

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 March 2023</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/22/1377
Planning proposal:	Substitution of House Types (Amendment to P/20/0023 for the Erection of 190 Dwellinghouses with Associated Roads, Drainage, Landscaping and Open Space)

## 1 Summary application information

- Application type: Detailed planning application
- Applicant: Walker Group
- Location: Land 360M NNE of Hallside Manse  
Manse Brae  
Cambuslang

## 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:
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**

Policy 1 - Spatial Strategy  
 Policy 2 - Climate Change  
 Policy 3 - General Urban Areas and Settlements  
 Policy 5 - Development Management and Placemaking  
 Policy 7 - Community Infrastructure Assessment  
 Policy 11 - Housing  
 Policy 12 - Affordable Housing  
 Policy 13 - Green Network and Greenspace  
 Policy 14 - Natural and Historic Development  
 Policy 15 - Travel and Transport

Policy 16 - Water Environment and Flooding  
Policy DM1 - New Development Design  
Policy DM16 - Foul Drainage/Sewerage Provision  
Policy NHE9 - Protected Species  
Policy NHE18 - Walking, Cycling and Riding Routes  
Policy SDCC2 - Flood risk  
Policy SDCC3 - Sustainable Drainage Systems

**South Lanarkshire Council Residential Design Guide (2011)**

**National Planning Framework 4 (adopted 13 February 2023)**

Policy 1 - Tackling the climate and nature crises  
Policy 2 - Climate mitigation and adaptation  
Policy 3 – Biodiversity  
Policy 4 - Natural places  
Policy 6 - Forestry, woodland, and trees  
Policy 7 - Historic assets and places  
Policy 13 - Sustainable transport  
Policy 14 - Design, quality, and place  
Policy 15 - Local living and 20-minute neighbourhoods  
Policy 16 - Quality homes  
Policy 18 - Infrastructure first  
Policy 22 - Flood risk and water management

◆ **Representation(s):**

▶	2	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

## **Planning Application Report**

### **1 Application Site**

- 1.1 This application relates to a proposed residential development of 190 dwellings on land north-east of Hallside Manse, Manse Brae, Cambuslang. The site, extending to approximately 18.3 hectares, is open grassland. The site is bounded to the west by Drumsagard village, to the south by Hamilton Road and to the north and east by open space/farmland. To the north is Hallside Road and a new housing estate. It is noted that the site rises from west to east along Hamilton Road.
- 1.2 The site, which is largely rectangular in shape, is mature grassland with a wide strip of trees running along the eastern boundary. A watercourse and an area of mature hedging runs along the south-western boundary of the site. and a high-pressure gas pipeline runs through the middle of the site.

### **2 Proposal(s)**

- 2.1 This application is an amendment to planning application P/20/0023 which was approved for 190 dwellings with associated roads, drainage, landscaping and open space in 2021. The current proposal is also for 190 dwellings with associated roads, drainage, landscaping and open space, however, involves the substitution of house types across the site. It is noted that this still includes a mix of detached and semi-detached properties.
- 2.2 As per the previous consent, the proposed dwellings are sited over two separate areas with 135 dwellings on the northern section and 55 on the southern section. The developed site will be approximately 14.3ha with an additional 4ha of tree planting on the eastern boundary. This tree covered area will not be developed.
- 2.3 As before, access to the site will be from Hamilton Road to the south of the site, with a separate emergency vehicle access point to the north of the site from Hallside Road. The SUDs basins will be in the north-west and south-west corner of the site with a centrally located play area. New footpath links will be provided throughout the site and many of these will connect into existing paths. All the dwellings will be two storeys and finished in a mix of modern materials.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In terms of land use, terms, the application site is identified within the South Lanarkshire Local Development Plan 2 (Adopted 2021) as being within both a general residential area and as forming part of the Council's housing land supply (Policy 11). As such, the following policies are all relevant to the assessment of this development:-

