	<h1>Report</h1>	Agenda Item <h1>7</h1>
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Report to:	Planning Committee
Date of Meeting:	26 April 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0070
Planning Proposal:	Erection of 239 Dwellings with Associated Roads & Landscaping Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Stewart Milne Holdings Ltd/ Persimmon Homes (West Scotland) Ltd
- Location : Land at Bogton Farm
East Kilbride

2 Recommendation(s)

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

- (1) Grant detailed Planning Permission (subject to Conditions – based upon the following conditions)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: McInally Associates Limited
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): Policy SLP6 of the East Kilbride & District Local Plan

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Jackton & Thorntonhall Community Council

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

Public Protection - Environmental Health (East Kilbride)

Power Systems

TRANSCO (Plant Location)

Scottish Wildlife Trust

British Telecom

Scottish Water

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application site is located at Bogton Farm to the west of East Kilbride. The site is bounded by Redwood Drive to the east, Eaglesham Road to the south, Millbrae and the Glasgow – East Kilbride Railway line to the north and a field to the west beyond Peel Road. The site is undulating and extends to approximately 19 hectares. The site is currently grazed and is bounded by trees and hedgerows. Peel Road runs through the site and the steading at Bogton Farm sits in the northern part of the site.

2 Proposal

- 2.1 The application has been submitted jointly by Stewart Milne Homes and Persimmon Homes and is a detailed application for the erection of 239 dwellings together with the associated roads and landscaping works for the development. The proposal includes the formation of a new roundabout at the existing junction of Eaglesham Road and Peel Road. A further roundabout will be created 125 metres to the north east. This will allow access to the site on both the east and west of Peel Road. The area to the west of Peel Road will be developed around three large loop roads with a total of 196 dwellings being erected on this part of the site, including 16 apartments on the site of the existing Bogton Farm steading. Five areas of public open space will be provided in this part of the site together with a large children's play area to the north. The west side of Peel Road will be developed for 27 dwellings arranged on two cul-de-sacs. An area of public open space will be provided in the southern part of the site. A comprehensive landscaping plan has been provided which shows planting and footpaths around the north, south and west of the site.
- 2.2 Stewart Milne Homes will develop 174 of the dwellings with Persimmon Homes developing the remaining 65 dwellings. The dwellings built by Persimmon Homes are located within the south eastern part of the site. A phasing plan has been provided which shows the structure planting and infrastructure works taking place during 2005/2006 and the housing being built over four years starting from 2006.
- 2.3 The housetypes are generally all two storeys with the exception of two Persimmon housetypes which include accommodation within the roof space on a second floor. The dwellings consist of four or five bedrooms and all have integral garages.

The dwellings will be constructed in a mix of brick, render and stone throughout the site together with concrete tiles and uPVC windows.

3 Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. The site is identified as a housing release within this plan under Proposal RES3. The detailed layout can be assessed against Policy SLP6 which refers to development control in general. The site at Bogton Farm was promoted by the developer at the East Kilbride and District Local Plan Inquiry. The Reporter recommended that the site be released with a notional capacity of 140-155 units. The site was therefore included in the housing land supply as set out in Policy RES1 of the local plan.

3.2 **Previous Planning Applications**

An outline planning application was submitted to the Council in April 2004. The indicative site layout which accompanied the application showed 236 units. The application was granted in August 2004.

