

	<h1>Report</h1>	Agenda Item <h1>8</h1>
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Report to:	Planning Committee
Date of Meeting:	7 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/05/0091
Planning Proposal:	Formation of 6 No. House Plots and Demolition of Dwellinghouse

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Tom McAllister
- Location : Land adjacent to Crawford Mains
Crawford

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission – (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Burrell Design Studio
- ◆ Council Area/Ward: 07 Duneaton/Carmichael
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy 8: Existing Housing – Ancillary Development
 - Policy 74: Settlement Boundaries/Infill Development

- ◆ Representation(s):
 - ▶ None received

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

S.E.P.A. (West Region)

Scottish Water

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application site, extending to 0.70 hectares, is located on the northern edge of Crawford. The site consists of a former pallet yard, a vacant dwellinghouse and an associated small area of landscaping. This landscaped area exhibits a significant change in level, falling away from Carlisle Road, the public road fronting the site. By contrast, the pallet yard is a level area of ground which occupies an elevated position above the surrounding agricultural land.
- 1.2 The site is bounded by open agricultural fields to the north and west and by existing traditional dwellinghouses to the south and east.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the formation of 6 house plots and for the demolition of the existing vacant dwelling within the pallet yard. It is proposed that the plots will be arranged along Carlisle Road in a linear form with each plot having its own direct vehicular access point. The agent has confirmed that landscape planting is to be provided to the north-west and south-west of the application site in order to assist with visual integration. No details of house types or positions have been provided.

3 Background

3.1 Local Plan Status

The application site is identified in the adopted Upper Clydesdale Local Plan as being within the settlement boundary for Crawford. Policies 8: Existing Housing – Ancillary Development and Policy 74: Settlement Boundaries/Infill Development apply.

3.2 Relevant Government Advice / Policy

SPP3 Planning for Housing advises that most housing requirements should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and services and helping to protect rural amenity.

3.3 Planning History

Planning permission was originally granted for residential development in outline on the site in November 1991 (planning ref: P/LK/01910402). This consent has subsequently expired. Planning consent for residential development (outline) was also granted for the site in January 2002 (planning ref: CL/01/0237). This approval indicated retention of the original dwelling on the site, and stated that the total number of new dwellings should be no more than five. Planning Consent has also been granted for residential development in outline on a site to the north east of the application site (planning reference CL/04/0004) and for a single plot at the former Post Horn Hotel to the east (planning reference CL/04/0443).

4 Consultation(s)

- 4.1 **Scottish Water** – confirm that a public water supply is located adjacent to the site to which connection may be made from the site.

Response: Noted.

- 4.2 **Roads and Transportation Services** – advise that they have no objection to this proposal subject to conditions in respect of adequate parking facilities, access, footway provision and visibility splays.

Response: Noted. These issues can be covered by means of condition.

- 4.3 **Scottish Environment Protection Agency** – have concerns that ground conditions may not be suitable for septic tank and soakaway arrangements. The applicant should contact SEPA to agree treatment facilities prior to work commencing on site. In addition they state that a condition should be attached to any consent requiring the applicant to treat surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland.

Response: Noted. The applicant has been advised of the need to contact SEPA. Surface water drainage to be treated by means of a SUDS system can be covered by means of a relevant condition.

- 4.4 **West of Scotland Archaeology Service** – advise that no known archaeological issue is raised by the application.

Response: Noted.

- 4.5 **Environmental Services** – have no objection, subject to conditions, including confirmation that remediation measures to address contaminated land at the site has been done.

Response: These issues can be controlled by means of condition.

5 Representation(s)

- 5.1 Following statutory neighbour notification, no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The determining issue that requires to be addressed when assessing this proposal is its conformity to local plan policy.

- 6.2 The site is covered by Policy 8: Existing Housing-Ancillary Development of the adopted Upper Clydesdale Local Plan. This policy states that developments ancillary to, and/or compatible with the established residential character will be considered on their merits. I am satisfied that the plot sizes proposed are adequate to allow future dwellinghouses to comply with the Council's Residential Development Guide and will result in a form of development that is entirely compatible with the established residential character of the area. The proposal is therefore considered to comply with Policy 8.

