

Report

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Report to:	Planning Committee
Date of Meeting:	23 January 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CL/06/0345
Planning Proposal:	Erection of 348 Dwellings and the Conversion of 4 Listed Buildings to Form 45 Units

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : AMD Ltd
- Location : Winston Barracks
Lanark ML11 9TA

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) 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) The variation of the existing Section 75 Agreement in respect of allowing development over all of the application site will be required, including revised phasing in respect of the conversion of the listed buildings.
- (4) The application requires to be referred to the Scottish Ministers in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 as the development constitutes a significant departure from the development plan.

3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 08 Carstairs/Carnwath
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
 - Proposal RES6: Winston Barracks
 - Proposal RES2: Proposed New Housing Sites (H29)
 - Policy RES12: New Residential Development
 - Proposal LR8: Lanark Moor & Racecourse

South Lanarkshire Local Plan (Finalised Draft)

- Policy RES2: Proposed Housing Sites (CL5035)
- Policy STRAT4: Accessible Rural Area Policy
- Policy ENV4: Protection of the Natural and Built Environmental Policy
- Policy ENV11: Design Quality Policy
- Policy ENV23: Listed Building Policy
- Policy ENV29: New Development Design Policy
- Policy ENV28: Regional Scenic Area and Areas of Great Landscape Value Policy
- Policy ENV30: New Housing Development Policy

◆ Representation(s):

▶ 2 Objection Letters

◆ Consultation(s):

Leisure Services

AHSS

Architecture and Design Scotland

Scottish Civic Trust

Lanark & District Civic Trust

The Royal Burgh of Lanark Community Council

Environmental Services

Historic Scotland

Roads and Transportation Services (South Division)

Roads & Transportation Services H.Q. (Flooding)

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

Scottish Natural Heritage

Power Systems

Scottish Gas Works

Scottish Water

West of Scotland Archaeology Service

Sportscotland

Education Resources

Planning Application Report

1 Application Site

- 1.1 The application site relates to the former Winston Barracks which includes redundant ancillary buildings and playing fields. These buildings include the Sandhurst Building (B Listed) which functioned as an accommodation block, the Gate House (C(S) Listed), Sergeants' Mess (B Listed), the Officers' Mess (C(S) Listed), Gymnasium (C(S) Listed), stores, NAAFI, Firing Range, Boiler House, garages and offices. The site also contains redundant family homes for officers and men. Some of these buildings are dilapidated whilst others are in a reasonable condition. A belt of woodland exists along the site frontages onto the A73 and the A70 and along the northern boundary. A number of mature trees also remain within the site, including an avenue of trees alongside an internal access road. In front of the Sandhurst building is a hardstanding parade ground. Elsewhere there are extensive areas of grass and scrub.
- 1.2 The site is bounded to the north by agricultural land, to the west by Lanark Racecourse recreational ground, a vacant golf driving range and woodland, to the east by the A70 and beyond by agricultural and industrial land, and to the south by the A73 and beyond by agricultural fields, two dwellings and woodland.

2 Proposal(s)

- 2.1 The applicant seeks planning permission for 348 dwellings and to convert the Sandhurst Building, Gatehouse, Sergeants' Mess and Officers' Mess to residential use to form 45 units. The proposal also includes amenity open space, landscaping and access roads. The original layout plan intended to place 3-storey flats at the Hyndford Road entrance. However, due to concerns over the impact upon the Sandhurst building, a revised layout was submitted. This layout contains a mixture of 2-storey, detached, semi-detached and terraced houses positioned around an internal circulating road network, with inter-linking cul-de-sac and 3-storey flats in the north-western corner of the site. Vehicular access will be taken from the A73 and A70 via newly constructed roundabouts. The house designs are conventional but will reflect and be influenced by the original military buildings on site. Externally they will be finished in a mixture of render, brick and tiles. The conversion of the listed buildings has been designed to return their original external character and appearance. Play areas/open space will be interspersed throughout the site whilst structure planting will be established along the southern, western and eastern boundaries. Footpath links from the site to the Lanark Recreation ground will be formed. Other features include the creation of a village green in place of the parade ground to the front of the Sandhurst building.

