

	Report	Agenda Item 10
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Report to: **Planning Committee**
Date of Meeting: **07 September 2010**
Report by: **Executive Director (Enterprise Resources)**

Application No CL/10/0183
Planning Proposal: Residential Development and Associated Access (Planning Permission in Principle)

1 Summary Application Information

- Application Type : Permission in Principle
- Applicant : The Newton Partnership
- Location : Land South of Bellfield Road/Braehead Place Coalburn

2 Recommendation(s)

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

- (1) Grant Planning Permission in Principle (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: Steven Abbott Associates LLP
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy RES2: Proposed Housing Sites
 - Policy ENV11: Design Quality
 - Policy ENV30: New Development Design

◆ Representation(s):

- ▶ 0 Objection Letter
- ▶ 0 Support Letter
- ▶ 0 Comments Letter

◆ Consultation(s):

Roads and Transportation Services
Scottish Water
S.E.P.A. (West Region)

Planning Application Report

1 Application Site

- 1.1 The application site, which extends to 1.94 hectares, lies to the south of Bellfield Road, Coalburn with access being taken from Braehead Place. To the north and west of the site lie residential properties while the eastern boundary comprises former open-cast coal working areas. The southern part of the site borders the former site compounds and offices of the Dalquhandy Opencast Coal Site. The site lies within the Coalburn settlement boundary.
- 1.2 Topographically, the site is level for much of its extent but there are pronounced level changes along the western boundary, the steepest slope being at the rear of the dwellings in Belvedere Place with a drop of approximately 8 metres. The application site was formerly occupied by a range of industrial buildings and structures used as a sawmill for the production, storage and distribution of wooden pallets. The site also contained substantial areas of hardstanding/yard associated with those historical uses.

2 Proposal(s)

- 2.1 Planning Permission in Principle is sought for residential development and the formation of an associated access on land to the south of Bellfield Road, Coalburn. The proposed development would be served by the existing access from Braehead Place which was previously utilised by the sawmill.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site lies within the defined settlement boundary of Coalburn and the adopted South Lanarkshire Local Plan allocates the entire site for housing development, with Policy RES 2 advising that “the Council will support development for housing on those sites as identified on the proposals map.”

3.2 Relevant Government Advice/Policy

- 3.2.1 SPP advises that the efficient use of land and buildings should be promoted by planning authorities and local plans, with development being directed towards existing settlements. Redevelopment of urban and rural brownfield sites is preferred to development on greenfield sites. Most housing requirements should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and services.

3.3 Planning History

- 3.3.1 None relevant.

4 Consultation(s)

- 4.1 Roads and Transportation Services – through discussions with the applicant and clarification on a number of points regarding the access, the Divisional Engineer has no objections to the application subject to the upgrading of the junction of the site access with Bellfield Road together with lining and signing on Bellfield Road, as detailed in the Transport Statement prepared by Dougall Baillie Associates.
Response: Noted. I propose to attach conditions to any consent granted advising that any subsequent detailed planning application requires to take cognisance of

current guidelines and best practice, as well as the Transport Statement submitted as supporting information for this application.

- 4.2 **SEPA** – raise no objection to the proposal and note that the foul and surface water drainage from the site is to be discharged to the public sewerage system.

Response: Noted.

- 4.3 **Scottish Water** - have no objection to the proposal although it is noted that this does not guarantee a connection to Scottish Water's infrastructure. This will require further detailed assessment once the developer has submitted the necessary technical details. A totally separate drainage system will be required.

Response: Noted. The application is for Planning Permission in Principle and details such as house numbers will be the subject of a further detailed application. The issue of a Sustainable Urban Drainage Scheme would be addressed as part of any such application.

