

Report

Report to:	Planning Committee
Date of Meeting:	8 October 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/1629
Planning proposal:	Erection of 112 houses and associated infrastructure works (approval of matters specified in conditions 1 (a to r), 3, 4, 6, 7, 8, 9, 10 and 12 of EK/09/0218).

1 Summary application information

Application type:	Approval of matters specified in conditions.
Applicant:	Abbey Developments (Jackton) Ltd/Bellway Homes Ltd Scotland
Location:	Land to South West of East Kilbride Largely Bounded By Eaglesham Road, Jackton Road and Newlands Road

2 Recommendation(s)

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

- (1) Grant matters specified in conditions (subject to conditions) based on conditions attached.

2.2 Other actions/notes

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

3 Other information

- ♦ Council Area/Ward: 06 East Kilbride South
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 1 – Spatial Strategy
Policy 4 – Development Management and Place Making
Policy 5 - Community infrastructure assessment
Policy 12 – Housing land
Policy 13 – Affordable housing and housing

choice
Policy 14 – Green network and greenspace
Policy 17 - Water environment and flooding

Supplementary Guidance

Development Management, Place Making and Design

Green Network and Greenspaces

Affordable Housing

Community Infrastructure Assessment

**South Lanarkshire Local Development Plan 2
(Proposed Plan 2018)**

Policy 1 - Spatial Strategy

Policy 5 – Development Management and Placemaking

Policy 7- Community infrastructure assessment

Policy 11 – Housing

Policy 12 – Affordable housing

Policy 13 – Green Network and Greenspace

Policy 16 – Water Environment and Flooding

Policy SDCC2 – Flood Risk

Policy SDCC3 – Sustainable Drainage Systems

Policy DM1 – New Development Design

♦ **Representation(s):**

▶	8	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

♦ **Consultation(s):**

SNH

WOSAS

Roads Flood Risk Management

Jackton and Thorntonhall Community Council

Roads Development Management Team

Environmental Services

Scottish Water

SEPA West Region

SP Energy Network

Countryside and Greenspace

Planning Application Report

1 Application Site

- 1.1 This planning application relates to a proposed residential development of 112 detached dwellings on land identified within the East Kilbride Community Growth Area (CGA). The site lies immediately west of Newlands Road on the southern edge of East Kilbride. The site lies on the eastern edge of the masterplan approved as part of planning permission in principle application EK/09/0218 for “mixed use development comprising residential, retail and education uses, and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping work.” The site is primarily agricultural land, including some associated trees and hedgerows on field boundaries. The site has varied topography with the land generally sloping down towards a watercourse that lies close to the northern boundary of the site. The site is currently bounded to the south and east by Newlands Road and existing houses and to the south-west, north and north-east by agricultural land. The application site covers an area of 10.64 hectares.

2 Proposal(s)

- 2.1 The application is to discharge various conditions imposed on planning permission in principle application EK/09/0218 for the development of East Kilbride Community Growth Area. Condition 1 specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc. are submitted to and approved by the Planning Authority. The other conditions to be discharged specify in more detail what information requires to be submitted to deal with the relevant matters listed in condition 1. The proposal under consideration relates to the first residential development within the masterplan area associated with planning permission in principle EK/09/0218. The proposed layout has a single vehicle access point on Newlands Road and includes two pedestrian links to further phases of development within the CGA area, in line with the principles established in the masterplan. The proposal includes extensive landscaping, an area of open space, containing play provision and a suds pond to serve the development. The proposal has been designed in accordance with Designing Streets principles and includes a variety of surface materials, differentiating between parts of the proposed layout, and with dwellings fronting public areas and Newlands Road. The proposed houses are a mixture of 3, 4 and 5 bedroom properties, with external materials primarily of white/cream render, brown reconstituted stone and grey/red concrete tiles.

3. Background

3.1 Local Plan Status

- 3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan 2015 (LDP) as forming part of the designated East Kilbride Community Growth Area (Policy 1 Spatial Strategy) and is allocated as a Proposed Housing Site (Policy 12 Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out the requirements for the CGA in more detail.