- ◆ Policy 1 - Spatial Strategy
- ◆ Policy 2 – Climate Change
- ◆ Policy 3 - General Urban Areas and Settlements
- ◆ Policy 5 – Development Management and Placemaking
- ◆ Policy 7- Community Infrastructure Assessment
- ◆ Policy 11 – Housing
- ◆ Policy 12 – Affordable Housing
- ◆ Policy 13 - Green Network and Greenspace
- ◆ Policy 14 - Natural and Historic Development
- ◆ Policy 15 - Travel and Transport
- ◆ Policy 16 – Water Environment and Flooding
- ◆ Policy DM1 – New Development Design
- ◆ Policy DM16 - Foul Drainage/Sewerage Provision

- ◆ Policy NHE9 - Protected Species
- ◆ Policy NHE18 - Walking, Cycling and Riding Routes
- ◆ Policy SDCC2 - Flood risk
- ◆ Policy SDCC3 - Sustainable Drainage Systems

### 3.2 **Relevant Government Advice/Policy**

3.2.1 The National Planning Framework 4 was approved by the Scottish Ministers on 13 February 2023 and now forms part of the Development Plan. As such, the following policies are all relevant to the assessment of this development:-

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 4 - Natural places
- ◆ Policy 6 - Forestry, woodland, and trees
- ◆ Policy 7 - Historic assets and places
- ◆ Policy 13 - Sustainable transport
- ◆ Policy 14 - Design, quality, and place
- ◆ Policy 15 - Local living and 20-minute neighbourhoods
- ◆ Policy 16 - Quality homes
- ◆ Policy 18 - Infrastructure first
- ◆ Policy 22 - Flood risk and water management

### 3.3 **Planning Background**

3.3.1 Planning permission was granted at the site in 2021 for 190 dwellings under application P/20/0023 subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. This legal agreement has now been concluded and registered allowing planning permission P/20/0023 to be issued in November 2021.

## 4 **Consultation(s)**

4.1 **Roads Development Management Team** – no objections to the proposal subject to the attachment of conditions in relation to driveway gradients, surfacing, provision of a Travel Information Pack to residents, provision of a Traffic Management Plan (TMP) and implementation of the cycle track/emergency access link at the north of the site.  
**Response:** Noted, should permission be granted appropriate conditions can be attached.

4.2 **Roads Flood Risk Management** – no comments.  
**Response:** As the proposal includes the same drainage proposals as per the previous consent, should permission be granted, a condition will be attached requiring details of surface water drainage arrangements, to be submitted, approved and implemented to the Council's satisfaction.

4.3 **Community and Enterprise Resources - Play Provision Community Contributions** – no comments.  
**Response:** Contributions have already been agreed for this site under the previous application.

## 5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken, and the proposal was also advertised in the local press as not all neighbours could be identified. Two letters of representation have been received, the points of which are summarised below:-

- a) **The emergency access link to Hallside Road has been moved to an area which is a driveway to a house which could become blocked by cars parking there.**

**Response:** The Council's Roads Development Management section have been consulted as part of the application process and have raised no objection to the location of the emergency access link. It is noted that its location is not at a driveway, however, any blocking of the access link would be a Police matter.

- b) **The house types approved under the previous application were a good design and in keeping with the surrounding area. These included active gables and some plots with detached garages, allowing parking to the side of properties which reduced the visibility of cars. The new house types are bland in design and not in keeping with the surrounding area. There is over provision of these house types in the local area; the previous consent provided better designs and choice for buyers.**

**Response:** Whilst it is noted that the previous approved house types provided an alternative style of dwelling in the area for home buyers, this in itself is not a valid reason for refusal. The proposed house types under the current application are still acceptable in terms of scale, design and materials. Whilst it is noted that the revised layout contains more parking to the front of properties, I am satisfied this will not be to the detriment of the overall development. Furthermore, the Council's Roads and Transportation Service have confirmed their satisfaction with the proposed parking layout.

