

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	28 August 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CL/06/0855
Planning Proposal:	Erection of 7 Houses and Formation of Access Roads

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr D Russell
- Location : Upper Pettinain Village
Pettinain

2 Recommendation(s)

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

- (1) Detailed Planning Permission (Subject to Conditions – Based on Conditions Listed)

2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Artemis Architects Ltd
- ◆ Council Area/Ward: 03 – Clydesdale East
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
Policy 8: Existing Housing – Ancillary Development
Policy 74: Settlement Boundaries/Infill Development
Finalised South Lanarkshire Local Plan (as modified)
Policy RES6: Residential Land Use
Policy ENV11: Design Quality
Policy ENV30: New Housing Development
Policy DM1: Development Management

- ◆ Representation(s):
 - ▶ 6 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Scottish Natural Heritage

West of Scotland Archaeology Service

Environmental Services

Community Resources

Roads and Transportation Services (South Division)

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

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site is located in Upper Pettinain and consists of two parcels of ground separated by a public road. The northern-most parcel consists of an area of rough grassland that wraps around the dwellinghouse known as Bagmoors Farm Cottage. A farm track bounds the site to the west and north, and residential properties bound the site to the south and west. A line of mature trees is situated along the western and northern boundaries of the site.
- 1.2 The southern-most parcel consists of an area of land with thick shrub cover and a number of trees. This site is bounded to the west by an existing dwellinghouse, to the north by the public road, to the east by a public hall and to the south by open agricultural land. The two parcels of ground extend to 0.5 hectares in size.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of 7 dwellinghouses. The submitted plans show 5 dwellings in the northern-most parcel of ground. Three of which would be accessed from a new access road and two of the dwellings would be accessed directly from the public road. The southern-most parcel of ground consists of two dwellinghouses accessed from a new access road.
- 2.2 The proposed dwellings are one and a half storeys in height, each with three bedrooms. The design of the properties is fairly traditional and simple with dormer windows on the front and rear elevations. The applicant proposes to finish the dwellings in a smooth render with slate roof tiles.
- 2.3 A number of mature trees and shrubs exist on the application site with the majority of the trees on the northern site being removed as part of the proposal. It is proposed to retain a number of trees and shrubs on the southern site. The applicant submitted a tree survey with the planning application. This report highlighted that a significant number of trees on site are unsuitable for retention as they are either dead, over-mature and declining or of poor quality in terms of landscape and amenity. The report marks a number of trees worthy of retention including a large, mature ash and younger self-seeded trees and some shrub/hedge areas. The report subsequently recommends a re-planting scheme to compensate for the loss of trees, introducing a wider range of species and age class necessary for the long-term tree cover on this site.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is covered by Policy 8: Existing Housing – Ancillary Development and Policy 74: Settlement Boundaries/Infill Development of the adopted Upper Clydesdale Local Plan. The Finalised South Lanarkshire Local Plan (as modified) constitutes a material consideration in the determination of this application and Policy RES6: Residential Land Use, Policy ENV11: Design Quality, Policy ENV30: New Housing Development and Policy DM1: Development Management apply in this respect.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy 3: Planning for Housing, affirms that the planning system should encourage the creation of attractive, sustainable residential environments. New residential development must make efficient use of resources, reusing

previously development land wherever possible, supporting the aim of reducing energy consumption, and being accessible by forms of transport other than the private car. The Scottish Executive looks to planning authorities to maintain the effectiveness of existing greenbelts, safeguard the character and amenity of the countryside and protect the setting of towns. SPP3 advocates that most housing requirements therefore, should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and public services, helping to conserve natural heritage and protect rural amenity. SPP15: Planning for Rural Development states that the planning system should adopt a more welcoming stance to development in rural Scotland and that we need to become more confident and forward looking both accepting change and benefiting from it, providing for people who want to continue to live and work there and welcoming newcomers.

3.3 **Planning History**

- 3.3.1 In terms of the planning history of the site, an application for the construction of 8 dwellinghouses on the site was refused planning permission in 1991 (P/LK/01900760). Outline planning permission was then granted on 5 April 1995 (P/LK/01920373). Two dwellinghouses were subsequently granted and constructed on the site and as such the outline consent for the wider site remains valid. A detailed planning application for 8 dwellinghouses on the current application site was submitted in March 2006, but was subsequently withdrawn in October 2006 (CL/06/0855).

