

	<h1>Report</h1>	Agenda Item <h2>3</h2>
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Report to:	Planning Committee
Date of Meeting:	10 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	EK/06/0264
Planning Proposal:	Erection of 34 flatted Dwellings with Associated Access Road, Car Parking and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : BMJ Properties Ltd
- Location : Vacant ground adjacent to Eaglesham Road at the roundabout serving the Police College East Kilbride

2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent – Subject to Conditions (Based on the conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated Powers to determine this application
- (2) The application is contrary to the development plan and objections have been received. In accordance with Council procedures a hearing may be required prior to determining the application.
- (3) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 2006, the application must be referred to the Scottish Ministers because the proposal relates to development partially in the Greenbelt and constitutes a departure from the Development Plan and
- (4) If Committee are minded to grant consent, in terms of the Town & Country Planning (Notification of Applications) (Scotland) Direction 1997, the application must be referred to the Scottish Ministers because the Council has a financial interest in the land and the proposal constitutes a departure from the Development Plan.

3 Other Information

- ◆ Applicant's Agent: CRGP Limited
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (Adopted)**

Policies DC1 and SLP6 – Development Control
General
RES6 – New Housing Development
SLP10 – Sustainable Urban Drainage Systems
SLP1 – Greenbelt

**South Lanarkshire Local Plan (Finalised
Plan August 2006)**

Policies ENV 30 – New Housing Development
ENV 36 – Sustainable Urban Drainage
DM1 – Development Management

◆ Representation(s):

▶ 3 Objection Letters

◆ Consultation(s):

British Telecom

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services H.Q. (Flooding)

Jackton & Thorntonhall Community Council

Public Protection – Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

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

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

Power Systems

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application site is located on Eaglesham Road, to the west of East Kilbride, opposite the Police Training College at Lawmuir. The site is on the north side of Eaglesham Road and is bounded by fields to the north and west, Eaglesham Road to the south and the housing site at Bogton Farm to the east.
- 1.2 The site extends to 1.46 hectares and is bounded by hedgerows on its southern boundary. The site is relatively flat with the land rising gently north of the site towards Hayhill Road. The treebelt known as Hayhill Ridge lies to the north of the site. The Gill burn runs around the eastern and northern boundary of the site towards Jackton.
- 1.3 Access to the site is currently only available through field gates. A new access would be created into the site via the roundabout on Eaglesham Road which currently serves the Police Training College.

2 Proposal

- 2.1 The applicant intends to erect 34 flats within the site. The flats are arranged in four blocks with 3 three storey blocks and 1 four storey block. The blocks are to be finished externally in reconstituted stone and render with buff coloured quoins and white UPVC windows. The proposed roof finish is concrete tiles. Sixty eight car parking spaces are proposed adjacent to the flats to serve the development. The car parking areas are generally to the north of the flats with amenity open space surrounding the flats and adjacent to Eaglesham Road.
- 2.2 The flats all consist of two bedrooms with open plan kitchen, lounge and dining room. The master bedrooms have an en-suite as well as the main bathroom and a utility room in each flat. Each of the flats has a balcony which is accessed from the main living area.
- 2.3 The blocks are arranged along Eaglesham Road and orientated at an angle to the road. Access to each block is from the parking areas to the north of the buildings.
- 2.4 While the flats are proposed on land which has previously been granted outline planning permission, a small area to the west of the flats is identified for a SUDs facility. While this smaller area currently sits within the designated Greenbelt, it is also within one of the Community Growth Areas identified in the South Lanarkshire Local Plan (Finalised Plan August 2006).

3 Background

3.1 Local Plan Status

The proposal has to be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is identified as Greenbelt in the Local Plan, however outline planning consent was granted in July 2005 for an area of land which included the majority of the site. This consent approved the principle of the release of the land from the Greenbelt for the purpose of residential development. Policies DC1, SLP6 – Development Control General, RES 6 – New Housing Development and SLP10 – Sustainable Urban Drainage Systems are relevant. In addition, South Lanarkshire Local Plan (Finalised Plan 2006) is also relevant and the proposal can be assessed against Policies ENV30 – New Housing Development, ENV36 – Sustainable Urban Drainage and DM1 – Development Management.