3 Background

3.1 Local Plan Policy

Policies and Proposals in both the Lower Clydesdale Local Plan (Adopted) and the South Lanarkshire Local Plan (Finalised Draft) are relevant to the determination of this application.

- 3.1.1 In the Lower Clydesdale Local Plan (Adopted), Proposals RES2: Proposed Housing Sites (H29) and Policy RES12: New Residential Development apply. Proposal RES2 states the Council will promote the development of Winston Barracks which is identified in the Housing Land Supply table and on the proposals map. Proposal RES6 states that the Council seeks the retention of the significant existing buildings and will seek a low density development appropriate to the location. Policy RES12

indicates that brownfield sites are preferred over greenfield locations for residential developments. All proposals will be expected to accord with the standards set out in the Council's Residential Development Guide. Proposal LR8 indicates that the area is appropriate for further development as centres for active outdoor recreation.

- 3.1.2 In the Finalised Draft Local Plan, the relevant policies are RES2: Proposed Housing Sites (CL5035), STRAT 4: Accessible Rural Area Policy, ENV11: Design Quality, Policy ENV23: Listed Buildings Policy, ENV29: New Development Design Policy, ENV28: Regional Scenic Area and Areas of Great Landscape Value Policy and ENV30: New Housing Development Policy. Policy RES2 has identified Winston Barracks as suitable for housing development. STRAT4: Accessible Rural Area Policy aims to build on the economic potential of the area's high quality natural and built environment and tourism potential. Development will be directed within settlements and to development areas identified on the proposals map. ENV11 encourages sustainability and that proposals make a positive contribution to the environment. ENV23 states development affecting a listed building or its setting shall preserve the building or its setting, or any features of special architectural or historic interest which it has. The layout, design, materials, scale, siting and use of any development shall be appropriate to the character and appearance of the listed building and its setting. The demolition of a Listed Building will only be supported where it can be demonstrated that options for retention are not viable. ENV28: Regional Scenic Area and Areas of Great Landscape Value Policy indicates that development will only be permitted if it can be accommodated without adversely affecting the overall quality of the Regional Scenic Area. ENV29 highlights the need to respect the character of the area and ensure the provision of open space and landscaping as an integral part of the development. ENV30 states that the Council will seek well designed proposals, which integrate successfully with their surroundings and which are well related to existing development, public transport, local services and facilities. Poorly designed developments or developments which take no account of their context will be refused.

3.2 **Structure Plan Policy**

Strategic Policy 9: Assessment of Development Proposals sets out criteria which development proposals require to satisfy in order to accord with the Structure Plan. Strategic Policy 9A requires the development to be assessed against the following considerations regarding housing:

- ◆ the assessment of housing proposals against the demand and effective housing supply in the relevant housing market area;
- ◆ the requirement for affordable housing.

Strategic Policy 9B requires the location of the development to be appropriate in terms of the need to give preference to the use of brownfield urban land rather than greenfield land or open space. Strategic Policy 10 covers any proposal which fails to meet the relevant criteria set out in Strategic Policy 9 and therefore regarded as a departure from the development plan. Strategic Policy 10A(ii) refers to situations where there is a clear shortfall in existing and planned supply of land for housing development within the appropriate market area taking account of the need to provide for choice in terms of size and type of housing. Strategic Policy 10C(iii) relates to environmental benefits such as the significant restoration of vacant land.

3.3 **Relevant Government Advice/Policy**

SPP3: Planning for Housing encourages the reuse of derelict and vacant land. The conversion of premises also offers opportunities. The development of brownfield

sites are considered more favourably than greenfield locations. SPP15: Planning for Rural Developments encourages good design standards appropriate to the setting of a development. NPPG18: Planning and the Historic Environment advocates a positive approach to finding ways in which the active life of historic environments can be sustained. It acknowledges that new economic uses should be found for historic buildings where they can no longer reasonably be expected to serve their original purpose. PAN72: Housing in the Countryside offers design guidance and emphasises the need to reflect the local identity and to provide connection to the transport network. Developments should be of an acceptable scale and enhance the local character.