4 **Consultation(s)**

- 4.1 **Roads and Transportation Services** – recommend that a decision is deferred until issues relating to access arrangements, visibility splays and car parking are resolved.

Response: The applicant was advised of the Roads Services' concerns and subsequently amended the plans accordingly. An amended consultation response was then received from the Roads Service in which they provide additional comments on the visibility requirements for Plot 7. This matter can be covered by condition.

- 4.2 **Environmental Services** – offer no objections subject to conditions attached to any consent granted in relation to contaminated land.

Response: Noted. This matter can be covered by condition.

- 4.3 **Community Resources** – confirm that the tree survey report submitted by the applicant is an accurate account of the condition of the trees and agree that the trees are mainly of very poor quality. In many situations the trees are dangerous and they recommend that they should be removed as a matter of safety regardless of the planning application. In addition they advise that the area would be more appropriately managed by the removal and replanting of trees with a suitable mix with careful protection of any retained trees.

Response: Noted and agreed. A condition can be attached to any consent in relation to a suitable replanting scheme and also to protect retained trees on the site.

- 4.4 **SEPA** – offer no objections to the proposal on the understanding that the foul drainage is connected to the public sewer, they advise that it is essential that the applicant contacts Scottish Water and obtains from them a written assurance that the acceptance of foul drainage arising from this proposed development will not affect the operational capability of Pettinain Sewage Treatment Works.

Response: Noted. The applicant was made aware of this issue, which can be covered by condition.

- 4.5 **Scottish Water** – offer no objections.

Response: Noted.

- 4.6 **West of Scotland Archaeology Service** – advise that the application site could well contain archaeological artifacts or features and a site visit by WOSAS has revealed that there are visible humps and differences in height on the site suggesting the presence of buried remains. They recommend that a prior archaeological evaluation be carried out before planning permission is issued. Alternatively a suspensive condition could be placed on any consent.

Response: Noted. This issue can be covered by condition.

- 4.7 **Roads and Transportation Services – Flood Prevention Unit** – offer no objections subject to conditions relating to the submission of a drainage impact assessment, drainage details in accordance with the principles of Sustainable Urban Drainage and a flood risk assessment.

Response: Noted. These matters can be covered by condition.

- 4.8 **Scottish Natural Heritage (SNH)** – recommend that a bat survey be undertaken and investigations carried out to establish if the site may be used by barn owls. They also offer comments in relation to retention of any viable mature trees within the application site and replanting of hedgerows around the development site. Given the lack of information in respect of bats and barn owls they object to the proposal. The applicant carried out and submitted a bat and barn owl study which revealed no bat roosts or Barn owl nest present on the site, as such it was assessed that there would be a negligible impact on these species as a result of the proposed development. Furthermore the report noted that there was a lack of notable wildlife features at the site, and that development of the site presents an opportunity to enhance the area for biodiversity. The report recommended that mature trees should be retained on site where possible, bat boxes/bird boxes could be attached to trees to encourage these species to use the site, bat bricks could be inserted into buildings to provide a roosting opportunity for bats, and the landscaping plan for the site should include a provision of native species, which should be planted to form linear features throughout the site. SNH were reconsulted on this survey and they advise that they consider the findings of the report reliable, confirm that the proposed development is not likely to result in actions contrary to the species protection and work can therefore proceed with no requirement of a licence. They agree with the recommendations contained in the report.

Response: Noted. The layout has been amended to allow retention of one of the mature trees on the site, however the remainder cannot be retained for safety reasons. A suitable re-planting scheme can be conditioned as can provision of bat and bird boxes.

5 Representation(s)

- 5.1 Following the statutory neighbour notification procedure, 6 letters of objection, including 3 from Pettinain Community Council, were received. The grounds of objection are summarised below:

(a) **The boundaries on the plans are not correct, it is understood that the application site includes land that is common land.**

Response: The applicant has provided satisfactory documentation to confirm that the land in question is in his ownership.