- 6.3 The site is also covered by Policy 74: Settlement Boundaries/Infill Development. This policy states that there shall be a presumption in favour of residential development within the boundaries identified on the settlement diagrams. Development shall be encouraged where suitable infill/gap sites occur, infrastructure capacity is not overstretched, development is compatible with the character of existing development and where the development is compatible with the size, shape and topography of the site. The proposed plots are within the defined settlement boundary of Crawford and

therefore are covered by a presumption in favour of residential development. In addition, there is a history of recent approvals for residential use on the site. Infrastructure capacity will not be overstretched and I am satisfied that the application site is capable of accommodating 6 plots in a form that is compatible with existing surrounding development. In addition, the size, shape and topography of the site is such that future development can take place in accordance with the Council's Residential Development Guide. The proposal is considered to comply with Policy 74.

- 6.4 After carefully considering all relevant issues, I am of the view that the proposal is consistent with local plan policy.

Iain Urquhart
Executive Director (Enterprise Resources)

20 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - S.E.P.A. (West Region) 03/03/2005
 - Environmental Services 04/03/2005
 - West of Scotland Archaeology Service 09/03/2005
 - Scottish Water 01/04/2005

- ▶ Representations
 - None received.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That further applications shall be submitted to the Council as Planning Authority for the erection of individual dwellinghouses on the plots hereby approved, together with the requisite detailed plans and such plans shall include:-(a) Plans, sections and elevations of the proposed building together with the colour and type of materials to be used externally on walls and roof;(b) Sections through the site, existing and proposed ground levels and finished floor levels;(c) Detailed layout of the site as a whole including, where necessary, provision for car parking, details of access and details of all fences, walls, hedges or other boundary treatments; and no work on the site shall be commenced until the permission of the Council as Planning Authority has been granted for the proposals, or such other proposals as may be acceptable.
- 3 That the design and siting of any dwellinghouse on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved Rural Building Conversion and New House Design Guide.
- 4 That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 6 That before each dwellinghouse hereby approved is completed or brought into use, a dropped kerb access to each site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 7 That before each dwelling hereby approved is completed or brought into use, a turning space shall be provided within each plot to enable vehicles to enter and leave the application site in forward gears at all times.

- 8 That before each dwelling hereby approved is completed or brought into use, a private vehicular access or driveway of at least 12 metres in length shall be provided within each plot and the first 4 metres of these accesses from the heel of the footway shall be paved.
- 9 That before the development hereby approved is completed or brought into use, a 2 metre wide footway with a 1 metre high dry stone dyke wall behind shall be constructed along the frontage of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 10 That before any dwelling hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 11 That before the development hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 12 That before any dwellinghouse hereby approved is completed or brought into use, remediation/control measures in relation to the removal of all made ground materials and replacement with clean topsoil as required must be fully implemented to the satisfaction of the Council as Planning Authority.
- 13 That any alterations to the remediation plan may only take place with the written approval of the Council as Planning Authority.
- 14 That on completion of all remediation works, a completion report confirming that works have been carried out to the agreed plan, shall be submitted to and approved by the Council as Planning Authority.
- 15 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems.
- 16 That no dwellinghouse shall be completed or occupied until the dwellings plot is served by a sewerage scheme constructed to the specification and satisfaction of SEPA.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 These details have not been submitted or approved.
- 3 In the interests of amenity and to ensure satisfactory integration of the new dwellinghouses.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interest of public safety

- 7 In the interest of public safety
- 8 To prevent deleterious material being carried into the highway.
- 9 In the interest of public safety
- 10 In the interest of road safety
- 11 To ensure the provision of a satisfactory drainage system.
- 12 To ensure the site is free of contamination and suitable for development.
- 13 In order to retain effective planning control.
- 14 In order to retain effective planning control.
- 15 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.
- 16 To ensure that the development is served by an appropriate effluent disposal system.

For information only

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