3.4 **Planning History**

The site was originally developed as a Barracks before the Second World War but has now been vacant for a significant number of years. Planning Permission (CL/00/0320) was granted in March 2006 for residential development in outline. Under the terms of this consent, approximately one-third of the site was to be retained for recreational use and amenity open space. A Section 75 Agreement has also been concluded relating to the phasing and the rehabilitation of the listed buildings and limiting any development to a defined area. A Listed Building Application (CL/05/0486) to convert the Sandhurst building, Gatehouse, Officers' and Sergeants' Messes to residential units and to demolish the Gymnasium (C(S) Listed) was granted in December 2006.

4 **Consultation(s)**

- 4.1 **Roads & Transportation Services** – The Kirkfieldbank Brae/Park Place junction will have to be improved to accommodate the anticipated additional traffic flow and, in that respect, a financial contribution is sought. A Traffic Regulation Order will have to be implemented to reduce existing speeds on the approach to the site entrances to 40mph. A 2 metre wide footway will have to be established on the site frontages. Details should be submitted showing improvements to bus facilities and this should include, where possible, off-road bus lay-bys. The internal layout will have to comply with the Council's guidelines for Development Roads; this matter will be considered in details once a Road Construction Consent application has been submitted.

Response: Noted. The majority of these matters can be addressed by the use of appropriate conditions. I consider, however, that the application site is remote from the Kirkfieldbank Brae/Park Place junction and, as a proportion of existing usage, will not add significantly to cumulative traffic movements at that junction. I do not consider, therefore, that requiring the submission of a financial contribution from the developer towards the improvement of that junction can be justified.

- 4.2 **Scotland Gas Works** – have advised on gas infrastructure in the proximity of the site.

Response: Noted.

- 4.3 **West of Scotland Archaeology Service** – no substantive archaeological issues.

Response: Noted.

- 4.4 **ScottishPower** – have objected as they have received no intimation as to whether their apparatus will be affected by the proposal.

Response: If consent is granted, then a condition can be applied requiring further details on proposals for existing and proposed electricity infrastructure.

- 4.5 **Scottish Civic Trust** – believes the number of units proposed is excessive and far exceeds that which was originally intended. More of the existing buildings could be retained. The area in the north-west corner in the outline consent was to be left undeveloped as an amenity open space. It is the view that this area should remain undeveloped.
Response: Due to the high cost involved in converting the listed buildings and providing infrastructure, it has been necessary to increase the number of units. Listed Building Consent has now been granted for the demolition of all of the unlisted buildings and the C(s) listed gymnasium. Although the amenity open space identified in the Outline Consent will now be developed, it should be noted that there is a large expanse of recreational space within Lanark Racecourse which directly adjoins the site.
- 4.6 **Architectural Heritage Society for Scotland** – the proposal should be redesigned to incorporate a village concept with store and school.
Response: Due to the modern style of living based largely on commuting, the economic viability and feasibility of such a scheme would be questionable.
- 4.7 **Environmental Health** – construction noise and working hours need to comply with current standards. A contamination study should be carried out and buildings to be demolished should be surveyed for asbestos prior to demolition, and any asbestos found should be removed in accordance with current standards.
Response: Environmental Health has separate legislative powers for controlling construction noise and working hours. The other matters can be covered by appropriate conditions, if consent is granted.
- 4.8 **Sportscotland** – the proposal will result in the loss of a former playing field. NPPG11 indicates that playing fields should not be developed unless alternative provision can be made available or if there is already an excess supply of pitches. The Sports Pitch Strategy for South Lanarkshire does advise there is sufficient pitch capacity to meet current demands, however there is a need to improve the quality of pitches and changing facilities. The strategy also advises against the disposal of pitches. On this basis, Sportscotland objects to the planning application submitted but they would be willing to reconsider their position in light of any additional information.
Response: The Recreation Officer for South Lanarkshire Leisure has advised that the pitch provision for Lanark is in excess of the demand for the area. The disused pitch at Winston Barracks was not listed in the provision of sports pitches that was sent to Sportscotland regarding the Sports Pitch Strategy.
- 4.9 **Lanark & District Civic Trust** – objects because of the number of houses proposed will place a significant strain on existing services. The road system and proposed parking is insufficient to meet anticipated demand.
Response: I am satisfied that this proposal can be accommodated without adversely affecting services.
- 4.10 **SNH** – additional bat and badger surveys will have to be carried out. The existing screening framework will be removed and this will give rise to adverse landscape and visual impacts. The layout has not been informed by the topography as earthworks would appear to be required to accommodate building works. Insufficient provision has been made for access links to adjacent existing recreational facilities.
Response: The tree belts along Hyndford Road have reached maturity and are starting to decline. Consequently, their removal is inevitable; however, this will