- c) **The proposed development will overlook adjacent properties.**

**Response:** As noted above, the site already has consent for a residential development of 190 dwellings with associated works. This proposal is therefore to assess the change to the proposed house types. As the proposal still meets the requirements of the Council's Residential Design Guide in terms of distances from properties and directly facing windows, I am satisfied there will be no overlooking. It is further noted that the proposal will also include additional planting.

- d) **The site being developed contains various wildlife which must be considered. The site also contains mature trees/ woodland. Given climate change, their loss should not be supported.**

**Response:** An area to the east of the site contains existing structural planting and this will remain undeveloped. Some hedgerows and trees will be removed on the western boundary, however, there will be a scheme of re-planting. A Phase 1 Habitat Survey was undertaken as part of the previous application which confirmed the presence of badger setts. These setts will be closed off and new setts will be formed within the tree belt on the east. Notwithstanding this, the site will be re-surveyed prior to any development commencing.

- e) **This development poses a road safety issue given the level of additional traffic it will generate and the access onto an already busy road.**

**Response:** The proposal includes the same access point as previously approved under the last application which requires an improvement to Hamilton Road, to ensure that an appropriate waiting area is formed to allow safe access. Roads Development Management have confirmed this remains acceptable and, as such, this is not a valid reason for refusal.

- f) **Infrastructure in the area is at breaking point; Newton desperately needs a secondary school.**

**Response:** Whilst noted, this application is for a substitution of house types only.

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

## 6 **Assessment and Conclusions**

- 6.1 The Walker Group seek consent for the Substitution of house types (amendment to P/20/0023 for the erection of 190 dwellinghouses with associated roads, drainage, landscaping and open space) at a site adjacent to Manse Brae, Cambuslang. As detailed above, the site benefits from planning permission P/20/0023 for 190 dwellings, therefore, the principle of development has already been established and this assessment relates to the substitution of house types and associated works.
- 6.2 In this case, the adopted South Lanarkshire Local Development Plan 2 (2021) identifies the site as being within a general urban area where Policy 3 – General Urban Areas applies, and also as proposed housing land (Policy 11 – Housing). Therefore, in general land use and policy terms, the development is acceptable.
- 6.3 In respect of Policy 7 - Community Infrastructure Assessment, it is noted that the legal agreement associated with planning permission P/20/0023 sets out the requirement for developer contributions applicable to this site to cover infrastructure impacts associated with education, roads and transportation, affordable housing and community facilities. The proposed development, as per the previous application, does not include any on-site affordable housing provision, however, the applicant agreed to making such a contribution for off-site affordable housing within the local housing area. This approach has been agreed with Housing Services and, as such, the proposal is in accordance with Policy 12 - Affordable Housing of the LDP2. The proposal therefore complies with Policies 7 and 12.
- 6.4 Policy 5 – Development Management and Placemaking advises that to ensure all developments take account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Policy DM1 – New Development Design also requires development to promote quality and sustainability in design and layout. The Council's Residential Development Guide (RDG) (2011) is also relevant and provides guidance on the design and layout of new housing developments.
- 6.5 In terms of the changes to the previously approved layout, this includes a revised mix of house types, however, as before, this will comprise detached and semi-detached properties containing 3, 4 and 5 bed properties. It is noted that the number of properties within each section also remains as per the previously approved layout. As before, access to the site is via a single access point from Hamilton Road.
- 6.6 In terms of Policy 15 – Travel and Transport, the site layout has been designed to ensure the parking and access specifications are in compliance with the Council's standards and to ensure adequate pedestrian connectivity is provided throughout the development with access to adjacent developments in accordance with the masterplan.
- 6.7 The National Planning Framework 4 was adopted on 13 February 2023 and now forms part of the Development Plan. In this instance, having assessed the proposals against the policies contained therein, there are no provisions that would change my

assessment of the proposal, or the conclusions reached in the context of the local development plan.