- (b) **The housing in this part of the village is in a ribbon development, aligned along the access road so, the random distribution of the houses, as proposed will not enhance the villagescape and it will in fact have a significant negative impact.**

Response: Disagree. The ribbon form of development will continue along the road with two of the units filling in the land which straddles the existing dwellinghouse known as Bagmoors Farm Cottage.

- (c) **The style of the houses proposed is significantly different from those immediately around the development site, changing the villagescape in a negative way.**

Response: Disagree. The design of the dwellinghouses is fairly traditional in nature and I do not consider they are significantly different from the existing units.

- (d) **The type of boundary has not been specified, it would be inappropriate if this was not natural mixed hedgerow to remain in keeping with the surrounding hedges.**

Response: The applicant has shown areas of landscape planting along the boundaries of the site, the details and specification of which can be covered by condition.

- (e) **The developer claims that the finish will be in keeping with surrounding properties this is clearly untrue – the immediate surrounding houses are wet cast, dry cast or local stone, not white.**

Response: The applicant proposes to finish the dwellinghouses in smooth render, slate roof tiles and timber windows which are entirely consistent with the advice contained in the Council's Rural Design Guide.

- (f) **The ratio of land to house is significantly less than for the surrounding properties, again altering the village structure.**

Response: I accept that the curtilages of the proposed dwellinghouses do not have long, thin garden areas as per the feus of existing properties in this part of Pettinain, however the layout of the proposed units complies with modern day standards contained in the Council's Residential Development Guide.

- (g) **Upper Pettinain is an established and stable rural community and this development will not contribute to strengthening it in fact it is likely to dilute and damage it.**

Response: The principle of development of this site has already been established by the historical outline consent for the site, and the two dwellings which have been built.

- (h) **Concerns over the need for this additional housing given the current development site in the lower part of the village.**

Response: The principle of development of this site has already been established by the historical outline consent for the site, and the two dwellings which have been built.

- (i) **The village services are over-stretched already.**

Response: Neither SEPA nor Scottish Water have objected to the proposal, and suspensive conditions can be attached to the consent to ensure that the site is suitably served with water and drainage facilities.

- (j) **Concerns about traffic generation and the potential worsening of the condition of the surrounding roads. Also concerns about traffic and pedestrian safety.**

Response: The Council's Roads Service have not objected to the proposal and I am satisfied that appropriate access, parking and turning arrangements have been provided for the units. I do not consider the approval of 7 additional units will have a significant impact on the condition of the surrounding roads.

- (k) **Development and residential traffic will affect the private road situated past the proposed site.**

Response: The Council's Roads Service have not objected to the proposal and I am satisfied that appropriate access, parking and turning arrangements have been provided for the units. I do not consider that the proposed units will have an adverse impact on the private road.

- (l) **It would be helpful if conditions are attached to any consent granted to ensure that work is completed in a short time scale to minimise disturbance to residents.**

Response: This matter cannot be covered by condition.

- (m) **Concerns about potential damage to an existing dry stone wall and the location of a water hydrant has not been accounted for.**

Response: Any damage to adjoining property would be a civil matter between the developer and the adjoining owner and is not a material planning consideration. Scottish Water have not objected to the proposal or raised concerns about the location of the water hydrant.

- (n) **Concerns about damage to the roots of adjacent hedge and poplar trees in neighbouring garden boundary.**

Response: Any damage to adjoining property would be a civil matter between the developer and the adjoining owner and is not a material planning consideration.

- (o) **Existing sewage outlet pipes cut across land to be developed, the plans do not reflect this and concerns that they will be built upon or damaged during the construction.**

Response: Scottish Water have not objected to the proposal and have not raised concerns about the development affecting their apparatus. If pipes are located on the site the diversion would be a legal matter between the developer and the statutory undertaker.

- (p) **Assurances sought that there will be no disturbance to all existing sewage arrangements for residents in Upper Pettinain. The developer indicates that they will link to the existing waste system which will require the sewage to be pumped uphill. Assurances sought that there will be no noise associated with this and that the existing reed bed system can accommodate the extra houses.**

Response: Scottish Water and SEPA have not objected to the proposal, a suspensive condition can be attached to any consent granted to ensure suitable

sewage arrangements can be provided before the occupation of any of the houses.

(q) Concerns about the ground conditions.

