

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>30 August 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/05/0399
Planning Proposal:	Demolition of 13 No Blocks (32 No Dwellings) and Erection of 13 No Blocks (28 No Dwellings) New Build 3 Apartment 4 Person Dwellings, Bungalows and 2 Storey Houses.

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Housing Association
- Location : Robertson Street/Anderson Street  
Russell Street  
Hamilton

## 2 Recommendation(s)

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

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

### 2.2 Other Actions/Notes

The Planning committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Michael and Sue Thornley Architects
- ◆ Council Area/Ward: 35 Burnbank/Blantyre
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
Policy RES1 – Residential Areas - General

- ◆ Representation(s):  
▶ 0 Objection Letters

- ◆ Consultation(s):

TRANSCO (Plant Location)

Power Systems

Environmental Services

Scottish Water

Roads and Transportation Services (Hamilton Area)

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

West of Scotland Archaeology Service

# Planning Application Report

## 1 Application Site

- 1.1 The application site relates to land extending to 1.079 hectares. The site currently contains 13 no housing blocks providing 32 dwellings and is bounded by Robertson Street/Anderson Street and Russell Street. It is situated within the Burnbank area of Hamilton.
- 1.2 The site is surrounded by mainly semi-detached residential properties. The existing housing which is to be demolished comprises mainly of single storey semi detached bungalow style properties and semi detached 2 storey terraced groups. This housing is steel clad and does not meet modern requirements.

## 2 Proposal(s)

- 2.1 This detailed application proposes the demolition of 13no. blocks (32 dwellings) and the erection of 13no. blocks .(28 dwellings).
- 2.2 The development will comprise a mix of 3 apartment/4 person 2 storey terraced houses and 3 apartment/4 person single storey semi-bungalows. These blocks are arranged in a similar manner in terms of layout as the existing blocks which are to be demolished and run parallel to Robertson Street/Anderson Street/Russell Street with the building line in a similar position to the existing properties.
- 2.3 Vehicular and pedestrian access to the site will not change and will be via the existing road system. Each of the blocks will be served by a parking area with a predominant ratio of 2 spaces per dwelling unit being provided.
- 2.4 The external materials have yet to be agreed in detail but will include a mix of facing brick and render, together with concrete roof tiles and galvanised metal fencing and gates to the street frontage

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 The site is covered by Policy RES1 of the adopted Hamilton District Local Plan which recognises that the land is within an area identified for primarily residential use. This reflects the current residential use of this “brownfield” site.

### 3.2 Relevant Government Advice

- 3.2.1 SPP3 – ‘Planning for Housing’ encourages the re-use of previously developed “brownfield” land in preference to greenfield land provided that a satisfactory residential environment can be created.

### 3.3 Site History

- 3.3.1 There are no applications on this site relevant to this proposal.

## 4 Consultation(s)

- 4.1 **Roads and Transportation Services** - no objections subject to the provision of off-street car parking as shown on the submitted plans (as amended). Footway and carriageway will require to be constructed to adoptable standards. Driveway drop kerbs should be constructed to carriageway standard. In addition, advice is given in relation to flood prevention measures.

**Response:** Noted. These matters can be conditioned into any consent granted.

- 4.2 **Scottish Environmental Protection Agency** – have no objections providing foul drainage is connected to the public sewer. The treatment of surface water should be in accordance with the principles of Sustainable Urban Drainage Systems. Additional flow resulting from the development should not cause or contribute to the premature operation of consented storm overflows. Any additional foul flow resulting from the development should be accommodated within the existing sewerage treatment facility.

**Response:** Noted. These issues can be addressed through conditions attached to the planning consent if granted.

- 4.3 **Power Systems** – No objections in principle. However, advise that they have apparatus within/adjacent to the vicinity of the development and that any alteration or protection works relative to this apparatus will be rechargeable.

**Response:** - Noted

- 4.4 **West of Scotland Archaeology Service** – No issues raised.

