

Report

Report to:	Planning Committee
Date of Meeting:	30 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/05/0100
Planning Proposal:	Erection of 11 Dwellinghouses and Formation of Vehicle Access

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : J & J McCann (Holdings) and Douglas & Angus Estates
- Location : Springhill Farm
Angus Terrace
Douglas

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application
- (2) A financial contribution of £3,850 will be required from the developer towards upgrading open space and recreational provision in the surrounding area, to be lodged prior to the issue of consent.

3 Other Information

- ◆ Applicant's Agent: Alex Cullen & Co.
- ◆ Council Area/Ward: 09 Douglas
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
- Policy RES2: Proposed Housing Sites

- ◆ Representation(s):
 - ▶ 0 Objection Letters

◆ Consultation(s):

Roads and Transportation Services (South Division)

Douglas Community Council

Environmental Services

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site, which is within the settlement boundary of Douglas, consists of a field to the front of Springhill farmhouse. The application site extends to approximately 0.57 hectares and is bordered on the north-west by Glebe Avenue, and to the north-east by the access track to Springhill Farm, which is lined by mature trees. A field separates the application site from the industrial premises on Angus Terrace.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the erection of 11 detached, one-and-a-half storey dwellinghouses. The plans submitted for the 104 square metres, 4-bedroom dwellings, indicate external materials will be a render finish with concrete roof tiles. Vehicular access for 6 of the properties will be taken directly from Angus Terrace with the remaining 5 properties served by a private, shared surface access. Within the application site, there is no allocation for amenity open space, but the applicant has agreed to a financial contribution of £3,850.00 towards upgrading recreational provision in the area.

3 Background

3.1 Local Plan Status

The adopted Lower Clydesdale Local Plan identifies the site as a housing site which the Council would promote under Policy RES 2: Proposed Housing Sites.

3.2 Relevant Government Advice/ Policy

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 developed 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.

3.3 Planning Background

There is no planning history for the site.

4 Consultation(s)

- 4.1 Environmental Services – no objections, subject to conditions in respect of contaminated land.

Response: If Committee agree to approve this application, relevant conditions will be placed on the consent

- 4.2 Roads and Transportation Services – have no objections to the proposal subject to conditions in respect of visibility splays and footway widening.

Response: If Committee agree to approve this application, relevant conditions will be placed on the consent.

4.3 **Scottish Water** – have objected to the proposal as the proposed development drains to the public sewerage system, and the cost of providing the infrastructure to serve the development is outwith Scottish Water's reasonable cost obligations in terms of the Sewerage (Scotland) Act 1968. Scottish Water would remove its objection if the applicant agreed to:

- (a) bear the cost of the increase in capacity of Scottish Water's existing infrastructure to accommodate their development; and/ or
- (b) promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and which is in terms satisfactory to Scottish Water.

Response: The applicant's agent has provided a copy of correspondence from Scottish Water that they would remove their objection to the application, subject to conditions. I would propose to attach relevant conditions to the consent, should Committee agree to approve this application.

4.4 **Douglas Community Council** – no response to date.

Response: Noted.

5 Representation(s)

5.1 Following the statutory neighbour notification, no written representations were lodged.

6 Assessment and Conclusions

6.1 The principle of residential development of this site has been established by Policy RES 2 of the adopted Lower Clydesdale Local Plan. Therefore the determining issues which require to be addressed when assessing this application relate to compliance with the Council's Residential Design Guide. I am satisfied that the proposed layout of the site complies with the Residential Design Guide, and the proposed design and materials accord with the surrounding properties. Within the application site, there is no allocation for amenity open space, but the applicant has agreed to a financial contribution of £3,850.00 towards upgrading recreational provision in the area.

6.2 In conclusion, I consider the proposal complies with the policies of the adopted Lower Clydesdale Local Plan and consider the proposal to be acceptable.

Iain Urquhart

Executive Director (Enterprise Resources)

10 August 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Environmental Services 04/03/2005
 - Scottish Water 01/04/2005
 - Roads and Transportation Services (South Division) 11/07/2005
- ▶ Representations
 - None received

Contact for Further Information

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

Ailsa Graham, Planning Officer, South Vennel, Lanark
Ext. 3190 (Tel: 01555 673190)
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 shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls of the dwellinghouses hereby approved shall be finished in wet dash render, painted an off-white colour to the satisfaction of the Council as Planning Authority.
- 4 That notwithstanding the plans hereby approved, no permission is granted for the garages or the indicative location of the garages.
- 5 That before the dwellinghouses hereby approved are completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1 metre in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1 metre in height shall be planted, placed or erected within these sight lines.
- 6 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed along the frontage of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 7 That no dwellinghouse shall be occupied until the access roads and footways leading thereto from the existing public road have been constructed to base course level.
- 8 That before the last dwellinghouse hereby permitted is occupied, all roads and footways within the development shall be completed to final wearing course level.
- 9 That before the dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 10 Notwithstanding the plans hereby approved, 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.
- 11 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

- 12 That any 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.
- 13 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) proposals for the initial and future maintenance of the landscaped areas; (d) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 14 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.
- 15 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 13 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 16 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.
- 17 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 16 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 18 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.

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 satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 No details of the garages have been submitted or approved.
- 5 In the interest of road safety
- 6 In the interest of public safety
- 7 In the interest of public safety
- 8 In the interest of public safety
- 9 To ensure the provision of a satisfactory drainage system.
- 10 To ensure the provision of a satisfactory sewerage system
- 11 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 12 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 13 In the interests of the visual amenity of the area.
- 14 In the interests of amenity.
- 15 In the interests of amenity.
- 16 These details have not been submitted or approved.
- 17 In the interests of amenity and in order to retain effective planning control.
- 18 To ensure the site is free of contamination and suitable for development.

For information only

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