

Report

Report to: **Planning Committee**
 Date of Meeting: **19 December 2017**
 Report by: **Executive Director (Community and Enterprise Resources)**

Application No **EK/17/0346**
 Planning Proposal: **Erection of 30 No. Residential Units for Social Rent (1 and 2 Bedroom) With Associated Open Space, 45 Parking Spaces and New Road**

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : East Milton Primary School
Vancouver Drive
East Kilbride
G75 8LF

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 Attached

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Smith Scott Mullan Associates
- ◆ Council Area/Ward: 07 East Kilbride Central South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements

Development management, placemaking and design supplementary guidance (2015)
Policy DM13 - Development within general urban area/settlement

- ◆ Representation(s):
 - ▶ 1 Objection Letter
 - ▶ 0 Support Letters

◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Transport Scotland

Environmental Services

Community - play provision/community contributions

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land adjacent to the new East Milton Primary School located within Westwood, East Kilbride in an established residential area. The site, which is 'L' shaped and extends to approximately 1.77 hectares, wraps around the existing school playground and MUGA pitch. The site was surplus to the Education Service's requirements after the construction of the new school and associated play areas.
- 1.2 The site is accessed from Ontario Park and is adjacent to a group of 10 houses to the west on Sudbury Crescent. There are footpath connections around the perimeter of the site to the north, west and east. And beyond a tree belt to the north is the A726 Queensway.

2 Proposal(s)

- 2.1 The applicant, South Lanarkshire Council Housing Services, seeks detailed planning consent for the construction of a residential development comprising 30 dwellings for social rent with associated access, 45 parking spaces and landscaping provision. The proposed units would comprise five blocks of three storey flats of two design types. The flats will be a mixture of one and two bedrooms.
- 2.2 Four of the blocks would be set out to the south of the vehicular access with the remaining block at the end of a hammer head to the east of the site. In terms of materials, the flats will be finished in brick and dark render which, while modern, are proposed to integrate with the surrounding area. The properties would also be designed to reflect sustainability through the inclusion of solar PV panels where appropriate. A Sustainable urban drainage system (SUDs) is also proposed.
- 2.3 The applicants are proposing 45 parking spaces and in addition 5 spaces will be relocated and improved from Ontario Park. These will be directly adjacent to the terraced housing to the west.

3 Background

- 3.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015) the site falls within the general urban area as defined by Policy 6. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development. South Lanarkshire Council's Residential Development Guide also provides additional advice of relevance and sets out the criteria against which new housing development proposals should be assessed.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant Government guidance is set out within the Scottish Planning Policy (SPP) which confirms the requirement for the Council to maintain a five year supply of effective housing land. Planning authorities are required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.
- 3.2.2 In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in

sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

- 3.2.3 The SHIP (Strategic Housing Investment Plan) is a key part of South Lanarkshire Council's Local Housing Strategy (LHS) process which links the strategic priorities and outcomes in the LHS to a strategic plan for the delivery of new affordable housing. The Scottish Government has identified the SHIP as the key document for identifying strategic housing projects to assist the achievement of the Scottish Government's target of 50,000 new affordable homes during the life of the current Parliament. The Council has a target to deliver 1000 additional homes by 2021, and has a range of Services working together to identify opportunities to increase housing stock. The application site is identified as a site within the SHIP that will contribute towards the Council New Build Programme.

3.3 **Planning Background**

- 3.3.1 Planning permission was granted in 2013 for a new primary school (EK/13/0028). The surplus land left over from the new school represents the application site.

4 **Consultation(s)**

- 4.1 **Environmental Services** – request details of investigation, radon and noise from the Queensway.

Response: Noted. The site investigation and radon report have been submitted. I am satisfied that the existing tree belt to the north of the site will provide adequate noise protection to the properties from traffic on the Queensway.

- 4.2 **Transport Scotland** – no response received to date.

Response: Noted.

- 4.3 **Community Resources** – the proposal is acceptable in principle in terms of community/play provision. As the proposal relates to social housing, no contribution will be sought.

Response: Noted.

- 4.4 **Roads and Transportation Services (Flood Risk Management)** – no objections subject to the provisions of SUDs drainage.

Response: Noted. These details have been conditioned.

- 4.5 **Roads and Transportation Services (Development Management)** – no objections subject to conditions relating to visibility, parking and surfacing.

Response: Noted. These details have been conditioned. A Roads Construction Consent (RCC) has been submitted and will deal with matters such as adoption and traffic calming.

5 **Representation(s)**

- 5.1 Following statutory neighbour notification and advertisement in the East Kilbride News for Non-notification of neighbours, one letter of representation and one letter of comment have been received the points of which are summarised below:

(a) By relocating the parking spaces on Ontario Park into the site, it has deprived a property of having a driveway. This is desperately required by the resident.

Response: Whilst the space is being relocated it will still be easily accessible to the property in question.

(b) What will be done with the existing rusty fence and will the flats be for sale or rent?

