

Report

Report to:	Planning Committee
Date of Meeting:	26 May 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/0156
Planning proposal:	Erection of a single storey house with attic accommodation, formation of two house plots and re-siting of existing access.

1 Summary application information

Application type:	Detailed planning application
Applicant:	Mr Gavin and Grace Whitefield
Location:	Norwood Craighenhill Road Kilncadzow ML8 4QT

2 Recommendation(s)

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

(1) Grant planning approval 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: George Simpson
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 4 Development management and placemaking
Policy 6 General urban area/settlements
Supplementary Guidance 3: Development Management, Placemaking and Design
Policy DM3 Sub-division of garden ground
Policy DM13 Development within general urban area/settlement
Proposed SLDP2
Policy 3 General Urban Areas
Policy 5 Development Management and Placemaking
Policy DM3 Subdivision of Garden Ground

◆ **Representation(s):**

▶	8	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

WOSAS

Planning Application Report

1 Application Site

- 1.1 The application site relates to land associated with the existing residential properties of Norwood and Greenhill at Craighill Road in Kilncadzow. Both donor houses are owned by the applicant and the site is used as additional garden and a small paddock for ancillary domestic use. The surrounding area is residential in character, with a mixture of small scale house types and designs. The land is located within the settlement boundary and will utilise a new private vehicle access replacing the existing access to Greenhill.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the subdivision of the land for the erection of a single storey dwelling with attic accommodation and the formation of two house plots. The proposed development will all be accessed off a new private access which will also serve Greenhill, replacing the existing access to improve visibility when exiting onto Craighill Road. Access to the existing property Norwood shall continue to be unchanged via the existing separate access from Craighill Road.
- 2.2 The plans submitted in support of the application show the proposed new private access position, the position of the new dwelling on the southern plot adjacent to Norwood and a plot layout with indicative location for a house within each plot. The submitted drawings also show the detailed design for the proposed dwelling.

3 Background

3.1 Local Plan Status

- 3.1.1 Within the South Lanarkshire Local Development Plan (SLLDP) (Adopted 2015), the site is identified as being within the settlement boundary of Kilncadzow where Policy 6 General urban area/settlements applies. In addition, Policy 4 (Development Management and Place Making), Policy DM3 Sub-division of garden ground and Policy DM13 Development within general urban area/settlement also apply. In addition, Policies 3 General Urban Areas, 5 Development Management and Placemaking, DM3 Subdivision of Garden Ground following Supplementary Guidance of the Proposed SLDP2 will require to be taken into consideration.

3.2 Relevant Government Advice/Policy

- 3.2.1 Given the nature and scale of the proposal, there is no specific government guidance relevant to the determination of this application.

3.3 Planning Background

- 3.3.1 This application replaces an earlier withdrawn application P/19/1500 that proposed to create two new private accesses to service the three new residential units. Due to poor visibility on one of the accesses, the application was redesigned to use one access only.

4 Consultation(s)

- 4.1 **Roads Development Management Team** – No objections subject to conditions on access standards, visibility, parking, footpath provision and turning spaces.

Response: Noted. Conditions will be added to the decision notice to cover these issues should consent be issued.

4.2 **Environmental Services** – No Response received

Response: Noted

4.3 **West of Scotland Archaeological Service** – No objections subject to a condition requiring the implementation of a programme of archaeological works prior to development starting on site

Response: Noted. A condition will be added to the decision notice to cover this issue should consent be issued.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken and the application advertised in the local paper for the no notification of neighbours, in response, 8 letters of objection were received from three local residents from two properties. The grounds of objection and comment made have been summarised as follows:

- a) **Concern about possible flooding of neighbouring land and property from the new development as the ground in this area already becomes water-logged in wet weather because existing drains are unable to cope with the surface water and sewage run off from existing properties in the Village. Ground conditions in the site and the surrounding land is unsuitable for soakaways or natural drainage. A drainage plan should be submitted as it is not clear how drainage will be discharged to the nearby burn. The application does not include a drainage impact assessment (including proposals for SUDS). From the details in the planning application and SEPA licence it is assumed no other properties other than the new dwelling at Plot 3 can connect to this system which is to discharge from a proposed private sewage system to Fullwood burn. Close proximity of any sewage treatment plants could lead to unpleasant odours. The proposed dwelling is at a lower ground level than the proposed SUDS area which will make it ineffective.**

Response: If the land adjacent to the site is prone to being waterlogged during heavy rainfall then this would suggest the drainage in that land is not adequate and possibly should be upgraded. Similarly, if the existing drainage in the adjoining farm land is not able to cope with the existing conditions then it is this system that should be repaired or replaced.

The applicant has provided a SEPA consent for the new house proposed at this location which includes the use of a package treatment plant and partial soakaway. This would clean the water and return it to the water table in this case via a partial soakaway to Fullwood Burn. As the approving authority of waste water disposal, SEPA has deemed this arrangement is acceptable for this location. These treatment plants are designed to be used in close proximity to the residential property and, if maintained, should not result in any unpleasant odours or contamination. This arrangement is for the proposed house only and, therefore, additional permissions from SEPA will be required before any of the proposed plots can be developed. A condition will be placed on the decision should consent be granted requiring a SUDS

system to be installed on the site that meets the Council's guidance before any of the houses are occupied.

The treatment of foul drainage would be a matter to be considered at the building warrant stage. However, a condition would be attached to any consent issued to ensure an appropriate scheme installed and maintained to the appropriate standards for this scale of development.

- b) **As there is no designated communal turning area present on the plans for this proposed development site this could cause a dangerous situation as construction traffic, delivery vans/lorries, emergency vehicles and fuel/gas tankers for example would have to reverse back onto the narrow main road (Craigenhill Road), or reverse from Craigenhill Road into said proposed development.**

Response: The Roads Service has raised no safety issues to the development in terms of the proposed access arrangements and subject to conditions on parking, visibility provision and turning areas for the development and has no objections to approving the development in its current form.

- c) **Concerns about road safety in terms of the impact of additional traffic on road users, pedestrians, dog walkers etc. Formal road infrastructure to the proposed development should be in place prior to any building work being carried out. Norwood shares a narrow single access track with Midtown Cottage and there are concerns about the possible use of this track during construction and after completion. The existing access track should be used only by the current 2 properties namely Midtown cottage and Norwood.**

Response: The Roads Service has no objections to the application on road safety grounds. Activity during the construction phase is dealt with under other legislation. The two properties referred to will still be accessed via the existing private road.

- d) **Due to the proposed access road being positioned tight against the existing boundary, the requirement to reduce the existing ground level to form the entrance and the height and proximity of the existing boundary hedge will result in reduced sight line/visibility splay for drivers leaving this junction which will be a danger to pedestrians and children on Craigenhill Road, to the play park.**

Response: As per the previous points made by another objector, the Roads Service has raised no road safety issues with the proposed development and is happy that the provision of a new footpath along the front of the site and the movement of the access to the south of the existing access improves the visibility of this private access to an acceptable standard for this scale of development at this location in the village. The level of detail provided by the applicant for the formation of a private access is considered acceptable to decide this application. Further details are required to be submitted to the Council for approval prior to works commencing. Roads have advised that this new private access for 4 residential dwellings should have a min of 10m of hard standing.

- e) **No drainage is shown on the development access to prevent surface run off at the junction of Craigenhill Road. Any surface drainage should be incorporated into the development drainage proposal and be linked into the SUDS as careful consideration in these circumstances should be given to proper storm and foul drainage on new development sites.**

Response: The decision notice, if approved, shall contain a condition that surface water from the access shall be trapped to prevent excess water from entering the public road. As stated above, there will also be a requirement to design and install a SUDS system to serve the development

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The application proposes a small scale residential development on land at Craigenhall Road in Kilncadzow. The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Plan and associated Supplementary Guidance and its impact on residential and visual amenity of the area and road safety.