6.8 As detailed above, following neighbour notification and advertisement in the local press, two objections were received, the points of which are summarised in section 5 above. Whilst the points raised have been noted, it is not considered they merit refusal of the application.

6.9 In conclusion, the amendment to the house types will have no adverse impacts on amenity, road safety, or environmental impacts and, as such, it is considered the proposal complies with the appropriate policies of the adopted South Lanarkshire Local Development Plan 2 (2021), as detailed above. It is therefore recommended that planning permission is granted, subject to the conditions attached.

## **7 Reasons for Decision**

7.1 The proposal seeks to amend a previously approved scheme and does not create any conflicts in terms of the Local Development Plan or site standards.

**David Booth**

**Executive Director (Community and Enterprise Resources)**

9 March 2023

## **Previous references**

♦ P/20/0023 – Planning Committee – 8 June 2021

## **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 11 October 2022
- ▶ Consultations

Roads Development Management Team

28.11.2022 &  
28.02.2023

- ▶ Representations

Dated:

Mrs Lucy Cooper, 15 Laird Place, Glasgow, G40 1JS

17.10.2022

Alasdair W Reid, 49 Walnut Gate, Cambuslang, Glasgow,  
South Lanarkshire, G72 7FG

03.11.2022

## **Contact for further information**

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

Iain Morton, Team Leader, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA

Phone: 07551 842 788

Email: [iain.morton@southlanarkshire.gov.uk](mailto:iain.morton@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. 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.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees and other landscape features within the site.

02. That before any work commences on the site, a scheme of landscaping masterplan 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.

Reason: To ensure the appropriate provision of landscaping within the site.

03. That the landscaping masterplan required by condition 2 above 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 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 the visual amenity of the area.

04. 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.

05. 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.



06. 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, shall be erected and thereafter maintained to the satisfaction of the Council.

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

07. 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 gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.

Reason: To safeguard the residential amenity of the area.

08. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

09. Prior to development commencing on site, 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 no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 requirements (Appendices 1,2,3,4 & 5).

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.

11. That the surface water drainage works required by condition 10 above shall be completed prior to the occupation of the first dwellinghouse and shall be completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 10 above.

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.

12. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

13. Prior to the occupation of each dwellinghouse on the site, the occupier shall be provided with a Travel Information Pack covering public transport and active travel options to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

14. That prior to commencing works on site the developer shall submit, for the written approval of the Council as Roads Authority, a Traffic Management Plan (TMP) which shall include construction traffic access/egress arrangements and routes from suitable 'A' Class roads. The TMP should include information such as, but not limited to, construction access routes to/from the site, wheel washing facilities, site car parking for operatives/visitors and any temporary site access arrangements. Once approved, all works shall be undertaken in accordance with the TMP. No construction traffic access shall be permitted on routes not agreed with the Council as Planning Authority as written through the TMP.

Reason: In the interest of road safety

15. That prior to any work commencing on site, site results of the extended Phase 1 habitat survey should be updated with a further walkover survey to determine whether there have been any changes in habitats or occupancy by protected species.

Reason: To ensure that any ecological species on site are protected and suitable mitigation measures are put in place.

16. That no development shall take place 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: In order to safeguard any archaeological items of interest or finds.

17. That unless otherwise agreed, the cycle track/emergency access link shown on Drawing 3 Rev B shall be in situ and available for use prior to the occupation of the first dwellinghouse hereby approved.

Reason: In the interests of road and public safety.

18. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted, and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

19. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

20. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

21. That none of the garage driveways shall have a gradient in excess of 1:10.

Reason: In the interests of traffic and public safety.

22. That all shared driveways shall have a minimum width of 4.1 metres and the first 2 metres of each driveway as measured 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.

Reason: In the interests of traffic and public safety.

