

Report

Report to:	Planning Committee
Date of Meeting:	19 November 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application No	P/19/0916
Planning Proposal:	Amendments to house types within specified plots and provision of 5 additional units (HM/16/0486)

1 Summary Application Information

Application Type :	Further Application
Applicant :	Avant Homes
Location :	Little Earnock Farm 2 Highstonehall Road Hamilton

2 Recommendation(s)

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

- (1) Grant Detailed Application - Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 4 – Development Management and Place Making
Policy 6 – General Urban Area/Settlements

South Lanarkshire Local Development Plan:
Supplementary Guidance
Development Management, Place Making

and Design SG

Policy DM1 – Design

Policy DM 13 – Development within General
Urban Area/Settlements

Residential Design Guide

South Lanarkshire Local Development Plan

2

Policy 3 – General Urban Areas/Settlements

Policy 5 – Development Management and
Place Making

Policy DM1 – New Development Design

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

- ◆ Consultation(s):

None

Planning Application Report

1 Application Site

- 1.1 The applicants, in association with Miller Homes, received planning approval (Application no.: HM/16/0486) in 2017 for the development of the land to the north of Highstonehall Road, located to the west of Hamilton, as part of the Hamilton Community Growth Area.
- 1.2 The delivery of this residential development is currently underway. Land surrounding the application site is also being developed as part of the Hamilton CGA proposals.

2 Proposal(s)

- 2.1 The applicants now seek approval for the amendment of certain house types within specified plots within Phases 2 and 3 of their overall development. In total, 129 units, approved through the previous consent, will be affected. As a result of the revised designs, especially the introduction of semi-detached units and revised house plots, the development will now accommodate an additional 5 units, increasing the numbers of houses within these phases to 134.
- 2.2 In terms of their design, the proposed buildings are fairly typical of the properties being developed within the Hamilton CGA, primarily a mix of detached, semi-detached and terraced properties. The proposed changes to the house types are relatively minor in nature and reflect the applicant's product changes and customer requirements. There are no changes to the road layout previously approved.

3 Background

3.1 Local Plan Policy

- 3.1.1 In determining planning applications, the Council must assess the proposal against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 The use of the site for residential purposes is well established through its designation within the SLLDP as a Community Growth Area for Hamilton and by the approval of a number of applications for the delivery of the housing at the Hamilton CGA.
- 3.1.3 Given the nature of the application, it is considered that Policy 4 – Development Management and Place Making and Policy 6 – General Urban Area/Settlements are appropriate to the determination of this application. In addition, Policies DM1 – Design and DM 13 – Development within General Urban Area/Settlements, within the Council's adopted Supplementary Guidance on Development Management, Place Making and Design are of relevance.
- 3.1.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies

and proposals contained in the adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policies 3 – General Urban Areas/Settlements, 5 - Development Management and Place Making and DM1 – New Development Design are relevant.

- 3.1.5 The general aim of the above policies and guidance is to seek well designed developments which are located in appropriate locations and result in no adverse impact. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Planning Background

- 3.2.1 As previously stated, the application site forms part of the designated Hamilton CGA. An application was submitted in 2010 which sought “Planning Permission in Principle” (Application no. HM/10/0052, approved May 2017) for the delivery of a large part of the designated Hamilton CGA. A subsequent application, for the approval of Matters Specified in the Conditions attached to HM/10/0052 (application no. HM/16/0486, approved May 2017), by Miller Homes and Avant Homes, proposed the residential development of the land to the north of Highstonehall Road, Hamilton.

4 Consultation(s)

- 4.1 No consultations were undertaken in respect of the application proposals.

5 Representation(s)

- 5.1 None.

6 Assessment and Conclusions

- 6.1 The application site relates to an existing residential development within the Hamilton Community Growth Area, to the west of Hamilton. Permission has been issued to Miller Homes and Avant Homes, for a residential development of approximately 400 dwellinghouses, associated roads, infrastructure and landscaping on land to the north of Highstonehall Road, Hamilton (application no.: HM/16/0486).
- 6.2 The applicants, Avant Homes, now seek consent to amend Phases 2 and 3 within their part of the previously approved scheme.
- 6.3 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The determining issues in consideration of this application, therefore, are its compliance with local plan policy and its impact on the amenity of adjacent properties and on the local road network. Scottish Planning Policy highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. The site is identified within the adopted local plan as being suitable for residential development through its designation as a part of the Community

Growth Area for Hamilton. The proposed use, therefore, raises no issues from a land use perspective and accords with planning policy.