3.2 Planning History

Outline planning permission was granted on 14 July 2005 for residential development on a 6.64 hectare site which includes most of this site (Application No EK/04/0389). As stated under 3.1 above, this consent permitted the release of this land from the Greenbelt. A further detailed planning application by CALA Management Ltd for 82 detached dwellings on land immediately to the north of this site is currently under consideration by the Council.

4 Consultations

4.1 SLC Roads and Transportation Services – no objections subject to conditions.

Response: Noted.

4.2 SLC Roads and Transportation Services (Flooding Section) – assessed the submitted Flood Risk Assessment for the site which was requested due to the presence of the existing Gill burn which runs along the northern & eastern boundaries of the site. The flood risk report was acceptable subject to conditions.

Response: Noted.

4.3 SLC Environmental Services - raised no objections to the proposal subject to the developer undertaking a Desk Study to determine any types of contamination on the site.

Response: Noted. Any approval will be conditioned to address this point.

4.4 West of Scotland Archaeology Service (WOSAS) – commented that there was no known archaeological issue with the site.

Response: Noted.

4.5 Jackton and Thorntonhall Community Council - objected to the proposal on the following grounds.

- (a) The proposal does not conform with the approved Structure Plan and key Diagram A which identifies the site as Greenbelt where there is a “presumption against” housing.
- (b) The proposal would exacerbate the recent piecemeal releases of land and would undermine the Greenbelt which is a long term planning tool. A narrow obtrusive belt of ‘large bulk’ buildings in a Rural setting will result.
- (c) The nature of the proposed housing is totally out of scale and character with the existing and proposed two storey dwellings on the adjacent sites.
- (d) The applicant has previously been granted planning permission to construct a number of houses in ribbon development to the north west of Hayhill Road in Greenbelt. In addition the applicant has also been granted Outline Approval some time ago to construct houses in Greenbelt land to the north west. These applications were both approved despite being advertised as ‘development potentially contrary to the Local Plan’.
- (e) Approval of this current application will doubtless lead to further housing applications on the land adjacent towards Jackton.
- (f) The character of the route from Redwood Drive towards Eaglesham would be detrimentally altered by these and any future flats on the same stretch of road.
- (g) Due to the proximity of the flats to the Eaglesham/ Hairmyres Road, there is insufficient space for an effective landscape buffer.
- (h) The construction of these flats would result in the coalescence of Jackton and East Kilbride, extending the urban boundary of East Kilbride. The validity of this proposed development in the Greenbelt should be considered as part of

the present local plan process including the Public Local Inquiry.

Response:

- (a) The application site forms part of a larger site which was granted Outline Planning Consent in July 2005 under planning consent reference EK/04/0389. (This application was also referred to and cleared by the Scottish Executive). The Council are currently considering a separate planning application for the remaining area which has outline consent. This proposal was advertised as Development Potentially Contrary to Development Plan as the original submission showed a block of flats outwith the site which has outline consent. This block of flats located to the west of the new access road has now been excluded from the proposal, although the proposed SUDS area remains in the Greenbelt.
- (b) To reiterate, the majority of the site already benefits from outline planning consent. In design terms, these flats are considered to be appropriate in terms of both scale and materials for this location.
- (c) The contemporary design using modern materials is considered to be in keeping with the existing and approved houses on adjacent sites.
- (d) Each application is considered on its merits.
- (e) In respect of further applications on adjacent sites and any potential pressure to build additional housing towards Jackton, the South Lanarkshire Local Plan (Finalised Plan) does identify a Community Growth Area which includes Jackton. However the detail of such development will be fully considered through the current Local Plan process. Thereafter any planning applications lodged will be assessed on their own merits against the relevant Local Plan policies.
- (f) In terms of design it is considered that flatted dwellings in this location, orientated in such a way to allow a setting of adequate amenity open space are acceptable. In terms of scale and character, it is considered that provided quality finishes are used, the development will be acceptable given their location on the low lying part of the site.
- (g) Any approval will be conditioned to seek a quality landscape scheme for this development.
- (h) In respect of coalescence of East Kilbride with Jackton, a distance of approximately 350 metres of land would remain between the development and Jackton. As detailed above, the site is part of a larger area of land which already benefits from outline consent for residential development.