6.2 The site is identified in the adopted South Lanarkshire Local Development Plan as being within the general urban area of Kilncadzow. Policy 6: General urban area/settlements states that residential developments may be acceptable provided they do not have a significant adverse impact on the amenity and character of the area. The applicant has shown that a house and two plots can be accommodated within the land associated with Greenhill and Norwood that will be consistent with the existing building pattern in the area without any significant impact on the amenity or character of the area. It is, therefore, concluded that the proposal complies with Policy 6.

6.3 Policies 4: Development Management and Place Making and DM13 Development within general urban area/settlement advise that all development proposals should take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community. This objective is reinforced by the associated Supplementary Guidance Development Management, Place Making and Design. In consideration, the proposed new dwelling design, scale and location is considered acceptable in terms of the surrounding development while the plots will allow for an appropriate form and scale of development for this location and, therefore, both elements of the proposal are considered to comply with Policies 4 and DM13 subject to the submission of further details for approval. The proposals also comply with the Residential Design Guide.

6.4 Policy DM3 'Subdivision of garden ground' states that the development of a new house within the curtilage of an existing house will be considered favourably where it can be demonstrated that the proposal complies with the following criteria:

- The proposed house is not of a scale and pattern of development that appears cramped, visually obtrusive or be of an appearance which is so out of keeping with the established character that it is harmful to the amenity of the area.
- The proposed house plot and that remaining to the existing house are comparable with those nearby in terms of size, shape, and amenity and the

proposal accords with the established pattern of development in the surrounding area.

- The proposed house should have a proper road frontage of comparable size and form to surrounding curtilages unless the proposal reflects the development pattern of the area.
- The proposed vehicular access is of an adequate standard and will not have adverse implications for traffic safety or adversely affect the amenity of adjacent properties by virtue of noise and loss of privacy.
- The garden space allocated for the proposed house and remaining for the existing house should be sufficient for recreational, amenity and drying needs of the occupants.
- The proposed development will not cause an unacceptable reduction in privacy to existing houses and will, itself, enjoy a degree of privacy comparable with surrounding dwellings.
- The proposed development will not overshadow adjacent properties to a degree which results in a significant loss of amenity or itself be significantly affected by overshadowing.
- All existing features such as trees, hedges, walls, fences and buildings that contribute to the character of the area should be retained and should not be adversely affected by the development.
- Adequate parking for both the proposed and existing house must be provided within the site and must not be harmful to the established character and amenity of the area.
- The proposal must not jeopardise or be prejudicial to any further desirable development in the vicinity
- It takes account of any supplementary guidance prepared by the Council, where relevant to the proposal.'

Appropriate parking can be accommodated within the plots. A mixture of existing mature hedging and fencing along boundaries with the existing neighbours will be retained while additional fencing will provide screening, if necessary, and protect privacy for adjoining residents. The plots are proportionate with the donor properties and are commensurate with the average garden sizes near the site and the indicative house footprint demonstrates that a house proportionate to the plot size can be accommodated while ensuring sufficient garden space. If approved, a condition will be added to ensure the dwellings are designed to be in keeping with their surroundings in both scale and design. Roads and Transportation Services have not raised any objections. The design of the detailed house for the lower section of the site is considered to be suitable in terms of scale and design for the plot at this location. Therefore, it is considered that the proposal complies with Policy DM3.

- 6.5 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. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. In particular, the site remains within the settlement boundary. It is considered that the proposals accord with Policies 3, 5 and DM3 in the proposed plan.