present an opportunity to open up views of the Sandhurst Building, an attractive landmark which had been previously obscured by trees. Elsewhere, the boundaries can be enhanced with additional landscaping which will help the development integrate with the wider countryside. I am satisfied that earthworks will not have an adverse effect upon the character of the area. The applicant has allowed for footpath links to the Lanark Racecourse. The badger and bat survey could be made subject of a condition and the applicant has advised that he is applying to the Scottish Executive for a licence in this respect.

- 4.11 **The Royal Burgh of Lanark Community Council** – the sheer scale of the development is inappropriate in that the number of houses is to the detriment of the existing landscape and the plan fails to provide adequate screening from the approach roads on all sides. The development would be better served with access from both road sides. Inadequate amenity open space has been provided.

Response: I believe the site can accommodate the development without adversely affecting the character of the area. The site will be supplemented with additional landscaping and views towards the attractive historic buildings and their landscaped settings. The layout has now been altered to include vehicular access points onto the A73 and A70.

- 4.12 **Scottish Water** – objects to the proposal because of capacity issues at the Lanark Wastewater Treatment Works and the Coulter Water Treatment Works, however they will withdraw their objection if the developer can demonstrate that the development will not impact upon their infrastructure. A Sustainable Urban Drainage System is recommended.

Response: These matters can be covered by condition.

- 4.13 **Historic Scotland** – the loss of the Gatehouse is to be regretted and current layout appears to pay little regard to the setting of the listed buildings and constitutes a significant over-development of the site, seriously negating the value of the listed buildings.

Response: A revised and improved layout has been submitted which retains the Gatehouse and largely addresses concerns over the impact upon the setting of the listed buildings.

- 4.14 **SEPA** – request that the applicant clearly demonstrates to the satisfaction of the Planning Authority, Scottish Water and SEPA that a sustainable foul drainage arrangement is achievable at this location prior to planning permission being granted for the site. They would expect all surface water from the site to be collected, treated and disposed of in accordance with SUDS's principles and that planning permission should be withheld until these matters have been satisfactorily addressed.

Response: I am satisfied that these matters can be covered by the use of appropriate conditions.

- 4.15 **Glasgow & Clyde Valley Joint Structure Plan Team** – The number of units proposed for greenfield land represents a departure from the Structure Plan and therefore it will have to be justified against criteria in Structure Plan Policy 10: Departures from the Structure Plan. This relates to a need to meet a shortfall in housing land, however anticipated shortfalls have already been accommodated though updated assessments. Of relevance is Policy 10B(iii): Environmental Benefits which highlights protection of environmental resources and the significant restoration of vacant and derelict land for environmental purposes. The development could be instrumental with regard to the protection and enhancement of listed

buildings, however South Lanarkshire would have to be convinced that the development is the only method available to secure the listed buildings. They conclude that the relative weight the Council seeks to attach to these benefits would be a matter for the Council, as local planning authority, to determine in the context of Strategic Policy 10.

Response: I am satisfied that a departure from the Structure Plan can be justified on grounds that the proposed development will help protect and enhance the listed buildings and will involve the restoration of a significant area of derelict land. This is considered in further detail in the Assessment and Conclusions section of this report.

4.16 **Education Resources** – No objections.

Response: Noted.

5 Representation(s)

The application was advertised as being potentially contrary to the Development Plan and as affecting the setting of listed buildings and neighbour notification was undertaken in the usual way. In response, two letters of representation have been received. The points raised in these letters are summarised below.

(a) **The high housing density would overwhelm the area and have an adverse effect upon infrastructure and services.**

Response: I am satisfied that the development can be accommodated without adversely impacting upon the area and associated services/infrastructure.