- 6.4 The principle of the use of the site for housing has been established through the site's designation as the Hamilton Community Growth Area within the adopted South Lanarkshire Local Development Plan and subsequent planning applications that have been approved.
- 6.5 The matters, therefore, considered appropriate in the determination of this application are set out within Section 3.1.3 above. Principally, the stated policies and guidance seek to ensure that development does not adversely impact on the amenity of such areas and has been designed in manner which takes cognisance of the area within which it is located.
- 6.6 The proposals relate to the re-design of the proposed dwellings, and an increase in the housing density, within these areas. The road layout for the development is unaltered by the current proposal. In terms of the design, it is considered that the proposed house types are acceptable and reflect the nature and style of surrounding development, and wider CGA. The increase in the number of units is not significant and has been achieved through the replacement of larger house types and minor changes to plots configurations. It is considered that there is no detrimental impact to neighbouring amenity resultant from these changes. The proposed layout for the development is acceptable and meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, etc. It is considered that the proposed development remains of a high quality design incorporating a suitably high standard of materials. The proposed development raises no road safety concerns, amenity or privacy concerns and, therefore, accords with applicable policies and guidance within both the adopted SLLDP and SLLDP2.
- 6.8 No consultations were required in respect of the application.
- 6.9 On the basis of the above assessment, I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal accords with the policies of the South Lanarkshire Local Development Plan and Supplementary Guidance (namely Policies 4 - Development Management and Placemaking, 6 – General Urban Area/Settlements, DM1 – Design and DM 13 – Development within General Urban Area/Settlements).

Furthermore, the proposal accords with the requirements of the policies and guidance within the proposed South Lanarkshire Local Development Plan 2 (namely Policies 3 - General Urban Areas, 5 - Development Management and Place Making and DM1 – Design).

There are no other material considerations that would justify the refusal of consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

31 October 2019

Previous References

- ◆ HM/10/0052
- ◆ HM/16/0486

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (2015)(adopted)
- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance
- ▶ South Lanarkshire Local Development Plan 2(proposed)
- ▶ Consultations: None
- ▶ Representations: None

Contact for Further Information

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

James Watters, Planning Officer
Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 That, unless otherwise agreed with the Council as Planning Authority, all trees to be retained within the site shall be fully protected, in accordance with methods as set out in BS5837/1991, 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.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

- 2 That, unless otherwise agreed with the Council as Planning Authority, the landscaping and open space schemes 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.

Reason: In the interests of amenity.

- 3 That prior to the completion or occupation of the last dwellinghouses within the development or phase within which they are located, all of the works required for the provision of equipped play area(s) included in the submitted scheme (Russell Play 55506-002-001_Presentation dated 18 January 2017), shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: In order to retain effective planning control.

- 4 That prior to works commencing on site a management plan for the maintenance and management of the structural planting within the site shall be submitted to, and agreed by, the Council as Planning Authority, and thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

- 5 That, unless otherwise agreed with the Council as Planning Authority, before any work commences on site, a maintenance and management scheme shall be submitted to and approved by the Council as Planning Authority for the continuing care, maintenance and protection of the proposed remote footpaths shown on the approved plans.

Reason: To safeguard the amenity of the area.

- 6 That prior to the completion of the development hereby approved, unless

otherwise agreed with the Council as Planning Authority, the maintenance and management scheme approved under the terms of Condition 5 above shall be in operation.

Reason: To safeguard the amenity of the area.

- 7 That the findings and recommendations of the submitted Biodiversity Survey and Management Plan (Envirocentre, dated August 2016 and 24 November 2016) shall be fully complied with, unless otherwise agreed, in writing, with the Council as Planning Authority.

Reason: To ensure the protection of ecological interests within the site.

- 8 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied; the fence or wall for which the permission of the Council as Planning Authority has been obtained shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

- 9 That prior to development commencing on site, unless otherwise agreed with the Council as Planning Authority, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

- 10 That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interest of public safety.

- 11 That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, the entire access road and footpath network, including un-adopted remote footpaths, serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority. Unless otherwise agreed with the Council as Planning and Roads Authority, all footpaths shall be 2.0 metres in width and be of a bound construction.

The layout of the proposed footpaths shall be agreed with the Council as Roads Authority and thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the site.

- 12 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

Reason: To ensure the provision of a satisfactory sewerage system.

- 13 That, unless otherwise agreed with the Council as Planning Authority, all private vehicular accesses or driveways are provided to the following standards, unless otherwise agreed by the Council as Planning and Roads Authority:

- i) Driveways should be accessed via a drop kerb.
- ii) Double width driveways should be a minimum 5.0m wide and be a minimum of 6.0m in length.
- iii) Single width driveways should be 2.75m wide and be a minimum of 12.0m in length.
- iv) The first 2.0m of this should be of bound or block construction to ensure that loose material is not deposited on to the road.
- v) All driveways should be perpendicular to the road with 45 degree splays on either side (over verges).
- vi) The minimum gradient of the driveways should be 1:10.
- vii) All surface water should be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the footway/road and compliant with SEPA and Scottish Water requirements.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the site.

- 14 That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of all internal junctions 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.

Reason: In the interest of public safety.

- 15 That, unless otherwise agreed with the Council as Planning Authority, before the development or each phase of development, hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times. All turning facilities shall be designed in accordance with

the National Roads Development Guide incorporating South Lanarkshire Council Supplementary Guidance.

Reason: In the interest of public safety.

- 16 That, unless otherwise agreed with the Council as Planning Authority, before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of all retaining walls within the development site. Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design and construction of the development approved under this consent.