4.6 **SEPA (West Region)** - advised that the applicant should contact Scottish Water to ensure that there is sufficient foul drainage capacity within the sewerage system. In relation to flooding, SEPA have been in detailed discussion with the developer in respect of attenuation, SUDS and flood risk. The flood risk assessment has been assessed by SEPA and there are no objections in principle subject to conditions.
Response: In terms of foul drainage capacity, the applicant has been advised to

contact Scottish Water. A condition will be added to any consent to ensure that the flats are not occupied until a suitable drainage scheme is in place. Conditions will also be added to ensure that SEPA's requirements in terms of flood risk, attenuation, SUDS etc are implemented.

- 4.7 **Scottish Water** – has no objection to the application but requires the applicant to contact Scottish Water to agree the provision of a drainage/ water supply scheme to serve the development.

Response: Noted. A condition will be attached to ensure that satisfactory drainage arrangements are in place prior to the occupation of the proposed units.

- 4.8 **Transco** - raised no objections to the proposal.

Response: Noted.

- 4.9 **Power Systems** – raised no objections.

Response: Noted.

- 4.10 **BT** - raised no objections to the proposal.

Response: Noted.

5 Representation(s)

- 5.1 Three letters of representation were received in respect of this application. The points raised are summarised as follows:

- a) **Hayhill, apart from being a distinct community within the Greenbelt, is an extremely prominent area of landscape which separates East Kilbride from the villages of Jackton, Thorntonhall and Eaglesham.**

Response: I would confirm that the scattered properties which sit along Hayhill Road lie the within designated Greenbelt. However this application site lies on the southern side of the Gill Burn, north of Eaglesham Road and therefore does not encroach on Hayhill.

- b) **The objector is concerned about the applicant's proposal to develop up to all boundaries around the site and suggests a strip of woodland planting 20 metres wide should be stipulated by the Council to protect and enhance the existing natural environments.**

Response: As stated previously, this application site lies adjacent to Eaglesham Road south of the Gill Burn. The blocks of flats are generally positioned at an angle to Eaglesham Road which allows for pockets of amenity open space around the flatted units. Any approval would be conditioned to require the submission of a landscaping scheme for consideration and approval. The proposed development north of the Gill Burn is subject to a separate planning application with associated boundary treatment onto the greenbelt which will be assessed separately under that application.

- c) **The western part of the southern boundary is the boundary common to the grounds of Hayhill House and its associated dwellings. Development up to the boundary at this location will have a serious impact on the outlook from Hayhill house and its hilltop setting as well as undermining the important natural habitat offered by the existing woodland.**

Response: This proposal relates to a 34 unit flatted development comprising 4 blocks of flats which are contained within a strip of land between Eaglesham Road

and the Gill Burn. This application does not propose built residential development adjacent to the common boundary of the site with land associated with Hayhill House. Again these points can be considered as part of the application for the adjoining land.

- d) **The western boundary runs through the middle of recent woodland planting thus reducing the depth of planting.**

Response: This application does not relate to this area of land. As stated above proposed development north of the Gill Burn is being considered under a separate Planning Application where boundary treatment to new development will be carefully assessed.

- e) **The outline approval requires the Council's consent for the removal of any trees from the site and therefore the woodland planting area should be maintained in its entirety.**

Response: Any approval would require the submission of a landscape scheme for the development. It is the Council's desire that as part of the landscape scheme every effort should be made to retain existing trees and hedgerows where possible.