(b) **There are no leisure facilities to support such a development.**

Response: The site adjoins Lanark Racecourse where there are existing facilities for formal and informal recreation.

(c) **The number of units on site should be restricted to 50.**

Response: To restrict the number to 50 would undermine the economic viability of the proposal and would represent an inefficient use of vacant/brownfield land.

(d) **Adverse impact upon the road network.**

Response: Roads have not objected, subject to conditions.

(e) **The listed buildings should be restored, the unlisted buildings demolished and the site generally tidied up.**

Response: All of the listed buildings, apart from the gymnasium, will be restored and the other buildings will be demolished. The housing proposal itself will result in the removal of dereliction and an improved environment.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

6.1 The determining issues are compliance with local plan policies, the impact upon amenity and whether the proposal can be satisfactorily accommodated. If development contravenes policy, then the question is whether there are sufficient reasons to justify a departure from the adopted local plan.

6.2 Outline Planning Permission (CL/04/0320) was granted in March 2006 for a residential development which covered approximately two-thirds of the current application site, but excluded an area identified for leisure in the Lower Clydesdale Local Plan. The current detailed planning application indicates dwellings located on

the area identified for leisure which would contravene Proposal LR8: Lanark Moor & Racecourse. However, it should be noted this recreational area has never been available to the wider public as it was restricted to the military when the barracks were last operational. Since then, the land has not been open to public access and has suffered from a lack of maintenance and could not easily be brought back into use.

- 6.3 The land which is subject of the outline consent, is supported by Proposal RES2: Proposed New Housing Sites (H29) which considers Winston Barracks an appropriate location for a housing development. Proposal RES6: Winston Barracks seeks the retention of the significant existing buildings and a low density development. The proposal allows for the retention of the most significant listed buildings and this has been confirmed by the recent grant of Listed Building Consent for that aspect of the proposal. Although the density will be higher than the indicative capacity highlighted in the Private Sector Housing Land Supply table, it still represents only 22 dwellings per hectare which is well within the Council's Residential Development Guide recommendation of 20-29 dwellings per hectare. Also of relevance is Policy RES12: New Residential Development which encourages the development of vacant brownfield land. As Winston Barracks falls within the definition of vacant brownfield, the proposal is consistent with these aims.
- 6.4 In strategic terms, the proposal requires to be assessed against the policies of the Glasgow and the Clyde Valley Joint Structure Plan (Finalised) 2006. I agree with the Structure Plan Joint Committee that this proposal represents a departure from the Structure Plan which requires to be considered against Strategic Policy 10: Departures from the Structure Plan. I do not consider that the proposal can be justified in terms of an updated assessment of supply and demand of housing sites as required by Policy 10A.
- 6.5 Turning to strategic Policy 10B(iii), it is important to note that the site is largely brownfield in nature and the redevelopment of the site would significantly improve the amenity of the area. In addition, there are significant abnormal costs associated with the development of the site. In this respect, I consider that the inclusion of the greenfield part of the site within the development boundary is justified in order to release sufficient finance to fund those abnormal costs and deliver the project. The refurbishment and safeguarding of the listed buildings resultant from the project are also significant in terms of a consideration of Policy 10B(iii). I am satisfied, therefore, that the proposed development can be justified as a departure from the Structure Plan in terms of consideration of its benefits against Strategic Policy 10B(iii).
- 6.6 In the South Lanarkshire Local Plan Finalised Draft, the full application site area is covered by Policy RES2: Proposed Housing Sites (CL5035) which accepts the principle of housing at this area. This accords with Policy STRAT4: Accessible Rural Area which states that development will be directed to sites identified on the proposals map. Policy ENV11: Design Quality encourages sustainability and that proposals make a positive contribution to the environment. In that respect, the site is situated close to Lanark, and bus routes serving the town can be easily accessed. The proposal involves the conversion of 4 listed buildings and, accordingly, the reuse of buildings ties in with the principles of sustainability. The site will be further enhanced by the sensitive inter-relationship of the listed buildings to open space and landscaping and the opening up of views to the Sandhurst building which is the principal landmark at the Barracks. Policy ENV23: Listed Buildings seeks to protect listed buildings and this has been an integral aim of this project with plans to retain 4