Reason: In the interest of public safety.

- 17 That, unless otherwise agreed with the Council as Planning and Roads Authority, before the development hereby approved is completed or brought into use, parking shall be provided to the following standards and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Parking Standards

All terraced and detached units up to 3 bedrooms - 2 spaces

All terraced and detached units of 4 or more bedrooms - 3 spaces

Under National Roads Development Guide, a single garage can be counted towards a parking space providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m.

All parking bays serving terraced properties should be at right angles to the road and be 6.0m in length. All parking courtyards shall have a central aisle width of 6.0m with parking bays of 2.5m x 5.0m.

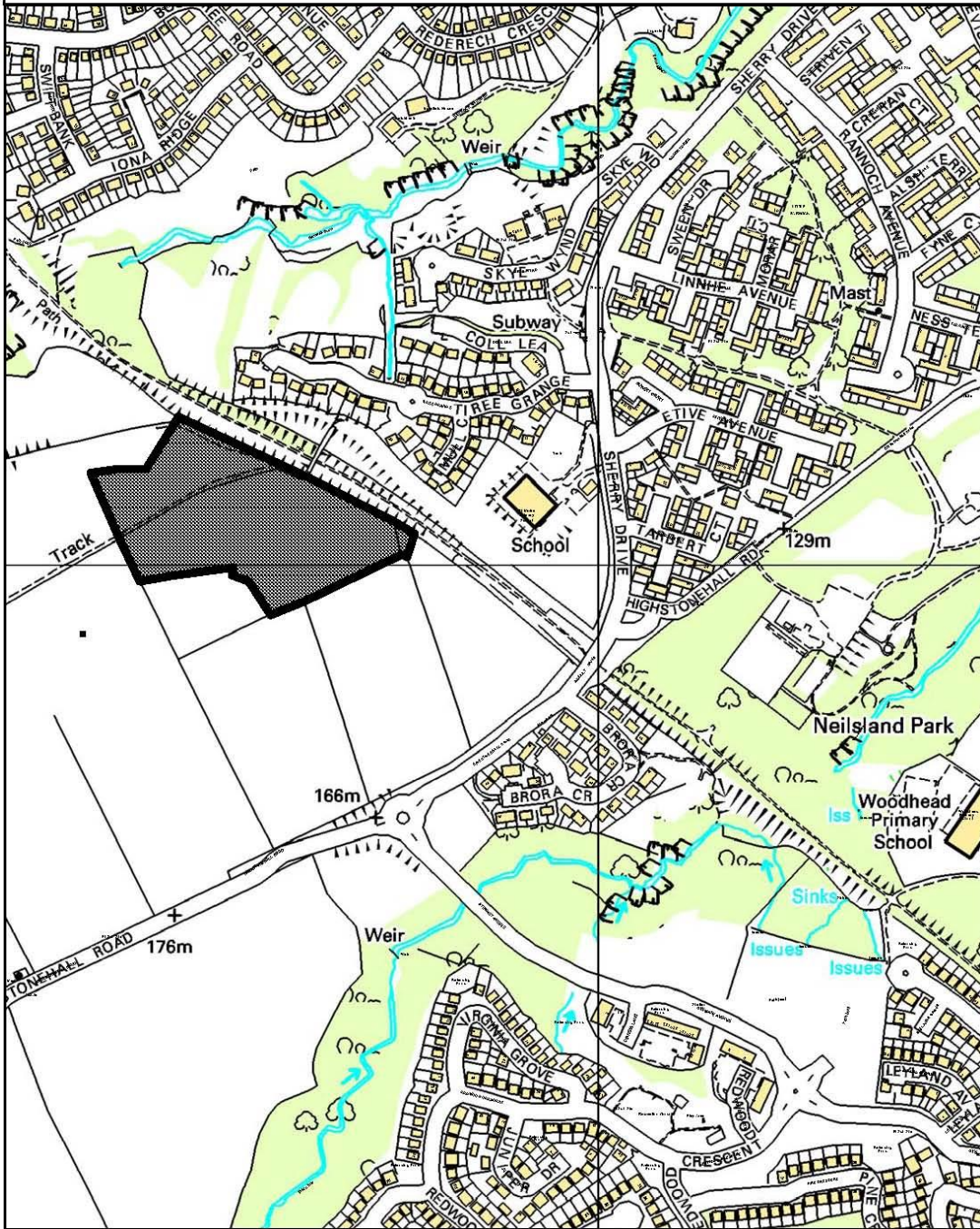
Reason: To ensure the provision of adequate parking facilities within the site.

- 18 That, unless otherwise agreed with the Council as Planning Authority, before the development starts a revised flood risk assessment and swale details shall be submitted to, and agreed by the Council as Planning and Roads Authority. All proposed works shall be accompanied by a completed Appendices 5, in accordance with the Council's SUDs Design Criteria Guidance and thereafter implemented and maintained to the satisfaction of said Council.

Reason: 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.

P/19/0916

Little Earnock Farm 2, Highstonehall Road, Hamilton



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1:5,000
Date:
28/10/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development