3.1.2 In addition to the above policy designation, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Plan, as follows:

- Policy 4 – Development Management and Place Making
- Policy 5 – Community infrastructure assessment
- Policy 12 – Housing land
- Policy 13 – Affordable housing
- Policy 14 – Green network and greenspace
- Policy 17 – Water environment and flooding

3.1.3 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, the following policies are relevant:

- Policy 1 - Spatial Strategy
- Policy 5 – Development Management and Placemaking
- Policy 7 – Community infrastructure assessment
- Policy 11 – Housing
- Policy 12 – Affordable housing
- Policy 13 – Green Network and Greenspace
- Policy 16 – Water Environment and Flooding
- Policy SDCC2 – Flood Risk
- Policy SDCC3 – Sustainable Drainage Systems
- Policy DM1 – New Development Design

3.2 **Relevant Government Advice/Policy**

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. Further, the planning system should enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

3.3 **Planning Background**

3.3.1 Planning application EK/09/0218 was originally approved at the Planning Committee in December 2011, subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. A revised masterplan was submitted in October 2016 and subsequently approved at the Planning Committee in June 2018, subject to the conclusion of a legal agreement. This legal agreement has now been concluded and submitted for registration to allow planning permission EK/09/0218 to be issued.

4 Consultation(s)

- 4.1 **Roads Development Management Team** – following discussions with the applicant and submission of additional details, there are no objections, subject to compliance with conditions and roads construction consent requirements.
Response: Noted. Appropriate conditions and advisory notes can be added to any consent granted.
- 4.2 **Roads and Transportation Services Flood Risk Management** – have no objections, subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.
Response: Noted. Appropriate conditions can be attached to any consent granted.
- 4.3 **Environmental Services** – have no objections, subject to an advisory note restricting the construction times applicable to this site.
Response: Noted. An appropriate informative can be added to any planning permission issued.
- 4.4 **Countryside and Greenspace** – have advised that the planting schedule and specifications are acceptable.
Response: Noted.
- 4.5 **SEPA** – No objections but initially recommended against discharge of condition 1(q) relating to the submission of a construction method statement and environmental management plan. Following submission of additional information discharge of all conditions was recommended.
Response: Noted
- 4.6 **Scottish Water** – have no objections.
Response: Noted.
- 4.7 **SP Energy Networks** – have no objections, however, advise that Scottish Power have apparatus in the vicinity of the site.
Response: Noted.
- 4.8 **Scottish Natural Heritage** – following provision of additional information, have no objections.
Response: Noted
- 4.9 **West of Scotland Archaeology Service** – have no objections but have noted that a condition was imposed on EK/09/0218 requiring archaeological investigations.
Response: Noted. Condition 16 of EK/09/0218, which requires the submission and implementation of archaeological works is still applicable to this development.
- 4.10 **Jackton and Thorntonhall Community Council** – The vehicular access from Newlands Road is not in accordance with Masterplan Development Framework for the EK CGA. The proposal will generate significant extra traffic on Newlands Rd which is not designed to accommodate the increased volume. Until such time as the proposed primary road through the CGA is built, traffic could use Jackton Road as a rat run. Jackton Road is unsuitable for this. The proposal would add

pressure on local primary schools. There can be no certainty that the primary school planned within the CGA will be built.

Response: Noted. Roads and Transportation Services have assessed the impact of the proposed development on the local network and have no objections to the proposed development. The principle of a single access point on Newlands Road (to accommodate up to 126 vehicles) has been established by the CGA masterplan associated with EK/09/0218. The current through route between Newlands Road and Jackton Road is scheduled to be removed during the early phases of the CGA development. Education Resources have confirmed that the pupils generated by the proposed development can be accommodated in local schools until such time as the new primary school within the CGA is opened, which is currently planned to be August 2021.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken and the proposal was advertised for non-notification of neighbours. Nine letters of representation have been received in respect of the proposed development. The grounds of objection and issues raised can be summarised as follows:

- a) **The proposal will result in a significant increase in traffic on Newlands Road to the detriment of road safety. Newlands Road is unsuitable to accommodate an increase in traffic of the volume expected. Newlands Roads is narrow, poorly lit and lacks a footpath on parts. The incline on the road means that Newlands Road can be cut off in the winter. On-street parking on Newlands Road would increase.**

Response: Roads and Transportation Services have assessed the impact of the projected additional vehicles generated by the development on the surrounding road network and Newlands Road in particular. While it is acknowledged that there will be an increase in traffic, Roads and Transportation Services are satisfied that the local network can accommodate the additional traffic, without an adverse impact on public safety. The proposals include widening and upgrading of Newlands Road, including formation of a continuous footway to ensure that the impacts of the additional traffic can be mitigated successfully.

- b) **The additional traffic would significantly increase traffic noise levels on Newlands Road.**

Response: Environmental Services were consulted on the proposal and did not object to the proposals, subject to an advisory note on construction noise. The principle of a residential development in this area has been established by the CGA masterplan, which includes a vehicle access onto Newlands Road. It is considered that the additional traffic will not result in a significant loss of amenity for the existing residents on Newlands Road.

- c) **Concerns over potential impacts on wildlife, flora and fauna. Landscaping should be for the benefit of butterflies, moths and insects. There are bats and other wildlife on the site and adjacent areas.**

Response: A habitat and greenspace management plan, including a tree survey and ecology report, was submitted to support the application. Scottish Natural Heritage were also consulted on the proposals and,

following submission of further information, offered no objections to the proposals. It is considered that the proposed development adequately addresses all relevant ecological impacts.

- d) **Concern over impact of the proposed development on privacy of adjacent occupiers on Newlands Road. The depth of proposed gardens is small and the density is significantly higher than existing. Proposed houses are in very close proximity to an existing dwelling on Newlands Road. Car lights will result in disturbance. The altered position for plots 8 and 9 on the revised plan does not adequately address amenity/privacy concerns.**

Response: The application has been assessed with regard to privacy impacts. In this regard, it is noted that the proposed properties to the rear of the existing properties on Newlands Road are at a lower level and have rear gardens depths which are in compliance with the Council's Residential Design Guide. It is further noted that the window to window distances are significantly in excess of the minimum level of 20m stipulated in the Residential Design Guide. Following discussions with the Planning Service, the proposed layout has been altered slightly to ensure that there is sufficient separation from boundaries and to reduce the potential for any loss of amenity. The proposed density of the development is considered to be acceptable for this location and in line with design principles established within the CGA masterplan. Taking the above into account, it is considered that the proposed development will not result in any significant loss of amenity for adjacent occupiers in Newlands Road.

- e) **The development could devalue the existing properties on Newlands Road.**

Response: This is not a material planning consideration.

- f) **Concerns over potential loss of a hedge adjacent to an existing property on Newland Road. In addition, concern that proposed works to create footways encroaches onto land owned by residents on Newlands Road.**

Response: The applicant has provided a revised landscaping drawing which clarifies the retention of an existing hedge adjacent to the rear boundaries of plots 1, 9 and 10. Any planning approval does not override any adjacent residents' legal rights as land owner. The applicant has confirmed that the proposed footway works can be carried out under land controlled by the applicant.

- g) **Based on other developments by this builder, the design, appearance and materials used do not reflect well in the surrounding area.**

Response: The proposed house styles and materials are considered to be appropriate for this locality, which includes a mixture of house types and external materials.

- h) **The proposal will result in increased odours and pollution from car fumes and construction work.**

Response: The principle of the CGA residential development, including vehicle access from Newlands Road, has been established by planning

permission in principle application EK/09/0218. No objections have been received from Environmental Services in respect of odours.

- i) **The increased traffic affects many residents on Newlands Road, which may not have been notified. It is recommended that notification letters are sent to all residents on Newlands Road.**

Response: The application was advertised in the East Kilbride News, in addition to the notification in writing of all neighbours within 20m of the site boundary.

- j) **The dust management plan submitted appears to be insufficient.**

Response: The submitted document has been assessed by Environmental Services and is considered to be acceptable.