4 **Consultation(s)**

- 4.1 **SLC Roads & Transportation Services** made a number of comments on the proposals which can be fully addressed at Construction Consent stage. It was also recommended that all construction access should be from Eaglesham Road. Roads and Transportation Services have requested that the applicants enter into a Section 96 Agreement with the Council to cover any damage to the public roads.
Response: Noted. The comments made by Roads and Transportation Services were passed to the developer and an amended layout has been submitted showing these minor changes. Conditions will be attached to any consent issued to cover the construction access. The applicants are willing to enter into a Section 96 Agreement with the Council
- 4.2 **SLC Environmental Services** recommended that a ground conditions survey was carried out on the site.
Response : Noted and a condition is attached to this effect.
- 4.3 **Scottish Water** objected to the proposal as the development would drain to Philipshill Waste Water Treatment Works which are currently over capacity.
Response: Noted. Planning permission has been granted for works to upgrade the treatment works at Philipshill with a completion date of mid 2006. The application site is programmed for housing to be developed from 2006 therefore the works at Philipshill would be complete in terms of Scottish Water's timetable. Notwithstanding this conditions will be placed on any consent to ensure that there is an adequate sewerage scheme in place.
- 4.4 **West of Scotland Archaeology Service** stated that there may be potential for archaeological remains within the site and further assessments and investigations should be carried out.
Response: Noted and conditions can be placed on any consent issued.
- 4.5 **Transco:** raised no objections subject to adequate stand off zones being provided in respect of the two gas pipelines which run through the site.
Response: Noted and these are shown on the detailed drawings.
- 4.6 **British Telecom** raised no objections to the proposal.
Response: Noted.
- 4.7 **Scottish Power** raised no objections subject to the developer covering the cost of any works to alter or protect Scottish Power apparatus.
Response: Noted. A condition to this effect will be placed on any consent issued.
- 4.8 **Scottish Wildlife Trust** recommended that bat, water vole and otter surveys are carried out within the site.
Response: Noted and a condition will be attached to any consent issued.
- 4.9 **SEPA** raised no objections subject to surface water from the site being treated in accordance with the principles of sustainable Urban Drainage and the provision of waste storage for individual properties.

Response: Noted. The plans show indicative positions of wetlands as part of the sustainable urban drainage scheme however a condition will be placed on any consent issued requiring full details of the scheme.

4.10 **Jackton & Thorntonhall Community Council** made the following comments.

1. A limit of 155 units was imposed on the site by the Reporter and included within the local plan. The plans show 239 units which is an increase of 54% albeit on a slightly bigger area. The increase will reduce the size of plots and the space around properties

Response: The proposal has been fully assessed against the Council's Residential Development Guidelines and is in accordance with this guidance. I am satisfied that the development provides sufficient open space and house to plot ratios.

2. The increased number of plots will increase the amount of traffic in the area to the detriment of surrounding residents. The access to the site should be from Redwood Drive allowing residents a direct route onto the new GSO.

Response: The applicants previously submitted a Traffic Assessment which has been assessed by both the Council and Scottish Executive TRNMD. This concluded that the GSO will dramatically reduce the volume of traffic on Eaglesham Road. No objections from either SLC Roads and Transportation Services or Scottish Executive TRNMD have been received on the location of the access.

3. There are flats proposed on the skyline at Bogton Farm steading. These flats are unsympathetic in terms of design and will be visible from several miles away.

Response: The proposed apartments at the site of the existing farm steading are two storey and will form part of the wider site. I am satisfied with the design and materials and consider that the apartments will sit well with the surrounding development.

4. There is another application on the site adjacent to this. The proposals need to be considered together. JTCC oppose any further growth into the Greenbelt.

Response: These points relate to a separate planning application which the Community Council has also commented on. These comments will be taken into account when assessing the adjacent site.

5 Representation(s)

5.1 Following statutory neighbour notification, one letter of objection was received. The points raised are the same as previously submitted in respect of the outline planning application and are summarised below.

a) The proposal would threaten the Greenbelt.

Response: The site has been identified for release for housing through the local plan process. Although the site would form part of the built up area of East Kilbride, a substantial landscape buffer would be provided around the site.

b) The proposed roundabout is close to my home and would involve a constant flow of traffic entering and leaving the development. This will cause pollution and glare from headlights as traffic approaches the new roundabout.

Response: Whilst there will be additional traffic in the area due to the proposed housing development, this is against a background of a large reduction in traffic using Eaglesham Road following the opening of the GSO. I am aware that the traffic will be approaching Eaglesham Road from the site and share concerns that their

headlights will face onto properties in Eaglesham Road. The applicants have agreed to carry out screening works as part of the erection of the new roundabout and conditions to this effect shall be placed on any consent issued.

c) The train station car park at Haimyres is too small to accommodate peak parking levels. As a result Haimyres Hospital car park is used as a park and ride facility.