out of the five listed buildings. Policy ENV28: Regional Scenic Area and Areas of Great Landscape Value aims to protect landscape quality. The combination of existing vegetation, proposed landscaping and open space will help limit the impact of the development in the context of the wider environment. Policy ENV29: New Development Design seeks to respect the established character of the area and ensure the provision of open space and landscaping. The proposal includes generous provision of open space and landscaping and I am satisfied that it can be integrated successfully with its surroundings. Policy ENV30: New Housing Development encourages proposals which incorporate good design principles, take cognisance of their surroundings and existing development, and which can be easily linked to public transport, local services and facilities. The design principles have been well thought out and have been influenced by the setting of the Barracks and the retention of historic buildings. Close proximity to Lanark, the Racecourse and bus routes will ensure that necessary links to services can be achieved.

- 6.7 Most of the issues raised by the consultees can be dealt with by the use of appropriate conditions. However, the amenity bodies have expressed concern regarding the scale of the proposal and the number of housing units proposed.
- 6.8 The Barracks is self-contained but has, unfortunately, lain derelict for many years and is continuing to deteriorate, therefore the proposal represents an opportunity to reuse and restore derelict listed buildings and land. The proposal includes the conversion of listed buildings and a new build element containing a mixture of detached, semi-detached and terraced housing (285 units) with 3-storey flats (63 units) in the north-western section. The layout has been sensitively designed to complement the setting of the listed buildings through the use of open space and extended curtilages which allow inter-visibility between the retained buildings. In particular, an open green will replace the parade ground and ensure the continuing predominance of the Sandhurst building as viewed both within and from outwith the site. The new build housing will not compete with but complement the listed buildings. Housing density will be varied and play areas will be interspersed throughout the site. Although the layout does not include any recreation pitches, the site adjoins Lanark Racecourse where there are a number of grass pitches. Vehicular access to the development will be taken from two points along the A73 and A70 via newly constructed roundabouts.
- 6.9 The proposed housing numbers will ensure that opportunities for the housing market and choice are maximised. Also, higher densities on a brownfield site help reduce pressure to develop greenfield land. Due to particular site constraints and the requirement to convert the listed buildings, infrastructure provision and construction costs will be abnormally high and therefore a higher housing density will ensure these costs can be covered whilst allowing a reasonable profit for the developer.
- 6.10 Other than the proposal to build housing on the third of the site in the north-western section identified for leisure in the adopted local plan, the development is largely compliant with local plan policies and proposals. In conclusion, I am satisfied that the development is acceptable and that a departure from the Lower Clydesdale Local Plan can be justified on the following grounds:
- ◆ the proposal represents the reuse of a brownfield site which will help expand the choice and range of housing in the Lanark area;
 - ◆ the proposal can blend in with its surroundings due to the presence of existing woodland belts which can be further enhanced by additional landscaping;

- ◆ the proposal represents an opportunity to restore and convert listed buildings, thereby ensuring their future and reflecting the military history of the site in the context of the newer build;
- ◆ the proposal is consistent with the Finalised Draft South Lanarkshire Local Plan; and
- ◆ the proposal can be justified as a departure from the Structure Plan against criteria set out in Strategic Policy 10.

6.11 The proposal involves the erection of houses on an area of land that was excluded from development under the terms of the Section 75 Agreement attached to the outline consent. It will therefore be necessary to vary the agreement to delete this clause. The references to phasing and retention of the listed buildings will remain.

7 Reasons for Decision

7.1 For the reasons stated in paragraph 6.10 above.

Iain Urquhart
Executive Director (Enterprise Resources)

16 January 2007

Previous References

- ◆ CL/00/0320

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads & Transportation Services H.Q. (Flooding)	02/08/2006
Scottish Water	07/06/2006
Scottish Natural Heritage	07/06/2006
The Royal Burgh of Lanark Community Council	07/06/2006
Sportscotland	07/06/2006
TRANSCO (Plant Location)	25/05/2006
Power Systems	26/05/2006
West of Scotland Archaeology Service	26/05/2006
Scottish Civic Trust	02/06/2006