- k) **There appear to be no safe crossing points for Newlands Road.**

Response: A planning condition has been imposed requiring the installation of a crossing point, to be agreed in advance by Roads and Transportation Services.

- l) **The proposed CGA link road should be scheduled appropriately to ensure that traffic use is minimised on Newlands Road.**

Response: The intention is that the primary road through the CGA (planning permission EK/17/0305) will be built in phases, with the work commencing at an early stage at the Newlands Road end of the site. The submitted phasing information for planning in principle application EK/09/0218 indicates that the primary road (through road connecting Lindsayfield Road to Eaglesham Road) will be fully completed by August 2021.

- m) **Concern that access to an adjacent property for measurement purposes was gained under false pretences.**

Response: This is not a matter that is relevant to the assessment of this planning application.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks consent for the erection of 112 detached houses and associated roads, landscaping and engineering works. The site benefits from planning permission in principle (EK/09/0218). The principle of the development (including access from Newlands Road) has, therefore, already been established and this assessment relates to the details of the housing layout and associated works. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy.

- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (LDP) identifies the site, in land use terms, as being within a community growth area (as defined by

Policy 1 – Spatial Strategy). The site is also allocated as proposed housing land (Policy 12 – Housing land) to reflect the designation of the CGA. It is, therefore, noted that the principle of housing development of this site is supported by Policies 1 and 12 of the LDP. In respect of Policy 5 (Community infrastructure assessment), it is noted that the legal agreement associated with planning permission EK/09/0218 sets out the requirement for developer contributions applicable to this site to cover infrastructure impacts associated with education, road and transportation, affordable housing and community facilities. The proposed development under consideration does not include any on-site affordable housing provision, however, as stated above, the provision of affordable housing associated with the CGA has been dealt with holistically as part of the approved masterplan and legal agreement associated with EK/09/0218. This approach has been agreed with Housing Services and, as such, the proposal is considered to be in accordance with Policy 13 (Affordable housing and housing choice) of the LDP. It is considered that the submitted layout (in the context of the wider masterplan and identified developer contribution requirements) has addressed the amenity, play provision and community facility requirements identified within the Council's Residential Design Guide. The educational and roads and transportation related requirements associated with this proposal have also been assessed on a cumulative basis, across the CGA as a whole, as part of planning permission EK/09/0218. Taking the above into account, it is considered that the proposal is acceptable with regard to the requirements of Policy 5 of the LDP.

- 6.3 In terms of the detail of the proposal, Policy 4 of the LDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. Further guidance on design matters is contained in the Council's Residential Design Guide (2011). In terms of the submitted layout, it is noted that the proposal is for 112 detached houses, with a single access point from Newlands Road, at the eastern boundary of the site. The proposed house styles, external materials, size and development layout are considered to be acceptable and, additionally, it is noted that the development will fit in adequately with surrounding residential developments in this part of East Kilbride. It is noted that the proposals incorporate appropriate design features, including variation of surface materials, a permeable layout and junction treatment to slow traffic. In general, the layout has been designed to provide attractive streets and to ensure that public areas and connections are overlooked by dwellings to encourage pedestrian movement.
- 6.4 With respect to potential amenity impacts, it is noted that, due to the site topography, retaining walls are proposed to several of the gardens within the central and northern part of the site. Following discussions with the applicant, the height and position of some of these engineering features have been revised to ensure that future residents will have a satisfactory standard of amenity and useable garden space. With respect to potential impacts on neighbouring residents, it is noted that the majority of the residential properties to the east, on Newlands Road, are at an elevated position relative to the site and have long rear gardens (in excess of 20m). Following discussion with the Planning Service, the layout has been adjusted slightly to ensure that the proposed rear boundaries are in compliance with the Council's Residential Design Guide and sufficient separation from boundaries is maintained. Given the above, it is considered that

there will be no significant loss of amenity in terms of privacy or overshadowing for existing residents on Newlands Road. Taking all relevant matters into account, it is considered that the proposal is in compliance with Policy 4 of the LDP. In terms of flood risk and impact on the water environment (Policy 17 of the LDP), it is noted that the proposal includes sustainable drainage features, while supporting information shows that there would not be a flood risk. In this regard, it is noted that no objections have been received from the Council's Flood Risk Management team or SEPA.

