

	<h1>Report</h1>	Agenda Item <h2>8</h2>
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Report to: **Planning Committee**
 Date of Meeting: **3 November 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/09/0166
 Planning Proposal: Demolition of Existing Buildings and Erection of 30 Flats

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Andrew Forrest
- Location : 6A Johnson Drive
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 the conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: John Russell
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan Adopted 2009**
 Policy RES6 – Residential Land Use
 Policy ENV2 – Green Network
 Policy ENV31– New Housing Development
 Policy DM1 – Development Management
 Policy DM9 – Demolition and Redevelopment for Residential Use
Residential Development Guide

◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Cambuslang Community Council

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Power Systems

Scottish Gas, Digital Records Department

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

Roads and Transportation Services (North Division)

Network Rail

Planning Application Report

1 Application Site

- 1.1 The site is located on Johnson Drive, Cambuslang which is within a mixed use area, zoned for residential land use, close to Cambuslang Town Centre. The site consists of an existing car sales garage, MOT testing station, DIY hire shop, dwelling and vacant commercial unit. The site is bounded by the Glasgow-Newton railway line to the north, a car repair garage to the east, a day nursery, clinic, school and dwellings to the south and a training centre to the west.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of 30 flatted dwellings. The existing dwelling and commercial buildings on the site would be demolished to make way for the proposal. Two blocks of flats would be formed along the southern edge of the site and the accommodation would be two and three storeys in height with a pend access from Johnson Drive through one of the blocks. This would open up to a parking and landscaped area to the rear of the site. Fifty six car parking spaces would be provided.
- 2.2 The flats would comprise of 9, one bedroom flats, 17, two bedroom flats and 4, three bedroom flats. The buildings would be finished externally in render and reconstituted stonework with standing seam metal finish for the roof.

3 Background

3.1.1 Local Plan Status

Within the adopted South Lanarkshire Local the application site is within a designated residential area under Policy RES6 – Residential Land Use whereby the Council will seek to protect the character and amenity of these areas. In addition to this policy the edge of the site is bounded by Policy ENV2 – Local Green Network whereby the Council will seek to protect and support actions to enhance the Local Green Network.

- 3.1.2 In terms of the assessment of the planning application three other local plan policies are applicable Policy ENV30 – New Development Design, Policy DM1 - Development Management and Policy DM9 - Demolition and Redevelopment for Residential Use. In assessing new developments, the Council will require well designed proposals which integrate successfully with their surroundings and are well related to existing development, public transport, local services and facilities. All development is required to take fully into account the local context and built form and that it should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

- 3.1.3 In terms of the Council's Residential Development Guide, this guide emphasises the need for developments to reflect the scale and character of surrounding areas and that of existing urban forms. Centrally located infill sites accessible by walking, cycling and public transport may be developed at higher densities.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy 3 – Planning for Homes states that the allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for house building and influencing the delivery of housing. Alongside this, consideration of the location, quality, design and energy efficiency of new homes and housing developments is required to achieve a high-quality product and successful, sustainable communities.

3.2.2 Scottish Planning Policy 17 – Planning for Transport states that the integration of land use and transport planning can play a positive role in supporting the Scottish Executive's transport delivery agenda. Land allocations and regeneration projects should be related to transport opportunities and constraints. Locating new development to maximise sustainable transport modes while constraining car parking will help to reduce dependence on car travel.

3.3 Site History

3.3.1 Planning permission was granted for the erection of thirteen flats with associated parking for the western half of the application site in March 2004 (Planning Application No. CR/03/0303).

4 **Consultation(s)**

4.1 **Scottish Gas** - has no objections to the proposed development.

Response: Noted.

4.2 **Roads and Transportation Services** - have no objections to the proposed development so long as conditions are imposed regarding vehicular access, footway reinstatement, visibility splays and parking.

Response: Noted. If planning permission is granted appropriate conditions shall be imposed to meet these requirements.

4.3 **Environmental Services** - have no objections to the proposal so long as a condition is imposed to control dust and advisory notes are attached in respect of noise control.

Response: Noted. If planning permission is granted an appropriate condition shall be imposed to control dust on the site and the relevant advisory notes imposed.

4.4 **Scottish Power** - has no objections to the proposed development.

Response: Noted.

4.5 **SEPA** – has no objection in principle to the proposal subject to the appropriate control of surface water and drainage.

Response: Noted. The relevant planning conditions shall be attached to any consent given.

4.6 **Network Rail** - no objections in principle.

Response: Noted.

4.7 **Scottish Water** – has no objections to the proposed development.

Response: Noted.