Response: A suspensive condition can be attached to any consent granted to ensure no contamination is present on the site. Other matters in relation to the ground stability and foundations would be covered by the building warrant process.

- (r) **Concerns about the accuracy of the ground level drawings.**

Response: Following an assessment on site, I consider the drawings to be accurate.

- (s) **Concerns over loss of privacy.**

Response: I do not consider there will be a loss of privacy to neighbours as the proposal complies with the Councils Residential Development Guide.

- (t) **Given the Council's commitment to promoting biodiversity in rural communities the loss of trees at this site directly contradicts this commitment. An independent survey should be done taking a complete view of the biodiversity of the area.**

Response: The applicant submitted a tree survey which highlighted that a significant number of trees on site are unsuitable for retention as they are either dead, over-mature or declining. The Councils Arboriculture Officer has confirmed that the report is an accurate account and agrees that the trees are mainly of very poor quality and in fact dangerous. A bat and barn owl survey has also been carried out which revealed no bat roosts or Barn owl nest present on the site. Furthermore the report noted that there was a lack of notable wildlife features at the site, and that development of the site presents an opportunity to enhance the area for biodiversity. SNH advise that they consider the findings of the report reliable.

- (u) **The applicant has indicated on the application form that no trees will be affected. This is incorrect. Concerns over the loss of trees and hedges, which are a local landmark, provide a wind break, are important wildlife habitats. Request that a Tree Preservation Order (TPO) is placed on the trees.**

Response: See response to (t) above. The issue of placing a TPO on the site has been investigated however I do not intend to promote one. Whilst I accept that the existing trees may offer some amenity value, they are unfortunately in a very poor condition and in many situations dangerous. Given the health and safety implication it is not appropriate in this instance for a TPO to be placed upon them. The applicant will be required to undertake replacement tree planting.

- (v) **Government guidance states that the aim is not to increase the size of small settlements to the extent that they lose their identity. The proposal would be a 44% increase and as such the objectors claim that government guidance, SPP15: Planning for Rural Development has not been referred to.**

Response: The site is located within the established settlement boundary of Pettinain as defined in the adopted Upper Clydesdale Local Plan and Finalised Draft South Lanarkshire Local Plan (as modified). The proposal would not result in an inappropriate increase to the village given that the proposal is only for 7 units. The principle of development of this site has already been established by the historical outline consent for the site, and the two dwellings which have been built. SPP15: Planning for Rural Development sets out the approach, key messages and objectives that should underpin planning policies and decision affecting rural areas. I note that the guidance aims not to see small settlements increase in size to the extent that they lose their identity. It also advises that planning policy regimes are put in place to accommodate

selective modest growth and that any development can be different in scale and kind to what has occurred in the past. I consider that the proposed development is modest in size and the design of the proposed dwellings are simple in design. The guidance states that in terms of the planning vision, Rural Scotland needs to become more confident and forward looking both accepting change and benefiting from it, providing for people who want to continue to live and work there and welcoming newcomers. The intention is to have vigorous and prosperous rural communities and the countryside should be able to absorb more people content to live and work there.

- (w) There is an inadequate transport infrastructure to the village making alternative transport impractical.**

Response: Roads and Transportation Services have not raised any objections to the proposal.

- (x) The only play area is in Lower Pettinain and children have to be escorted by their parents because of the fear of speeding drivers. Traffic problems should be addressed before a development of this size, potentially bringing more children to the area should even be considered.**

Response: The Council's Roads Service have not objected to the proposal I accept that the existing play provision is situated some distance away, however the principle of development of this site has already been established by the historical outline consent for the site. It should be noted that the Council's Residential Development Guide does not require the applicant to provide on-site play provision for this size of development.

- (y) The Community Council request that the Council proves that there is a need for housing in this village. Their interpretation is that this planning application is inappropriate owing to the absence of demand for housing.**

Response: I would reiterate that the principle of development of this site has already been established by the historical outline consent for the site and the two dwellings which have been built.

- (z) Pettinain Community Council are disappointed that their request for a bat and barn owl survey has not been met.**

Response This request was processed through the Freedom of Information Request procedures and the Community Council have since been furnished with the survey.