- 6.6 Objections have been received from local residents who have concerns about road safety and drainage arrangements. In response, the Roads Service is satisfied the proposals accord with guidelines and will not be detrimental to road safety. In addition, the treatment of foul and surface water drainage will be the subject of conditions if consent is granted. In addition, it is noted that a licence has already been granted by SEPA in respect of the new house.
- 6.7 In view of the above, the proposal is an appropriate form of development for the site and complies with local development plan policy. It is, therefore, recommended that Planning Permission should be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 4, 6, DM3 and DM13 of the adopted South Lanarkshire Local Development Plan and the associated Supplementary Guidance. The development is also consistent with the policies of the proposed SLLDP2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 30 April 2020

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 11 February 2020
- ▶ Consultations
 - Roads Development Management Team 28.02.2020
 - WOSAS 17.02.2020
- ▶ Representations Dated:
 - Mrs J Beveridge, Forge Cottage, Craighill Road, 02.03.2020
Kilncadzow, Carluke, South Lanarkshire, ML8 4QS
 - Mr S Beveridge And Mrs M Beveridge, Smiddy Cottage, 02.03.2020
Craighill Road, Kilncadzow, Carluke, South Lanarkshire,
ML8 4QS

Mrs Morag Smith Russell, Byron, 1 Craighill Park Drive, Kilncadzow Carluke, South Lanarkshire, ML8 4SD	03.03.2020
Mr William Russell, Byron, 1 Craighill Park Drive, Kilncadzow Carluke, South Lanarkshire, ML8 4SD	02.03.2020 03.03.2020 03.03.2020
Mr William Smith, Greenside, Moor Road, Cartland Lanark, South Lanarkshire, ML11 7RE	02.03.2020 03.03.2020

Contact for further information

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

Steven Boertien, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton,
ML3 6LB
Phone: 01698 455116
Email: steven.boertien@southlanarkshire.gov.uk

Conditions and reasons

01. That further applications shall be submitted to the Council as Planning Authority for the erection of the individual dwellinghouses on the 2 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,
 - (d) Existing trees to be retained and planting to be carried out within the site; 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.
 - (e) details of proposed foul and surface water drainage for each plot

Reason: To ensure that these matters are given full consideration.

02. That notwithstanding the terms of Condition 1 above, the design and siting of any dwellinghouse on the plots hereby shall take due cognisance of their location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved policy on new residential.

Reason: To safeguard the visual amenity of the area.

03. 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.

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.

04. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within

the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service

Reason: To safeguard any archaeological resources that could be located within the development site.

05. That before any of the new dwellings are occupied the proposed new private access shall be constructed to be a minimum of 5.5m wide and constructed in bound material for the first 10m from Craigenhill Road, and thereafter constructed in gravel and taper down to 4.5m wide with a passing place as shown on the approved plans.

Reason: In the interest of road and pedestrian safety

06. That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the whole frontage of the site to the specification of the Council as Roads and Planning Authority. Design of footpath and access crossing to be submitted to the Roads Service as part of road opening permit application.

Reason: In the interests of public safety.

07. That before any of the new dwellings hereby approved are occupied a hard surface bin collection area shall be provided to the rear of the new footpath large enough to service all four properties accessed off the new private access.

Reason: To ensure waste collection provision is put in place that does not interfere with the public footpath.

08. That before each dwelling house hereby approved is completed or brought into use, 3 no. parking spaces (2.9m x 5.8m modules) per dwelling shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

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

09. That before each dwelling hereby approved is completed or brought into use, a turning space shall be provided within the site within or adjacent to that dwelling to enable all vehicles to enter and leave the application site in forward gears at all times.

Reason: In the interests of traffic and public safety.

10. That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 35 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.

Reason: In the interests of traffic and public safety.

11. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

12. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

13. That before the first dwelling is completed or brought into use, the surface of new access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the footpath or road.