- 6.5 The application site also lies partially in an area designated as green network, where Policy 14 (Green network and greenspace) of the LDP applies. This policy seeks to safeguard the local green network and identify opportunities for enhancement and/or extension to contribute towards objectives including promoting active travel, placemaking and supporting biodiversity. In this regard, it is noted that the majority of the proposed development will be on agricultural grazing land, with tree loss minimised primarily to field boundaries. It is noted that over 700 square metres of amenity and play space (including play equipment) is proposed within the site, in addition to a pedestrian link (to the north) to a large area of open space which forms an integral part of the approved CGA masterplan. A landscaping plan has also been submitted, detailing tree and shrub planting within the site. Given the above, it is considered that the proposal will not result in a significant change to quality or volume of green network on the site and that access to a connected green network will be available for residents, in compliance with Policy 14 of the LDP.
- 6.6 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with the relevant policies detailed in section 3.1.3 above.
- 6.7 In summary, it is noted that the principle of residential development of this site is supported by development plan policies and the existing planning permission in principle consent at the site. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is in compliance with Policies 1, 4, 5, 12, 13, 14 and 17 of the adopted South Lanarkshire Local Development Plan, as detailed above. It is, therefore, recommended that the relevant conditions outlined above can be discharged, subject to the additional conditions listed.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 4, 5, 12, 13, 14 and 17 of the South Lanarkshire Local Development Plan 2015 and associated Supplementary Guidance and the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 26 September 2019

Previous references

- ◆ EK/09/0218

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated

- ▶ Consultations
 - SNH 28.03.2019
 - WOSAS 03.12.2018
 - Roads and Transportation Flood Risk Management 03.05.2019
 - Jackton And Thorntonhall Community Council 22.01.2019
 - Roads Development Management Team 08.05.2019
 - Environmental Services 20.12.2018
 - Scottish Water 03.12.2018
 - SEPA West Region 24.12.2018
&
21.03.2019
 - SP Energy Network 10.12.2018
 - Countryside And Greenspace 28.11.2018

- ▶ Representations Dated:
 - Neil N Macleod, 61 Newlands Road, East Kilbride, Glasgow, South Lanarkshire, G75 8WW 19.12.2018
 - Peter Lennon, 68 Newlands Road, East Kilbride, Glasgow, South Lanarkshire, G75 8WW 20.12.2018
 - Brendan, Jennifer, Stephen, James, Sam And Mylo Robson, 54 Newlands Road, East Kilbride, G75 8WW 07.01.2019

Peter And Joanne Duncan, 63 Newlands Road, East Kilbride, G75 8WW	19.12.2018
Mr W Black, 2 Coniston, East Kilbride, Glasgow, South Lanarkshire, G75 8JR	12.12.2018 12.12.2018
J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	18.12.2018
Sandro P Sarti, 19 James Shepherd Grove, Kings Lea, Newlands, East Kilbride, G75 8WT	10.01.2019
Helen Black, 2 Coniston, Newlandsmuir, East Kilbride, G75 8JR	20.12.2018
Pete Duncan, 63 Newlands Road, East Kilbride	02.05.2019

Contact for further information

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

Alan Pepler, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone:

Email: alan.pepler@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/1629

Conditions and reasons

01. That no development shall commence until drainage and flood risk details to include signed appendices 1 to 5 shall be submitted to and approved in writing by the Planning Authority. The development shall not be occupied until the surface drainage works and any required flood mitigation works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

02. That notwithstanding the approved plans and prior to the commencement of development, details of how the SUD's area is to be maintained shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the maintenance access road shall be a minimum of 3m wide. A turning area is also required, therefore a tracking drawing to demonstrate vehicle accessing/exiting the maintenance area is also required.

Reason: To ensure that satisfactory maintenance facilities are provided, in the interests of safety.