- f) **The northern boundary of the site shows a narrow strip not developed in order to allow for a new sewer to serve this and other developments.**

Response: As stated above this application relates only to land between the Gill Burn and Eaglesham Road and not the area of land which extends north to Hayhill Road.

- g) **The objector holds the last 14 acres of the Hayhill Ridge and would like it to remain. Why must they now suffer an expansive housing scheme in their adjoining field.**

Response: As stated above, outline planning consent was granted in July 2005 for an area of land including almost all of this application site. This outline consent approved the principle of the release of the land from the Greenbelt for the purpose of residential development. This application specifically relates to the area of land between the Gill Burn and Eaglesham Road.

- h) **Will recent woodlands planting on Hayhill and Peel Road be retained.**

Response: The planting referred to is not affected by this proposed flattened development.

- i) **What protection is proposed between Hayhill property and 12 back gardens of the proposed Cala development.**

Response: The Cala proposal is subject of a separate planning application and details of boundary treatment along the western boundary of that site will be indicated as part of that planning application.

- j) **Concern about there being one large housing scheme linking rural Jackton to East Kilbride.**

Response: Each application is assessed on its own merits. This site largely has the benefit of outline planning permission and relates to a 1.46 hectare site adjacent to Eaglesham Road.

- k) **Whilst it is appreciated that outline planning permission is in place for residential development on site, it is considered premature to progress with a**

detailed planning application when this site could instead be included within the wider aspirations of the applicants for the urban expansion area.

Response: It is the applicant's prerogative to lodge a detailed application given the existence of outline planning permission for the site. Outline planning permission was granted for the current site following assessment of the proposal against both the adopted Local Plan and the findings of the Reporters to the associated Local Plan Inquiry. It is therefore appropriate that this proposal is assessed in advance of the wider urban expansion area identified in the South Lanarkshire Local Plan (Finalised Plan).

- l) **Determination of this application should be held in abeyance pending the outcome of a stakeholders/ landowners meeting relating to the wider urban expansion area.**

Response: This application relates to the 1.46 hectare site lying south of the Gill Burn. Given the existence of outline planning permission it is considered acceptable to determine detailed planning for this site at this time.

6 Assessment and Conclusions

- 6.1 The applicant has applied for detailed planning consent for 34 flats adjacent to Eaglesham Road opposite the existing Police Training College. With the exception of the smaller area to the west which accommodates the SUDs scheme, the proposed development is located on land which formed part of the larger application site which received outline planning consent for residential development in July 2005. During consideration of the original submission it was agreed to remove one block of flats thus reducing the number of units from 40 to 34. All of the remaining flats are now erected entirely within the outline area and only a small part of the application site lies within the Greenbelt and comprises the SUDs area.
- 6.2 The proposal requires to be assessed against Policies DC1 and SLP6 – Development Control General. These policies state that all planning applications should take fully into account the local context and built form ie development should be compatible in terms of scale, massing and external materials of adjacent buildings and the surrounding area. Proposals should seek to incorporate quality external materials. Policy RES6 – New Housing Development is also relevant. It states that all new housing development should be of a design, scale and materials appropriate to the site and surroundings and should incorporate open space, landscaping and play areas.
- 6.3 All of the proposed blocks of flats except one 3 storey block are orientated at an angle towards Eaglesham Road. This ensures space around the buildings for landscaping and results in them being less dominant in their setting. Given that the site is low lying and at a lower level than the Police Training College buildings it is considered that the mass and scale of the development is acceptable. Through use of quality finishes to the flats and an appropriate landscaping scheme and boundary treatment, it is considered that the development will merge well with the rural landscape to the west and any future residential development to the north and east.
- 6.4 Policy SLP1 – Greenbelt states that the Council will strongly resist the encroachment or introduction of urban uses without appropriate justification. However, the majority of the application site benefits from outline planning permission thereby establishing the principle of development. The additional western area which accommodates the sustainable urban drainage system associated with the development still lies in the Greenbelt. However, it is considered that a SUDS area can be justified here as it

involves the introduction of an attenuation pond with no built form on this part of the site.