5 Representation(s)

- 5.1 Following the statutory neighbour notification period and advertisement in the local press for the non-notification of neighbours, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with the adopted local plan, site access, the impact on the visual and residential amenity of the area and the infrastructure implications.
- 6.2 As detailed above, the site is formally identified as a housing development site in the adopted South Lanarkshire Local Plan, and as such the principle of redeveloping this brownfield site has been established. This is reinforced by Policy RES2 which advises that the Council will be supportive of the development of the housing sites which have been identified through the Local Plan process.
- 6.3 In terms of site access, a Transport Statement has been undertaken and Roads and Transportation Services are satisfied that the existing access is capable of being upgraded to a suitable standard to serve the proposed development.
- 6.4 Whilst the application is for Planning Permission in Principle, it also requires to be assessed against further policies which give guidance on development and its relationship with the surrounding area. Policy ENV11: Design Quality requires proposals to demonstrate the application of the principles of sustainable development and to make a positive contribution to the character and appearance of the urban environment in which it is located. The site has been cleared of the industrial buildings that formerly comprised the sawmill, leaving areas of hardstanding and other made-up ground. The redevelopment of this brownfield site would create opportunities to improve the visual amenity of the area and provide landscaping along the site boundaries. Policy ENV30: New Development Design is also of relevance in that it seeks to promote quality urban environments through the design and layout of developments to ensure that they relate well to their surroundings. These aspects will be addressed in full during the consideration of any subsequent detailed planning application at which time they will also be assessed against the Council's Residential Development Guide.

- 6.5 In summary, the redevelopment of this brownfield site complies with the policies of the adopted South Lanarkshire Local Plan, and would result in a use more appropriate to the adjoining residential properties. I therefore recommend that planning permission in principle be granted

7 Reasons for Decision

- 7.1 I consider that the proposal, complies with Policies RES2, ENV11 and ENV30 of the adopted South Lanarkshire Local Plan and can be safely accessed.

Colin McDowall
Executive Director (Enterprise Resources)

19 August 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (Clydesdale Area) 17/05/2010
 - Scottish Water 04/05/2010
 - S.E.P.A. (West Region) 04/05/2010
- ▶ Representations
 - None

Contact for Further Information

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

Ailsa Graham, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3190 (Tel :01555 673190)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

Permission in principle

PAPER APART – APPLICATION NUMBER : CL/10/0183

CONDITIONS

- 1 This decision relates to drawing numbers: Site Location Plan drawing number SAA/1071.01.
- 2 Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
 - (a) the layout of the site, including all roads, footways, parking areas and open spaces;
 - (b) the means of vehicular and pedestrian access to the site;
 - (c) the provision of traffic calming on Bellfield Road comprising signing and lining;
 - (d) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
 - (e) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum;
 - (f) the design and location of all boundary treatments including walls and fences;
 - (g) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
 - (h) the means of drainage and sewage disposal.
 - (i) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
 - (j) submission of an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard.
- 3 Unless development commences, planning permission in principle expires 2 years from approval of the specified matters being granted, or if different matters are approved on different dates, then 2 years from the date of the last approval.
- 4 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 3 years from when permission in principle was granted
 - (b) expiry of 6 months from date when an earlier application for approval was refused, and
 - (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.Approval of the further specified matters can be made for -
 - (i) different matters, and
 - (ii) different parts of the development at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.
- 5 That the further application(s) required under the terms of Condition 2 above, shall make reference to and incorporate the following:

- (a) the criteria contained in South Lanarkshire Council's Residential Development Guide;
- (b) the guidance contained in Scottish Government's Designing Streets policy statement;
- (c) the recommendations of the Transport Statement prepared by Dougall Baillie Associates, dated July 2010.

- 6 That the further application required under the terms of Condition 2 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 7 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 8 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
- a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO₂ standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon

savings;

c) an indication of the location and design of the on-site energy technologies; and

d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 4 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 5 In the interests of amenity and to ensure that the Council's key residential development standards are met.
- 6 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.
- 7 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 8 To secure a reduction in carbon dioxide emissions.

For information only

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