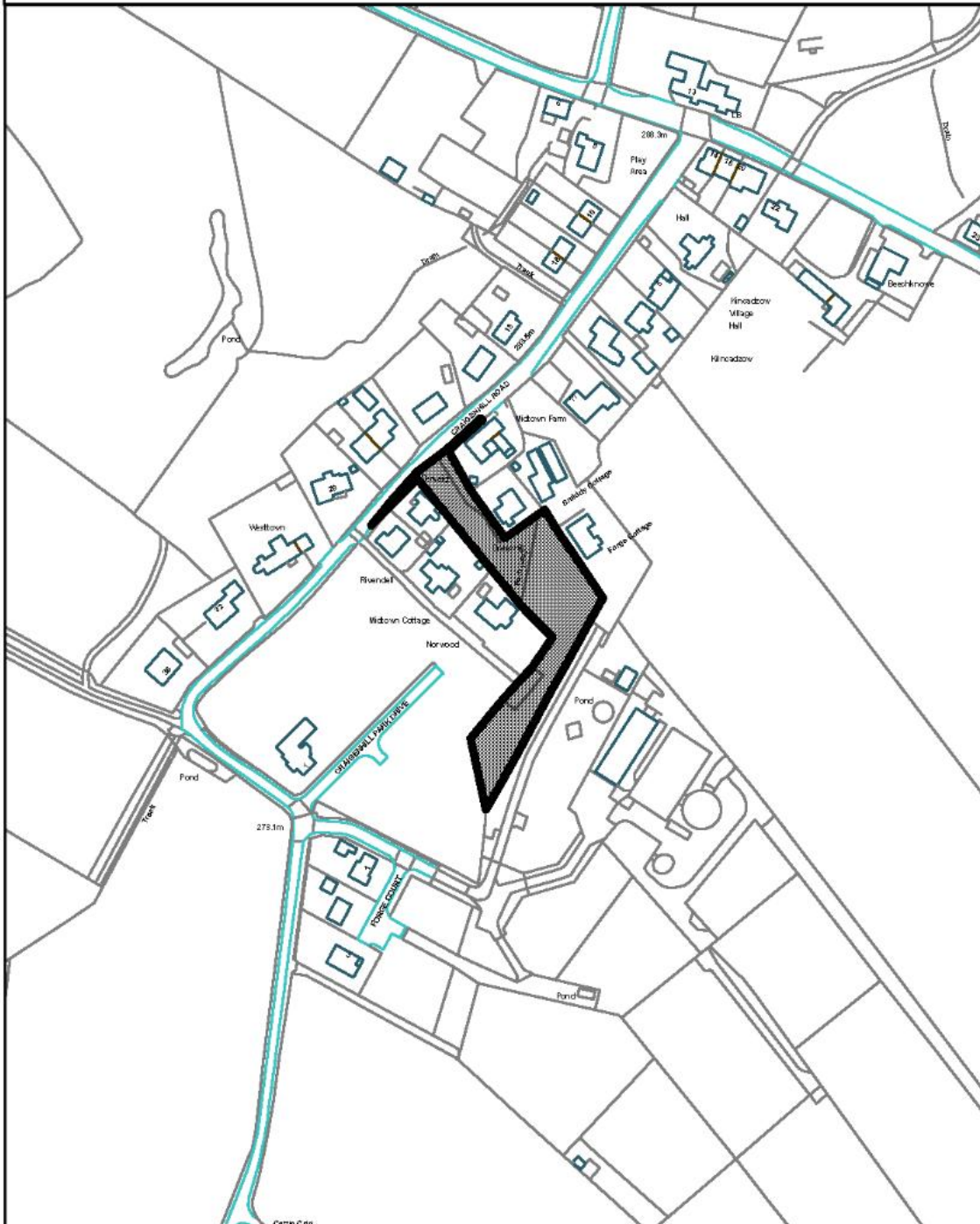
Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

14. That before the dwelling hereby approved is occupied the drainage approval from SEPA shall be installed as per the approved CAR licence

Reason: To ensure appropriate drainage is in place to serve the new dwelling before it is occupied.

P/20/0156

Norwood, Craigenhill Road, Kilncadzow



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Scale:
1:2,500
Date:
27/04/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development