03. That prior to the commencement of development, detailed specifications (including any required temporary fencing) for the remote footpath links adjacent to plots 30 and 83 shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that adequate pedestrian connections are provided.

04. That unless otherwise agreed in writing with the Planning Authority, the footpath links referred to in condition 3 above shall be completed prior to the occupation of the 10th last dwellinghouse on the site.

Reason: To ensure that adequate pedestrian connections are provided.

05. That notwithstanding the plans hereby approved and prior to the commencement of development, a plan shall be submitted to and approved in writing detailing the required visibility splays measured from the road channel as follows: 2.4m by 43m at all road junctions; and 2m by 20m at all driveways (if traffic calming features are provided) or 2.5m by 35m if traffic calming features are not provided. 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.

Reason: In the interests of traffic and public safety.

06. The first 2 metres of driveways must be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the driveway and entering the carriageway.

Reason: In the interests of public safety.

07. That notwithstanding the plans hereby approved and unless otherwise agreed in writing with the Planning Authority, prior to the start of development tracking drawings shall be submitted to and approved in writing by the Planning Authority to demonstrate that a HGV type refuge vehicle can access/exit the site. Any required changes shall thereafter be agreed and implemented as required.

Reason: In the interests of public safety and to ensure adequate access arrangement are available.

08. That notwithstanding the plans hereby approved and unless otherwise agreed in writing with the Planning Authority, prior to the start of development, a plan detailing the provision of a pedestrian crossing point on Newlands Roads shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the crossing point shall thereafter be provided prior to the occupation of the 50th dwellinghouse on the site.

Reason: In the interests of pedestrian safety.

09. That unless otherwise agreed in writing with the Planning Authority, all construction traffic shall access the site solely from Newlands Road, via Greenhills Road.

Reason: In the interests of traffic safety and to ensure that disturbance to local residents is minimised.

10. That the public road adjacent to the site shall be kept clear of mud or other deposited material at all times. If the carrying of material onto the public highway becomes evident then appropriate wheel cleaning facilities shall be installed within a timescale agreed, in writing, with the Planning Authority.

Reason: To prevent deleterious material being carried onto the highway.

11. That notwithstanding the plans hereby approved and prior to the start of development, a drawing showing development phasing and the location of the proposed construction compound, including the provision of a turning area and appropriate parking levels for construction traffic shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that sufficient facilities are in place to minimise disturbance during construction.

12. That prior to the occupation of any dwellinghouse hereby approved, detailed specifications of the proposed play equipment within the site shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that adequate play facilities are provided within the site.

13. That unless otherwise agreed in writing with the Planning Authority, the play area and associated equipment adjacent to plots 56 to 59 shall be provided prior to the occupation of the 10th last dwellinghouse on the site.

Reason: To ensure that the approved play facilities are provided within an appropriate timescale.

14. That prior to the commencement of development, a pre-start otter survey shall be submitted to and approved in writing by the Planning Authority. Should evidence of protected species be found, no works shall begin until the Planning Authority receives written confirmation that a license has been obtained from the Scottish Government to deal with the presence of protected species within the site.

Reason: To ensure that all bats on site are protected and suitable mitigation measures are put in place.

15. That prior to the commencement of development, a phasing programme (including technical specifications as required) of the proposed works to Newlands Road (as required by drawings 16259-SK-07 Rev E & 16259-SK-23) shall be submitted to and approved in writing by the Planning Authority.