- 6.5 Policy SLP10 – Sustainable Urban Drainage Systems states that the Council will encourage the use of sustainable urban drainage systems (SUDS) following liaison with SEPA and Scottish Water.
- 6.6 SEPA has raised issues regarding the presence of the Gill burn on the north and eastern boundaries of the site and the submitted flood risk assessment has been fully considered. Following this assessment it has been agreed that it would be appropriate to condition any approval to ensure that specific flood risk mitigation measures including SUDS requirements are undertaken prior to the commencement of site works.
- 6.7 The proposal also requires to be assessed against the South Lanarkshire Local Plan (Finalised Plan). The relevant policies within this document area DM1 – Development Management, ENV30 – New Housing Development and ENV36 – Sustainable Urban Drainage Systems (SUDS).
- 6.8 DM1 is similar to DC1/ SLP6 in that the proposal should take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing, design, external materials and impact on amenity. As detailed above it is considered that the scale and massing of the flatted dwellings is acceptable in the context of the surrounding area given that the Police Training college complex exists to the south and the application site is low lying. Thus the flats will not appear over dominant within that context.
- 6.9 Policy ENV30 states that new housing will require to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban or rural environment in which it is located. In this instance it is considered that the development is satisfactory in terms of scale and design. It is important however, that quality finishing materials are used and any approval would be conditioned to control this. The site is close to public transport routes, local services and facilities and is therefore acceptable in terms of sustainability.
- 6.10 Policy ENV36 requires the use of SUDS following liaison with SEPA, Scottish Water and the Council's Flood Risk Systems Officer. As advised earlier, a Flood Risk assessment has been lodged which has been assessed and found to be acceptable by the Council's Flood Prevention Officer. The developer has been in dialogue with SEPA regarding Flood Risk, SUDS etc and SEPA has indicated specific conditions which require to be attached to any planning approval.
- 6.11 Three letters of representation have been received with the points raised being carefully considered and responded to within this report (section 5). In addition Jackton and Thorntonhall Community Council has raised a number of concerns which have also been addressed in this report. However, it is considered that the points raised do not merit refusal of this proposal.
- 6.12 I am satisfied that the development of this site will result in the provision of an acceptable flatted development at this location.

6.13 In conclusion, I consider that the proposal is acceptable and a departure from the adopted East Kilbride Local Plan can be justified for the following reasons.

- a) the majority of the site benefits from outline planning consent with only the SUDs area located outwith the approved application area. It is considered that the SUDs area can be justified as an acceptable use in the Greenbelt as it involves the introduction of an attenuation pond with no built form on this part of the site.
- b) there are no outstanding infrastructure issues which cannot be dealt with by means of condition.
- c) the development complies with the South Lanarkshire Finalised Draft Local Plan (August 2006);

7 Reasons for Decision

7.1 For the reasons stated in Paragraph 6.13 above.

Iain Urquhart
Executive Director (Enterprise Resources)

3 October 2006

Previous References

♦ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 25/07/06
 - TRANSCO (Plant Location) 02/06/06
 - Building Standards Services (East Kilbride Area) 12/06/06
 - Power Systems 07/06/06
 - S.E.P.A. (West Region) 19/09/06
 - Public Protection - Environmental Health (East Kilbride) 15/06/06
 - Jackton & Thorntonhall Community Council 20/06/06
 - Roads and Transportation Services (East Kilbride) 22/06/06
 - British Telecom 18/07/06
 - Scottish Water 18/07/06

► Representations

Representation from : Hugh & Dorothy Fulton, Hayhill South Lodge, Hayhill Road, Thorntonhall, Glasgow, G74 5AN, DATED 28/06/06

Representation from : JS Earley, Hayhill House, Hayhill Road, Thorntonhall, G74 5AN, DATED 28/06/06