Response: The applicants will remove the old fence and replace it with a new timber fence behind all flats. The flats are for social rent and will be constructed and managed by South Lanarkshire Council Housing Services.

(c) Currently the front gardens of the adjacent houses flood when it rains. How will this be improved?

Response: As part of the development, a new drainage system will be installed and will ensure that there is no flood risk.

(d) The Council should ensure that all wildlife is protected appropriately.

Response: The application has generous open space and no trees are being removed to facilitate the development. In addition, the applicants have carried out an ecological survey and have found no protected species on site.

These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

- 6.1 Planning consent is sought by South Lanarkshire Council Housing Services for a residential development of 30 flatted dwellings for social rent with associated access, parking and landscaping on land to the north of East Milton Primary School, East Kilbride. The proposed flats are five, three storey blocks. The proposed development would be accessed from Ontario Park to the north-west corner of the primary school. The natural screening from the existing trees to the north of the site will be retained to provide noise protection and a landscape buffer.
- 6.2 The determining issues in the assessment of this application are its compliance with local plan policy as well as its impact on surrounding amenity. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan framework against which the proposal requires to be assessed comprises the South Lanarkshire Local Development Plan (adopted 2015) and it's associated supplementary guidance.
- 6.3 In terms of the adopted local development plan it is noted that the site is located in an area which forms part of the general urban area as designated by Policy 6. As such, the principle of the use of the site for residential purposes is considered to be acceptable. With regard to the specific design and layout of the proposed development Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. These requirements are further supported by Policy DM13 of the associated supplementary guidance relating to development management, placemaking and design.
- 6.4 It is considered that the proposed development would be appropriate to the site in question in terms of design and layout and would comply with the standards set out in

the Council's Residential Development Guide, particularly in relation to road layout, the density of the development, car parking provision and provision of amenity space. The proposed development of modern flats would be in keeping with the settlement pattern of development in the surrounding area. This specific area of Westwood is characterised by high density flatted dwellings. The proposed flats are orientated in such a way that there are no privacy issues, overshadowing and no loss of daylight or sunlight. A significant portion of the site will be retained as open space. In addition, the applicants are proposing additional planting of trees, shrubs and hedging to supplement those already on site. This will help to integrate the site with the wider environment. The application site is identified as a site within the SHIP that will contribute towards the Council New Build Programme, and will provide a welcome addition to social housing provision within the East Kilbride area.

- 6.5 The Council's Roads and Transportation Services have advised that, subject to conditions relating to access, parking and provision of visibility splays, they have no objections to the proposed development. Subject to the required conditions it is considered that the proposal would have no adverse amenity impact and would comply with Policy 4 of the adopted local development plan and with all relevant policy and guidance as set out in associated supplementary guidance.
- 6.6 In addition to the standard neighbour notification procedure carried out by the Council the application was also advertised in the East Kilbride News. One letter of objection and one letter of comment have been received in relation to the proposed development. The points raised are addressed in detail in Section 5 above. It is not considered appropriate for the application to be refused planning consent based on the points of objection raised.
- 6.7 In conclusion it is considered that the proposed development would be appropriate to the site in question in terms of design and layout, would not adversely affect surrounding amenity and would be compliant with the provisions of the relevant policies of the South Lanarkshire Local Development Plan, specifically Policies 4 and 6 as well as with all relevant policy and guidance contained within associated supplementary guidance. I would therefore recommend that planning permission is granted for the proposed development subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal would have no adverse amenity impact and is compliant with Policies 4 and 6 of the South Lanarkshire Local Development Plan (adopted 2015) and with all relevant associated supplementary guidance.

Micheal McGlynn
Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

- ◆ EK/13/0028

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 09.10.2017
- ▶ Consultations

Environmental Services [e-consult]	19/10/2017
Roads & Transportation Services (Flood Risk Management Section)	26/10/2017
Community - play provision/community contributions	06/11/2017
Roads Development Management Team	03/11/2017
- ▶ Representations

Representation from :	L Silvers, 99 Ontario Park G75 8NA, DATED 02/11/2017
Representation from :	Joe Allan, 94 Franklin Place Westwood East Kilbride G74 8LS, DATED 17/11/2017

Contact for Further Information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
 Ext 5048 (Tel : 01698 455048)
 E-mail: iain.morton@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any work commences on the site, a scheme of landscaping 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., including, where appropriate, the planting of fruit/apple trees; (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; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 2 That the landscaping scheme as shown on the approved plan shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or the completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 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 and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.
- 5 That before the development hereby approved is completed or brought into use, the vehicular access or driveway of at least 5.5 metres in width shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 6 That before the dwellinghouses hereby permitted are occupied; the car parking spaces hereby approved shall be provided outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 7 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed