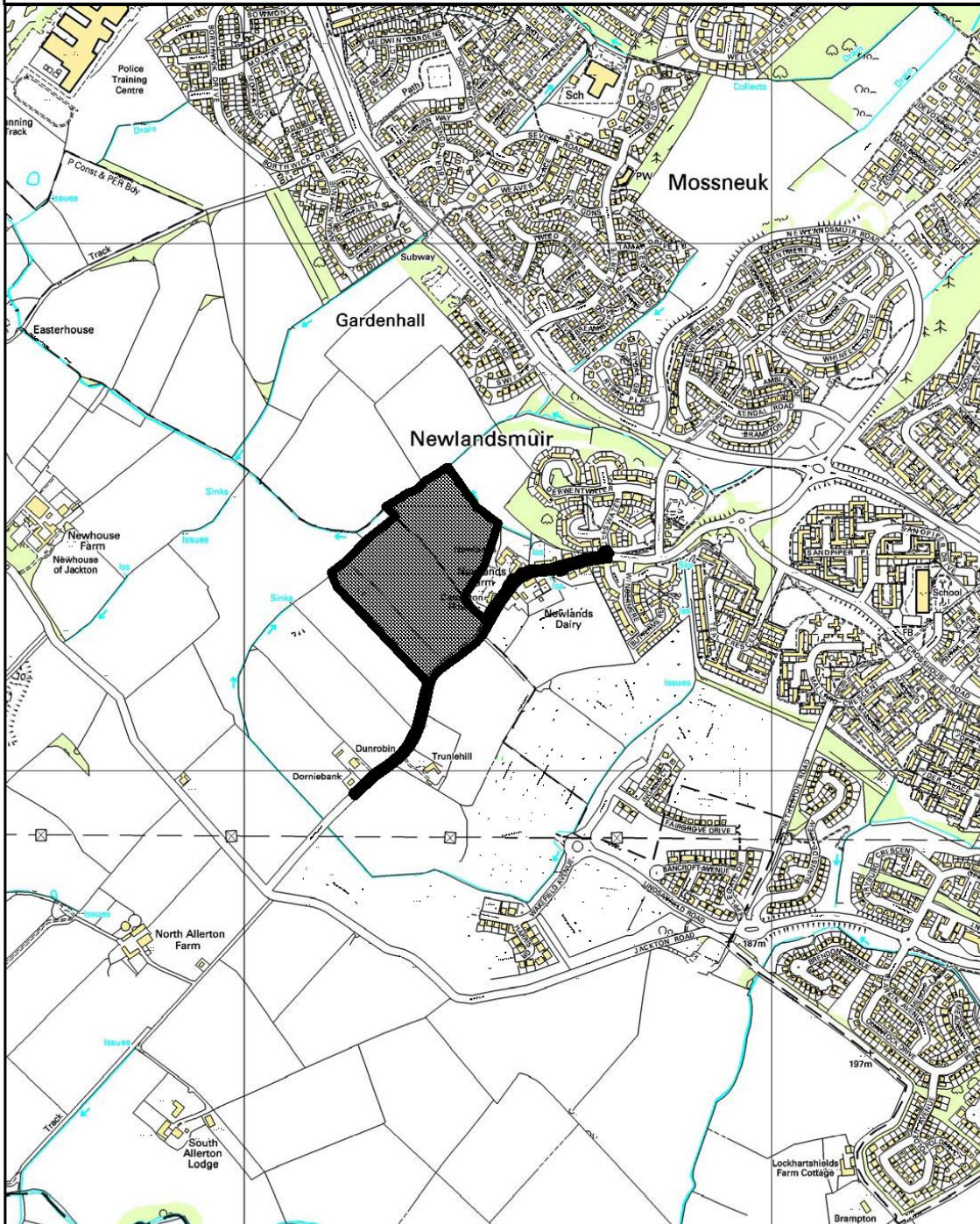
Reason: In the interests of traffic safety.

16. That notwithstanding the plans hereby approved, all dwellings within the development shall have the appropriate level of off-street parking, as follows: for 4 bedroom properties or more 3 parking spaces and properties with 3 bedrooms or less 2 parking spaces. The driveway dimensions should be detailed as per the National Roads Development Guide at 3m x 12m for double length, 6m x 6m for double width, and for three spaces it would be a combination of these. These dimensions exclude pedestrian access. To allow a garage to count as a space it will have to meet the minimum dimensions as per the National Roads Development Guide, an internal minimum size of 3m x 7m.

Reason: In the interests of public safety and to ensure adequate car parking is provided.

P/18/1629

Land to South West of East Kilbride Largely Bounded by Eaglesham Road, Jackton Road



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South Lanarkshire Council
Community and Enterprise Resources
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