- (aa) One of the recommendations from the Bat Survey states that bat boxes should be made available once the development is complete. This would indicate that there is bat activity.**

Response: Disagree. The Bat survey submitted by the applicant states that no bat roosts were identified on the site and that there will be a negligible impact on bats as a result of the proposed development. The author of the survey recommends bat boxes be attached to trees to encourage bats to the site.

- (bb) The loss of trees is of great concern. Environmental policies indicate clude that trees such as these soak up significant amounts of carbon in the atmosphere. Greenhouse gases are very much in the political arena.**

Response: As previously stated the trees on the site are mainly of very poor quality and dangerous. The applicant will be required to undertake replacement tree planting.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the erection of 7 dwellinghouses and formation of access roads on two areas of vacant land within the settlement boundary of Pettinain. The main issues in determination of this application are its compliance with local plan policy and its impact on the residential and visual amenity of the surrounding area.
- 6.2 The site is identified in both the adopted and finalised local plan as being within a residential land use area. Policy 74 of the adopted plan in particular states a presumption in favour of residential development within settlement boundaries. In addition to this outline planning consent was granted for a residential development on a larger site within which the current application site falls. Consent was subsequently granted for two houses on part of the site and as such the outline consent remains valid. In view of this the principle of residential development of this site is acceptable in land use terms.
- 6.3 In terms of detailed issues, Policy 3 of the adopted Upper Clydesdale Local Plan and Policies ENV11: Design Quality, ENV30: New Housing Development and Policy DM1: Development Management of the finalised draft South Lanarkshire Local Plan all apply. These policies all seek to promote quality and sustainability in development design and require that any new development should enhance and make a positive contribution to the character and appearance of the urban environment. Extensive negotiations have taken place with the applicants to ensure a satisfactory scheme is achieved at this site. The proposed dwellings are single storey in appearance with bedroom accommodation on the upper floor. The proposed units are simple and traditional in design, with dormer windows in the roof replicating the style of dormers contained on the existing dwellings in Upper Pettinain. The applicant proposes to finish the walls of the units in a traditional smooth render, with slate roof tiles and timber windows. I am satisfied that the design of the proposed units respects the character and appearance of the urban environment.
- 6.4 The proposal will include the loss of all but one of the mature trees within the site, a tree survey was submitted by the applicant, the results of which showed that a significant number of the trees are unsuitable for retention as they are either dead, over-mature or declining. The Council's Arboriculture Officer has confirmed that the report is an accurate account and agrees that the trees are mainly of very poor quality and in fact dangerous. The applicant proposes a suitable replanting scheme along the boundaries of the site to replace the existing trees which require removal. This will help to integrate the proposal with the existing settlement and provide the opportunity to enhance the area for biodiversity. A bat and barn owl survey was also carried out which revealed no bat roosts or Barn owl nest present on the site. SNH have confirmed the findings of the report are reliable and recommend the inclusion of bat boxes on site. This can be covered by condition and I conclude that in view of this there will be no adverse impact on European Protected Species.
- 6.5 The layout of the proposed dwellinghouses complies generally with the criteria contained in the Council's Residential Development Guide and there has been no objections from consultees. In view of this I therefore recommend that planning permission be granted.

7 Reason for Decision

- 7.1 The proposal has no adverse impact on either residential or visual amenity. It complies with Policies 8 and 74 of the adopted Upper Clydesdale Local Plan and Policies RES6, ENV11, ENV30 and DM1 of the finalised draft South Lanarkshire Local Plan. The proposal also generally complies with the Council's Residential Development Guide.

Iain Urquhart
Executive Director (Enterprise Resources)

8 August 2007

Previous References

- ◆ CL/06/0855
- ◆ P/LK/01900760
- ◆ P/LK/01920373

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 23/01/2007
 - Scottish Natural Heritage 22/01/2007
 - West of Scotland Archaeology Service 09/02/2007
 - S.E.P.A. (West Region) 26/02/2007
 - Roads & Transportation Services 20/02/2007
& 27/07/2007
 - Scottish Water 05/01/2007
 - Environmental Services 28/12/2006
 - Community Resources 01/02/2007
& 08/01/2007
- ▶ Representations
 - Representation from : Dr R L Gwynn, Bagmoors Cottage, Pettinain, ML11 8SR,
DATED 12/01/2007