from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

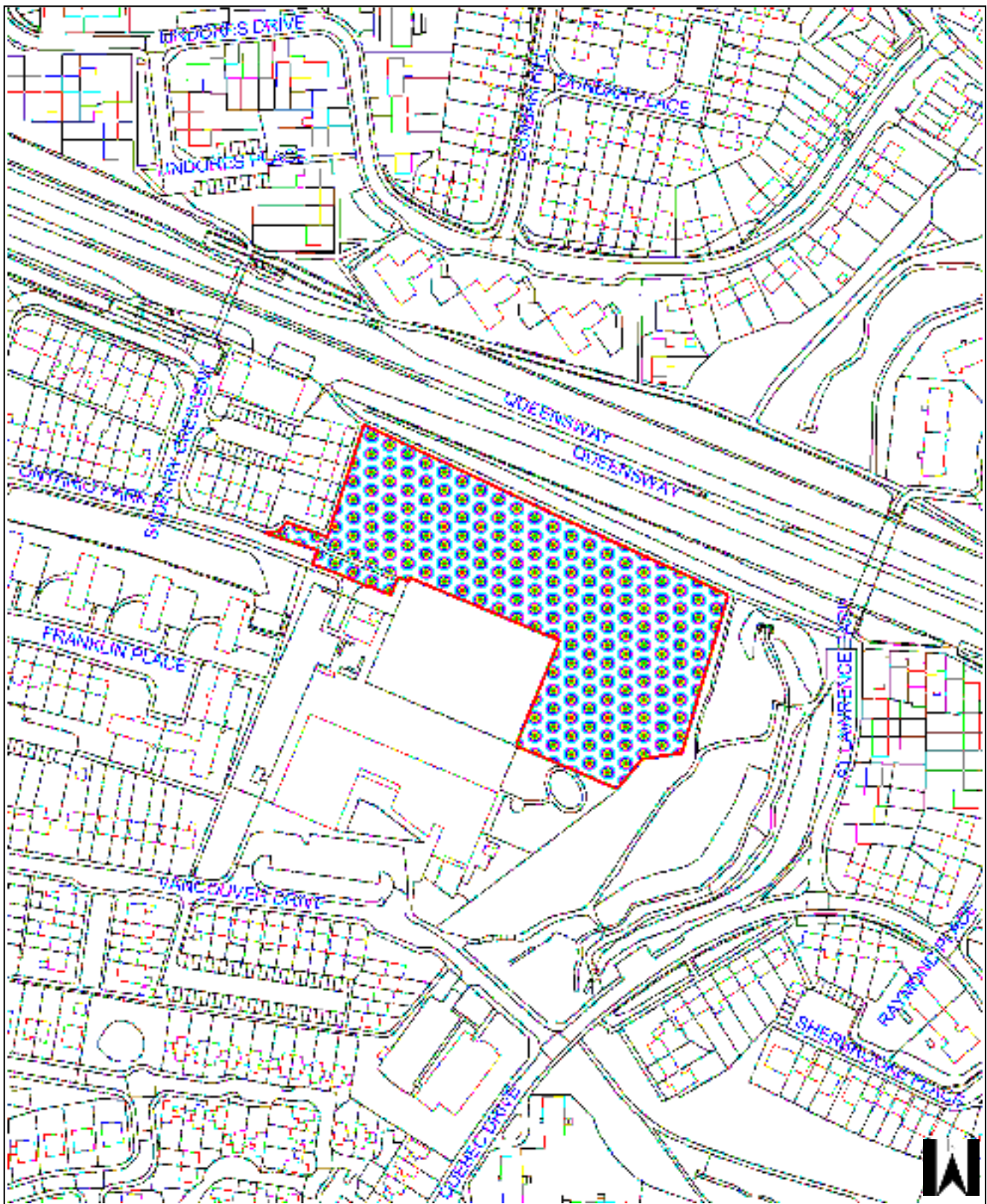
- 8 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.
- 9 The surface of the vehicular access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 10 That no construction vehicles associated with the development hereby approved shall access the site between the hours of 08.00 to 09.15 and 14.45 to 15.30. Furthermore, no construction vehicles shall be parked up waiting for the access to open or for any other reason on the public road network.
- 11 That before any development commences on site a Traffic Management Plan (TMP) shall be submitted to and approved by the Council as Planning Authority and thereafter shall be maintained to the satisfaction of the Council. The TMP shall include time restrictions for incoming and outgoing vehicular site traffic (08.00 hrs to 09.15 hrs and 14.45 hrs to 15.30 hrs).
- 12 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 13 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

REASONS

- 1.1 In the interests of the visual amenity of the area.
- 2.1 In the interests of amenity.
- 3.1 In the interests of amenity and in order to retain effective planning control.
- 4.1 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 on-site and off-site flooding.
- 5.1 To prevent deleterious material being carried into the highway.
- 6.1 To ensure the provision of adequate parking facilities within the site.
- 7.1 In the interest of road safety
- 8.1 In the interest of public safety

- 9.1 In the interest of public safety
- 10.1 In the interest of public safety
- 11.1 In the interest of public safety
- 12.1 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 13.1 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

For information only



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