**Response:** Noted.

- 4.5 **Scottish Gas Network** – No objections in principle

**Response:** - Noted

- 4.6 **Environmental Services** – No objections in principle, however request that a Phase 1 or Desk Study be carried out to determine any types of contamination likely to be encountered within the site.

**Response:** - Noted. This issue can be addressed through conditions attached to the planning consent if granted.

- 4.7 **Scottish Water** – Object to the proposal. Consider the applicant should provide a drainage and/or water scheme to serve the development. The applicant should also make a separate application in writing to Scottish Water to allow assessment of the impact of the proposal. Scottish Water can be deemed to have withdrawn the objection if a specific condition is attached to any consent to address this matter.

**Response:** Noted. The condition suggested by Scottish Water would be open to interpretation and lacked clarity. Scottish Water's concerns can be satisfactorily addressed through an alternatively worded Condition No.11 attached to the planning consent if granted.

## 5 Representation(s)

- 5.1 The statutory neighbour notification process has been carried out and no letters of representation were received in respect of the proposal.

## **6 Assessment and Conclusions**

- 6.1 This detailed planning application seeks consent for the demolition of 13 no. blocks (32 dwellings) and the erection of 13 no. blocks (28 dwellings) together with the formation of associated car parking. Access to the development will be, as previously, via the surrounding road network.
- 6.2 The main issues to be assessed in determining the application relate to compliance with local plan policy, associated guidance and acceptability in terms of layout, design and parking provision.
- 6.3 In terms of local plan policy the site is identified under policy RES1 of the Hamilton District Local plan as being within a primarily residential area. The principle of residential development is therefore acceptable providing the amenity of the area is not adversely affected.
- 6.4 Scottish Planning Policy guidance on housing seeks to encourage new residential development within the built up area in preference to greenfield sites. The redevelopment of this “brownfield” site is consistent with this guidance.
- 6.5 In terms of layout, design and impact upon the neighbouring properties, the proposed development is considered to be acceptable and the general layout, scale, density and boundary treatment are also considered to be satisfactory. Overall the scheme is welcomed in that it will replace existing housing stock with a development capable of meeting modern standards and will also meet local demand.
- 6.6 In terms of parking provision, Roads and Transportation Services have advised in their consultation response that they have no objections in principle to the development subject to car parking requirements being achieved. In addition, measures to mitigate against potential flooding events within and outwith the development should be put in place. Conditions to address these matters will be imposed as part of the planning consent should the application be granted
- 6.7 In view of the above, I would recommend that planning consent be granted.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**22 August 2005**

**Previous References**  
None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
  - Environmental Services 28/07/2005
  - Roads and Transportation Services 28/07/2005
  - Power Systems 28/07/2005
  - Scottish Water 13/08/2005
  - West of Scotland Archaeology Service 19/07/2005
  - Scottish Gas Networks 07/07/2005
- ▶ Representations
  - None

**Contact for Further Information**

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

Angus Clark, Planning Officer, Brandon Gate, Hamilton  
Ext. 3508 Tel: 01698 453508  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 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 before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 5 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 under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the prior written consent of the Council as Planning Authority.
- 7 The Council shall be notified in writing by the applicant of the intended date for the commencement of development on site of the works for which planning permission has been granted.
- 8 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 no work shall be undertaken on the site until approval has been given to these details.
- 9 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 10 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

- 11 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 meet with the requirements of Scottish Water
- 12 The following hours should be adopted as 'standard' for the carrying out of all works and ancillary operations which are audible at the site boundary.  
Monday - Friday 8.00 am - 7.00 pm  
Saturday 8.00 am - 1.00 pm  
Sunday None  
Any deviation from the above should only occur when:  
a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or;  
b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.
- 13 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 In order to retain effective planning control
- 7 To enable the Planning Authority to monitor the development and to ensure that it is carried out in accordance with the terms of this consent.
- 8 In the interests of the visual amenity of the area.
- 9 To ensure the provision of a satisfactory sewerage system
- 10 To ensure the provision of a satisfactory land drainage system.
- 11 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.
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 To ensure the site is free from contamination