Environmental Services	02/06/2006
AHSS	02/06/2006
Lanark & District Civic Trust	07/06/2006
Historic Scotland	13/06/2006
S.E.P.A. (West Region)	03/07/2006
Education Resources	16/01/2007

► Representations

Representation from: Voluntary Associates, 107 Rhyber Avenue
Lanark
ML11 7AR, DATED 10/11/2006

Representation from: Mrs J McLaughlin, 105 Rhyber Avenue
Lanark
ML11 7AR, DATED 10/11/2006

Contact for Further Information

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

Ian Hamilton
(Tel: 01555 673186)
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 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 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
 - (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc.;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works;and no work shall be undertaken on the site until approval has been given to these details.
- 5 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.
- 6 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 4 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.
- 7 That before any work commences on the site, a scheme for the provision of equipped play areas within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include:
 - (a) details of the type and location of play equipment, seating and litter bins to be situated within the play areas;
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play areas; and
 - (d) details of the phasing of these works.
- 8 That prior to the completion or occupation of the last dwellinghouses within the

development, all of the works required for the provision of equipped play areas included in the scheme approved under the terms of Condition 7 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

- 9 That proposals for the maintenance of all areas of open space and play areas within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 10 That before any work commences on site, the process of promoting a Traffic Regulation Order shall have been instigated (at the applicant's expense) to introduce 40 mph speed limits on the A70 and A73 at the approaches to the site entrances.
- 11 That prior to commencement of work on site details of bus facilities with off road lay bys and footpath links to the footpath network within the site shall be submitted to and approved by the Council as Planning Authority and before the development hereby approved is completed the bus facilities shall be installed to the full satisfaction of the said Authority.
- 12 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 of the Council as Roads and Planning Authority.
- 13 That before development starts, details of all boundary treatments 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.
- 14 That no trees on the site shall be lopped, topped or felled without the prior written consent of the Council as Planning Authority and that two copies of a plan shall be submitted to the Council indicating the existing trees on the site, including a note of height, species, base level and extent of canopy or branch spread, those to be retained and any proposed planting of trees and that no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 15 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.
- 16 That no dwellinghouse shall be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a sewerage and water scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority and that the total foul flow arising from this development will not cause or contribute to the premature operation of existing consented sewer overflows.
- 17 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.

- 18 That the 30 year post development critical storm, attenuated within the site to the equivalent of a 1 in 2 year Green- Field release, shall be contained within the underground drainage system for the development and the difference between the 30 year and 200 year post development critical storms, is to be managed adequately within the site without detriment to properties, within or without the development.
- 19 That no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 20 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.
- 21 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 22 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.
- 23 That prior to any demolition the existing structure shall be surveyed for asbestos in accordance with MDHS100 'Surveying and Sampling of Asbestos Containing Materials' and HSG227 'Comprehensive Guide to Managing Asbestos in Premises' by a suitably competent person and any identified asbestos shall be removed and disposed in accordance with the Control of Asbestos at Work (as amended) Regs 2002 and the Environmental Protection (Duty of Care) Regs 1991.
- 24 That all areas potentially affected by the proposed development shall be carefully surveyed by a suitably qualified person for any species which receives statutory protection, particularly for badgers and bats. If such species are found to be in or around the development site, mitigation measures for their protection shall be put in place, in consultation with SNH prior to any work starting.

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 the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interests of amenity.
- 7 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control
- 8 In order to retain effective planning control
- 9 In the interests of amenity.
- 10 In the interest of road safety.
- 11 In the interests of public safety and to ensure the residential development hereby approved is adequately served by public transport facilities.
- 12 In the interest of public safety
- 13 These details have not been submitted or approved.
- 14 To ensure the protection and maintenance of the existing mature trees within the site and to retain effective planning control.
- 15 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 16 To ensure that the development is served by an appropriate effluent disposal system and water supply.
- 17 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.
- 18 To prevent flooding within and outwith the development.
- 19 In order to retain effective planning control
- 20 In order to retain effective planning control
- 21 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 22 To ensure the site is free of contamination and suitable for development.
- 23 In the interests of public health.
- 24 To minimise risk to protected species and to ensure legal compliance with the requirements of the Protection of Badgers Act 1992, Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and Conservation (Natural Habitats & c) Regulations 1994.

For information only

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