Response: Whilst this is not strictly relevant to this application, improved bus services may avoid exacerbating this problem by encouraging drivers to leave their cars at home.

d) The proposal will increase hospital waiting times and adversely affect the health of the community. GP surgeries are already at breaking point and will be unable to cope with additional patients.

Response: This is not a relevant planning matter.

e) East Kilbride Town Centre is very popular and busy. An increase of around 1000 residents will increase frustration when trying to visit the shopping centre.

Response: The Town Centre has recently been extended and can easily serve the population created as a result of this development.

f) Mossneuk Primary has already been extended. A further influx of pupils could cause undue disruption to local schools.

Response: School rolls are falling in East Kilbride and this trend seems likely to continue. Education Resources have advised that the expected increased will be relatively small and can easily be accommodated within existing schools.

g) There is insufficient sewerage and drainage capacity in East Kilbride.

Response: This situation is a result of Philipshill Waste Water Treatment Works currently operating over capacity. An upgrade to these works will accommodate the proposal and should be completed prior to occupation of these dwellings.

This letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The applicants have applied for detailed planning consent to erect 239 dwellings at Bogton Farm, to the west of East Kilbride. The site will be accessed via a new roundabout on Eaglesham Road and Peel Road.
- 6.2 The application site was promoted by the developers at the East Kilbride and District Local Plan Inquiry. The Reporter recommended that the site was released from the Greenbelt for residential use, with a notional capacity, based upon the evidence presented of the inquiry, of 140-155 units. The site was then included in the adopted local plan as a potential housing site.
- 6.3 An outline planning application was lodged in April 2004 for the site. This showed the site released through the local plan together with additional areas to the north. An indicative layout showed 236 units. A report on this application was presented to the Planning Committee in August 2004 which accepted the additional areas and the higher number of units stating:

“It is the Planning Service’s view that the extension of the housing site to include this area would allow effective masterplanning of the wider area and create an opportunity to provide long term, sustainable and defensible boundaries at this location.

Whilst there may be an increase in numbers to account for the larger site, the current application is in outline only with indicative numbers shown. Inspection of the indicative layouts at this stage would suggest that the site can accommodate a higher number of units than identified in the local plan. It should be noted however that the figure recommended by the Reporter and included in the plan was based on evidence presented at the local plan inquiry in 2001/2002. A full assessment of the detailed layout would confirm the numbers able to be accommodated within the site.”

- 6.4 In terms of the adopted local plan, the site is identified as a potential housing site and together with the outline consent detailed above, the current proposal clearly complies with this policy. The proposal can also be assessed against Policy SLP6 – Development Control – General. Policy SLP6 states that all new developments should aim to enhance the quality and appearance of the local environment and that the Council will have regard to the local context, accessibility, safety and security, layout and form, materials, landscape treatment, environmental impact and any existing design guidance prepared by the Council. The Council also has an approved Residential Development Guide which is aimed at housebuilders and provides guidance on the above issues. In assessing the proposal against the Residential Development Guide, I am satisfied that the proposed layout meets with the terms of the guide. The plots have sufficient garden areas and parking provision, adequate open space is provided throughout the site with a mix of quality materials used on the dwellings’ construction. A comprehensive landscaping scheme is proposed which will commence over the next year will provide a planted edge to East Kilbride together with recreational links to the countryside beyond. I am therefore satisfied that the site can accommodate the number of dwellings proposed and this does not constitute over development of the site. The proposal maximises the efficient use of land without compromising on the amenity of future residents.
- 6.5 Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

19 April 2005

Previous References

- ◆ Planning Application EK/04/0256

List of Background Papers

- ▶ Application Form
 - ▶ Application Plans
 - ▶ Consultations
- West of Scotland Archaeology Service