Representation from : Pettinain Community Council, Bank Farm , Pettinain,
Lanark, DATED 13/02/2007, 28/12/2007 & 06/08/2007

Representation from : Robert C Warnock, Bagmoors Farm, Pettinain, Lanark,
ML11 8SR, DATED 11/12/2006

Representation from : Neil & Diane Laing, Tinto View, Pettinain, Lanark, DATED
29/12/2006

Contact for Further Information

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

Gail Rae, Planning Officer, South Vennel, Lanark ML11 7JT
Ext 3205 (Tel :01555 673205)
E-mail: Enterprise.lanark@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 the type and distribution of external finishes shall be:
Roof: natural slate or slate substitute roof tile
Walls: smooth cement render or wet dash render
Timber: painted finish
and 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 Notwithstanding the plans hereby approved the mullions shall be located on the same plane and finished in the same material as the external wall to which they relate.
- 5 That the trees, shrubs or hedges shown in pink on the approved plans shall not be lopped, topped or pollarded or felled, without the prior written consent of the Council as Planning Authority.
- 6 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 7 That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans 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.
- 8 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 9 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to

determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.

- 10 That before the dwellinghouse hereby approved is completed or brought into use, remediation/control measures must be fully implemented to the satisfaction of the Council as Planning Authority.
- 11 That any alterations to the remediation plan may only take place with the written approval of the Council as Planning Authority.
- 12 That on completion of all remediation works, a completion report confirming that works have been carried out to the agreed plan shall be submitted to and approved by the Council as Planning Authority.
- 13 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.
- 14 That no development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, this scheme to be submitted for approval by the Council as Planning Authority following consultation and agreement with West of Scotland Archaeology Service. 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.
- 15 That before either of the dwellinghouses hereby approved on plot 1 or 2 are brought into use, a 4.8m minimum width dropped kerb verge crossing with the first 4m behind the kerb paved shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 16 That before any of the dwellinghouses hereby approved on plots 4, 5 or 6 are brought into use, a 5.5m minimum width dropped kerb verge crossing with the first 4m behind the kerb paved shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 17 That before any of the dwellinghouses hereby permitted are occupied, 2 car parking spaces shall be provided within the curtilage of each plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.

- 18 That before any of the dwellinghouses hereby approved are occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 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.
- 20 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 requirements.
- 21 That prior to the commencement of development on site, details or the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 22 That no dwelling unit shall be occupied until the flood prevention measures required under condition 21 above have been completed in accordance with the approved scheme.
- 23 That prior to any work commencing on site 4 purpose built schwegler 1 ff woodcrete bat boxes or similar shall be attached to the trees marked in pink on the approved plans to the satisfaction of the Council as Planning Authority.
- 24 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.
- 25 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 dwellinghouses and the adjoining road.
- 26 That before any work commences on site an amended block plan shall be submitted and approved in writing by the Council as Planning Authority showing the repositioning of the driveway on Plot 7 to the eastern side of the plot and thereafter this amended position of the driveway shall be implemented prior to the completion or occupation of the dwellinghouse on Plot 7.

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. In the interests of visual amenity
5. To ensure the protection and maintenance of the existing trees and other landscape features within the site.

6. To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
7. In the interests of the visual amenity of the area
8. In the interests of amenity
9. To ensure the site is free of contamination and suitable for development
10. To ensure the site is free of contamination and suitable for development
11. In order to retain effective planning control
12. In order to retain effective planning control
13. To ensure that the development is served by an appropriate effluent disposal system
14. In order to safeguard any archaeological items of interest or finds
15. In the interests of public safety
16. In the interests of public safety
17. To ensure the provision of adequate parking facilities within the site
18. To ensure the provision of a satisfactory drainage system
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 ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
22. To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.
23. To ensure that there are adequate Bat protection measures in place at the site
24. These details have not been submitted or approved
25. In the interests of amenity and in order to retain effective planning control
26. In order to improve the visibility splay for Plot 7

INFORMATIVES

1. Details of this application should be sent to SEPA for their consideration and comments, as they are the legal body responsible for some of the matters raised.

Scottish Environment Protection Agency
West Region Head Quarters
5 Redwood Crescent
Peel Park
East Kilbride, G74 5PP

For information only

For information only