Representation from : CB Richard Ellis Limited, Pacific House, 70 Wellington Street, Glasgow, G2 6UA, DATED 13/07/06

Contact for Further Information

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

Maud McIntyre, Planning Officer, Civic Centre, East Kilbride
Ext. 6385 (Tel :01355 806385)
E-mail: Enterprise.ek@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 notwithstanding the terms of Condition 2 above, the roof of the flatted dwellings hereby approved shall be finished in natural slate or a suitable re-constituted slate.
- 4 Notwithstanding Conditions 3 above, 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.
- 5 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 6 That within 3 months of the date of this permission, 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.
- 7 That the approved landscaping scheme required under Condition 6 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.
- 8 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.
- 9 That before the flatted dwellings hereby approved are 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 and to the satisfaction of the Council as Roads and Planning Authority.

- 10 That before the development hereby approved is completed or brought into use, a turning head shall be provided at the eastern end of the new access road within the site to enable vehicles to manoeuvre satisfactorily within the application site.
- 11 That before the development hereby approved is completed or brought into use, a 3.0 metre wide footway/cycleway and associated lighting shall be constructed along the frontage of the site contiguous with Eaglesham Road to the specification and satisfaction of the Council as Roads and Planning Authority.
- 12 That before the development hereby approved is completed or brought into use, a guard rail shall be constructed in an agreed location and to the specification and satisfaction of the Council as Roads and Planning Authority, at the applicant's expense.
- 13 That no flatted dwelling shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 14 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 15 That the existing signs and lighting columns requiring re-location on Eaglesham Road as a result of the new access shall be positioned to the satisfaction of the Council as Highways Authority. All works to be undertaken at the applicant's expense.
- 16 That before the development hereby approved is completed or brought into use, 68 no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 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 prior to the commencement of development, details and location of the overland flow pathway (or alternative suitable flood resistant forms and methods of construction), to manage the flood risk, shall be submitted to and approved by the Council as Planning Authority. Thereafter the approved scheme shall be implemented prior to the occupation of the first flatted unit to the satisfaction of SEPA and the Council as Planning Authority.
- 19 Notwithstanding Condition 18 any scheme designed involving an overland flow pathway to manage the flood risk, must provide details of the proposed route and levels. 'As built' drawings shall be submitted to the Council upon completion of the development on the site.
- 20 That the development hereby approved shall not be commenced until any land drainage works required in accordance with the findings of the flood risk assessment submitted.

- 21 That no part of the development shall be occupied until the site is served by a sewerage scheme to the satisfaction of Scottish Water.
- 22 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or boundary hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 23 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.
- 24 That no part of the development shall be occupied until the drainage arrangements required under Condition 23 above are implemented to the satisfaction of the Council as Planning Authority.

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 To ensure a satisfactory integration of the proposed development with the surrounding rural area.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 These details have not been submitted or approved.
- 9 In the interest of public safety
- 10 In the interest of public safety
- 11 In the interest of public safety
- 12 In the interest of public safety
- 13 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 14 These details have not been submitted or approved.
- 15 To accord with the requirements of the Council as Roads Authority.
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 In order to retain effective planning control
- 18 To ensure that the development effectively manages the flood risk for the long-term in accordance with SPP7 Planning and Flooding.
- 19 To ensure that the development effectively manages the flood risk for the long-term in accordance with SPP7 - Planning and Flooding.
- 20 To ensure the provision of a satisfactory land drainage system.
- 21 To ensure provision of a satisfactory sewerage system.
- 22 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 23 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.
- 24 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for off-site flooding.

INFORMATIVES

- 1 The Planning Authority shall be contacted immediately if any material which is suspected of being contaminated is encountered. An Action Plan shall be formulated and be available in the event of any contaminated material being encountered. This should address the problems of safe handling of material, its storage and ultimate disposal, for which the advice of SEPA should be sought.

For information only

For information only