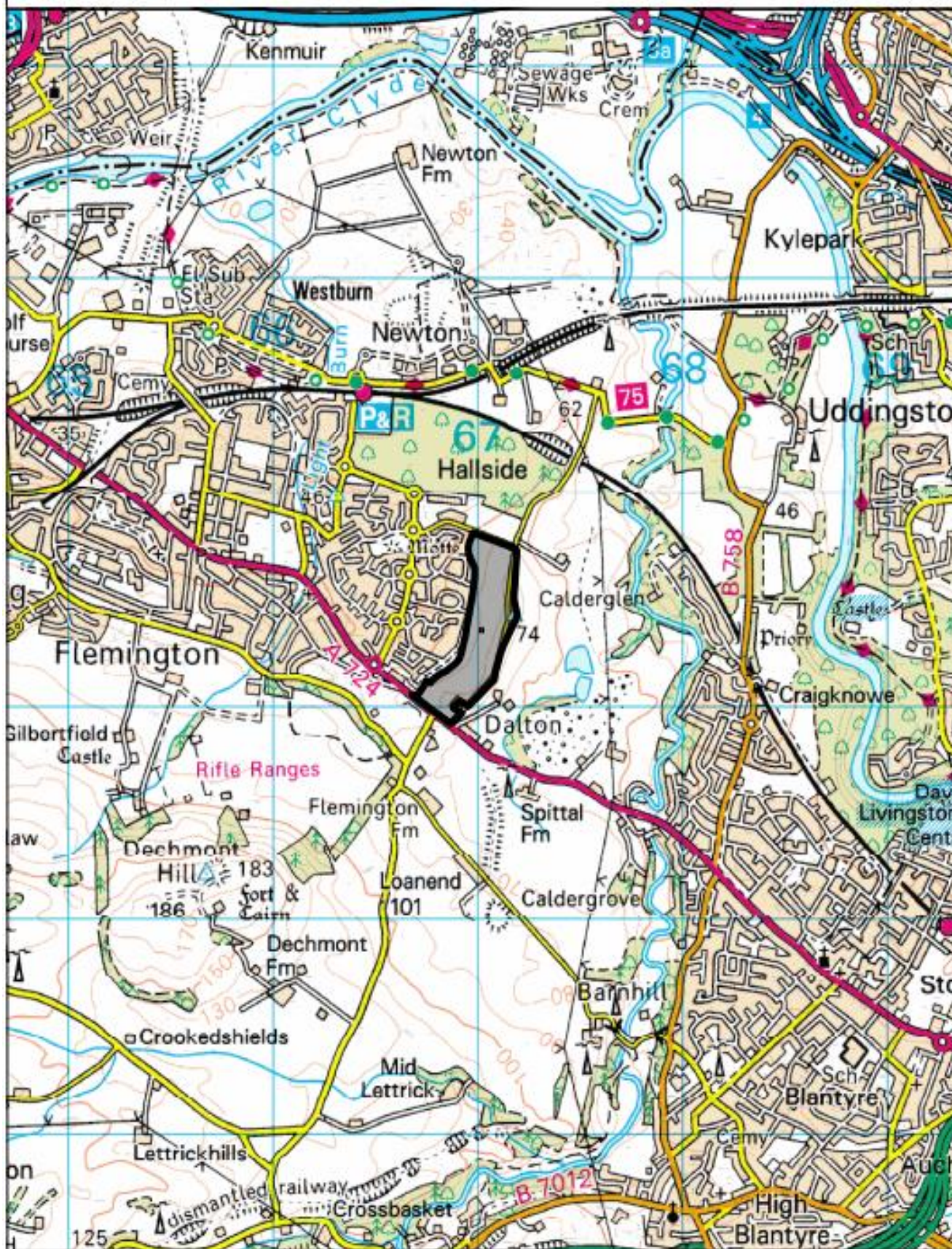
23. That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.



P/22/1377

Land 360M NNE of Hallside Manse, Manse Brae



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Scale:  
1:25,000  
Date:  
24/02/2023



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development