4.8 **Cambuslang Community Council** – has no objections to the proposed development.

Response: Noted.

4.9 **Roads and Transportation (Flood Prevention Unit)** – has made no comments in respect of this development.

Response: Notwithstanding appropriate conditions shall be imposed to control drainage within the site if planning permission is granted.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken and no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The applicant seeks planning permission for the erection of 30 flats at 6A Johnson Drive, Cambuslang. The main considerations in determining this application are its compliance with local plan policy, road safety and its impact on the visual and residential amenity of the surrounding area.
- 6.2 The adopted South Lanarkshire Local Plan identifies the application site as being within a general residential area under Policy RES6 and the principle of the use of the site for residential development is therefore acceptable. The edge of the site is adjacent to the Glasgow-Newton railway line which is affected by Policy ENV2 – Local Green Network. The proposed development would not affect the connectivity of this land use or lead to any loss of this amenity and the proposal therefore is also considered to be in accordance with this policy.
- 6.3 In terms of road safety Roads and Transportation Services are satisfied that the proposed development is acceptable as long as appropriate conditions are attached regarding vehicular access, visibility splays and off-street parking. These conditions have been duly attached.
- 6.4 With regard to the proposal's impact on amenity relevant criteria for the assessment of the development in this respect are laid down within Policies DM1 – Development Management, Policy DM9 - Demolition and Redevelopment for Residential Use and Policy ENV31 – New Housing Development of the adopted local plan. Further standards can be found within the Council's Residential Development Guide.
- 6.5 The Council's Residential Development Guide recommends a minimum of 30 square metres per unit of amenity space is provided, however, under this proposal approximately 763 sq metres of amenity space has been allocated. Although there is limited amenity space provision, this is outweighed by the positive benefits of the scheme such as reduction of on-street parking, improvement to the urban landscape and reduced pressure on the Greenbelt in compliance with government guidance.
Furthermore SPP 17 – Planning for Transport supports the development of sites close to public transport routes for high density purposes. This site is located some 250 metres from Main Street bus routes and is situated close to Cambuslang Town Centre and railway station (500 metres to the west). I am, therefore, of the view that a high density development can be justified in this instance.
- 6.6 Approximately half of the application site has previously received consent for this type of housing and the proposal seeks to increase the size of the site to allow for an additional 17 units to be created in a similar scale. Development of the site for flats would result in significant environmental improvements. Furthermore, the cars associated with the garage would be removed and parking related to the proposal would be situated to the rear of the development.
- 6.7 In assessment it is therefore considered that the design, layout and form of the development are acceptable in this instance. Provision has been made for open space, existing levels of amenity would be protected for adjoining residents and for future residents of the dwellings and appropriate infrastructure can be formed to serve the development. It is therefore considered that the proposed development would not be contrary to the terms of Policies DM1, DM9 and ENV31 of the adopted local plan as well as the Council's Residential Development Guide. I am therefore satisfied that the design and layout of the proposed development is acceptable, subject to the conditions attached. It is therefore recommended that planning permission is granted.

7 Reason for Decision

- 7.1 The proposed development is in accordance with Policies RES2, DM1, DM9 and ENV31 of the adopted South Lanarkshire Local Plan as well as the terms of the Council's Residential Development Guide and would not be detrimental to the residential amenity of the area or road safety.

Colin McDowall

Executive Director (Enterprise Resources)

24 September 2009

Previous References

- ♦ CR/03/0303

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (North Division) 31/08/2009
 - Roads and Transportation (Flooding) 02/10/09
 - Environmental Services 25/08/2009
 - SEPA 31/08/2009
 - Scottish Water 20/08/2009
 - Cambuslang Community Council 20/08/2009
 - Network Rail 21/07/2009
 - Scottish Gas 14/09/2009
 - Scottish Power 02/09/2009

- ▶ Representations

None

Contact for Further Information

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

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CR/09/0166

CONDITIONS

- 1 This decision relates to drawing numbers:
A09/923/1

A09/923/2
A09/923/3
A09/923/4

- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 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 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.; (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.
- 4 That the approved landscaping scheme 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.
- 5 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.
- 6 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.
- 7 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.
- 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 under the terms of Condition 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 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.
- 10 That 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.
- 11 That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

- 12 That before the development hereby approved is completed or brought into use, a private vehicular access or driveway of at least 6 metres in length shall be provided and the first 2 metres of this access 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.
- 13 The existing access to the site from Johnson Drive shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated as a public footpath.
- 14 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 15 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 90 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.
- 16 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.
- 17 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 18 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 19 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 20 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.
- 21 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.

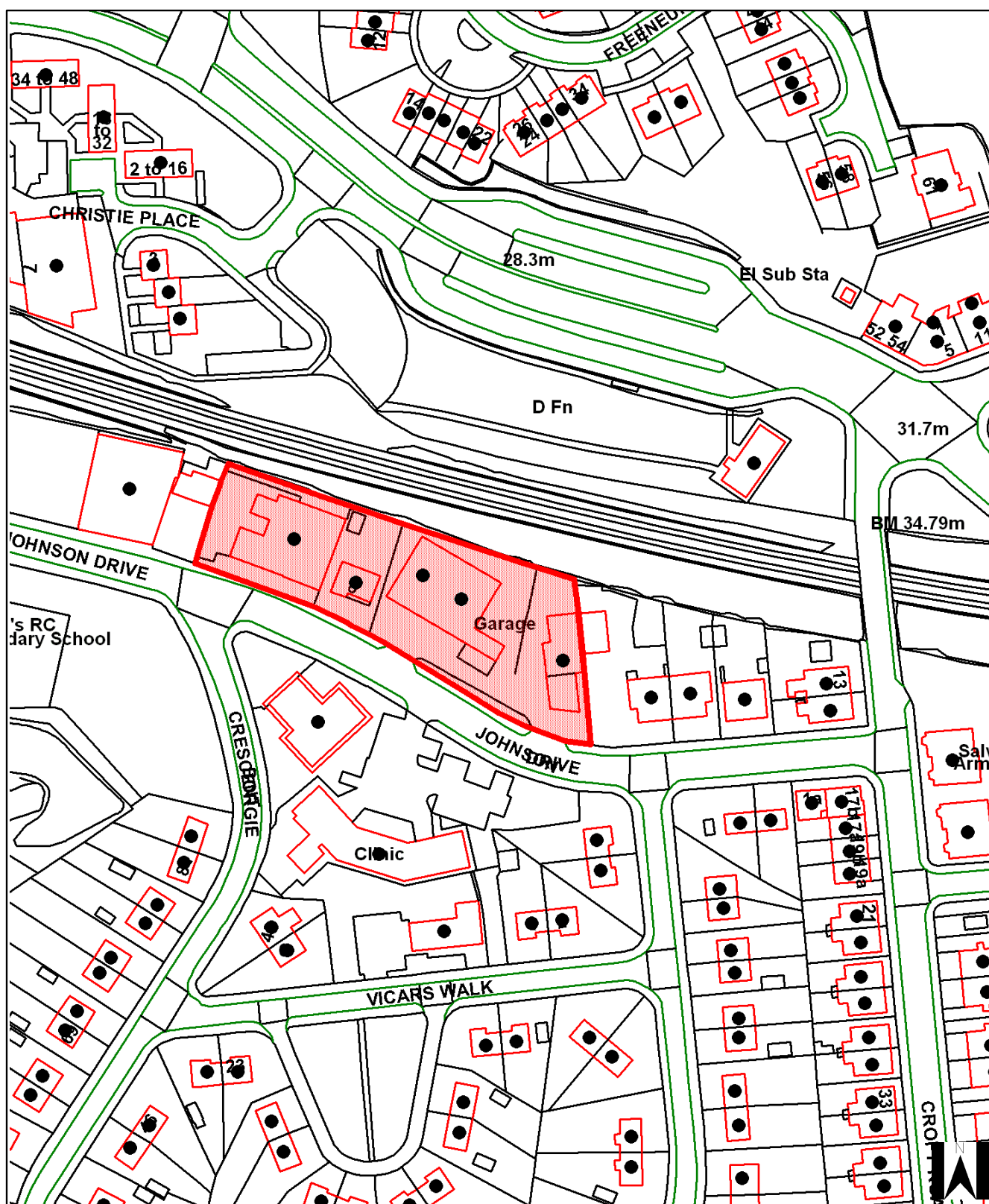
- 22 Prior to the commencement of development on site, an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to 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.
- 23 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 In order to retain effective planning control
- 9 These details have not been submitted or approved.
- 10 In the interest of public safety
- 11 In the interest of public safety
- 12 To prevent deleterious material being carried into the highway.
- 13 In the interest of public safety
- 14 To ensure the provision of adequate parking facilities within the site.
- 15 In the interest of road safety
- 16 In the interest of public safety
- 17 In order to retain effective planning control
- 18 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.
- 19 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

- 20 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.
- 21 To minimise the risk of nuisance from dust to nearby occupants.
- 22 To secure a reduction in carbon dioxide emissions.
- 23 To secure the timeous implementation of on-site zero and low carbon energy technologies.

For information only



For information only