16/03/05

British Telecom	25/02/05
TRANSCO (Plant Location)	23/02/05
Jackton & Thorntonhall Community Council	09/03/05
S.E.P.A. (West Region)	09/03/05
Public Protection - Environmental Health (East Kilbride)	03/03/05
Power Systems	07/03/05
Scottish Wildlife Trust	08/03/05
Scottish Water	31/03/05
Roads and Transportation Services (East Kilbride)	05/04/05

► Representations

Representation from : Mr & Mrs G Mackenzie, 11 Berriedale
Gardenhall
East Kilbride
G75 8ST, DATED 16/02/05

Contact for Further Information

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

Lesley Campbell, Planning Officer, East Kilbride Area Office
Tel: Ext 6314 (01355 806314)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That 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 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.
- 5 That the developer shall secure, at their expense, the implementation of an archaeological watching brief to be carried out during development work by an archaeological organisation, details of which shall be submitted to and approved by the Council as Planning Authority at least 14 days before development commences on site. Terms of Reference for the watching brief shall be provided by the West of Scotland Archaeology Service. The approved archaeological organisation shall be afforded access at all reasonable times to record and recover items of interest and finds.
- 6 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.
- 7 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition No.6 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.
- 8 That before any work commences on the site, a scheme for the provision of the 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 area(s); (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 area(s); and (d) details of the phasing of these works.

- 9 That all construction access and egress should be taken from the proposed access at Eaglesham Road/ Peel Road. Prior to works commencing on site, details of the construction access and site compounds will be submitted to an approved by the Council as Planning and Roads Authority.
- 10 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 11 That before development starts, details of the surface finishes to parking bays, parking courts and curtilage parking areas shall be submitted to and approved by the Council as Planning Authority.
- 12 The surface of the access roads shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 13 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.
- 14 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority.
- 15 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.
- 16 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 15 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 17 That before any of the dwellinghouses shown on the approved plans are occupied, a close boarded screen fence shall be erected along the boundary marked brown on the approved plans.
- 18 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove or render harmless, any such contaminants, has been implemented and completed to the full satisfaction of the Council.

- 19 No development shall take place until a scheme to address the presence of bats on the site has been submitted to, and received the prior approval of the Council as Planning Authority. The scheme shall then be implemented as approved, or as may be subsequently approved, in writing by the Council as Planning Authority. The submitted scheme shall make provision for a survey report of the presence of bats within the site and such measures as may be required to mitigate their disturbance.
- 20 No development shall take place until a scheme to address the presence of water voles on the site has been submitted to, and received the prior approval of the Council as Planning Authority. The scheme shall then be implemented as approved, or as may be subsequently approved, in writing by the Council as Planning Authority. The submitted scheme shall make provision for a survey report of water voles within the site and such measures as may be required to mitigate their disturbance.
- 21 No development shall take place until a scheme to address the presence of otters on the site has been submitted to, and received the prior approval of the Council as Planning Authority. The scheme shall then be implemented as approved, or as may subsequently be approved, in writing by the Council as Planning Authority. The submitted scheme shall make provision for a survey report of otters within the site and such measures as may be required to mitigate their disturbance.

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 To ensure the provision of a satisfactory sewerage system
- 5 To ensure that provision is made to address areas of archaeological interest.
- 6 In the interests of amenity.
- 7 In the interests of amenity.
- 8 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.
- 9 In the interest of road safety.
- 10 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.
- 11 These details have not been submitted or approved.
- 12 In the interest of public safety.
- 13 In order to retain effective planning control.
- 14 To ensure the provision of a satisfactory land drainage system.
- 15 These details have not been submitted or approved.
- 16 In order to retain effective planning control.
- 17 In the interests of amenity and in order to retain effective planning control.
- 18 To ensure the site is free of contamination.
- 19 To ensure that provision is made to safeguard the ecological interest of the site.
- 20 To ensure that provision is made to safeguard the ecological interest of the site.
- 21 To ensure that provision is made to safeguard the ecological interest of the site.

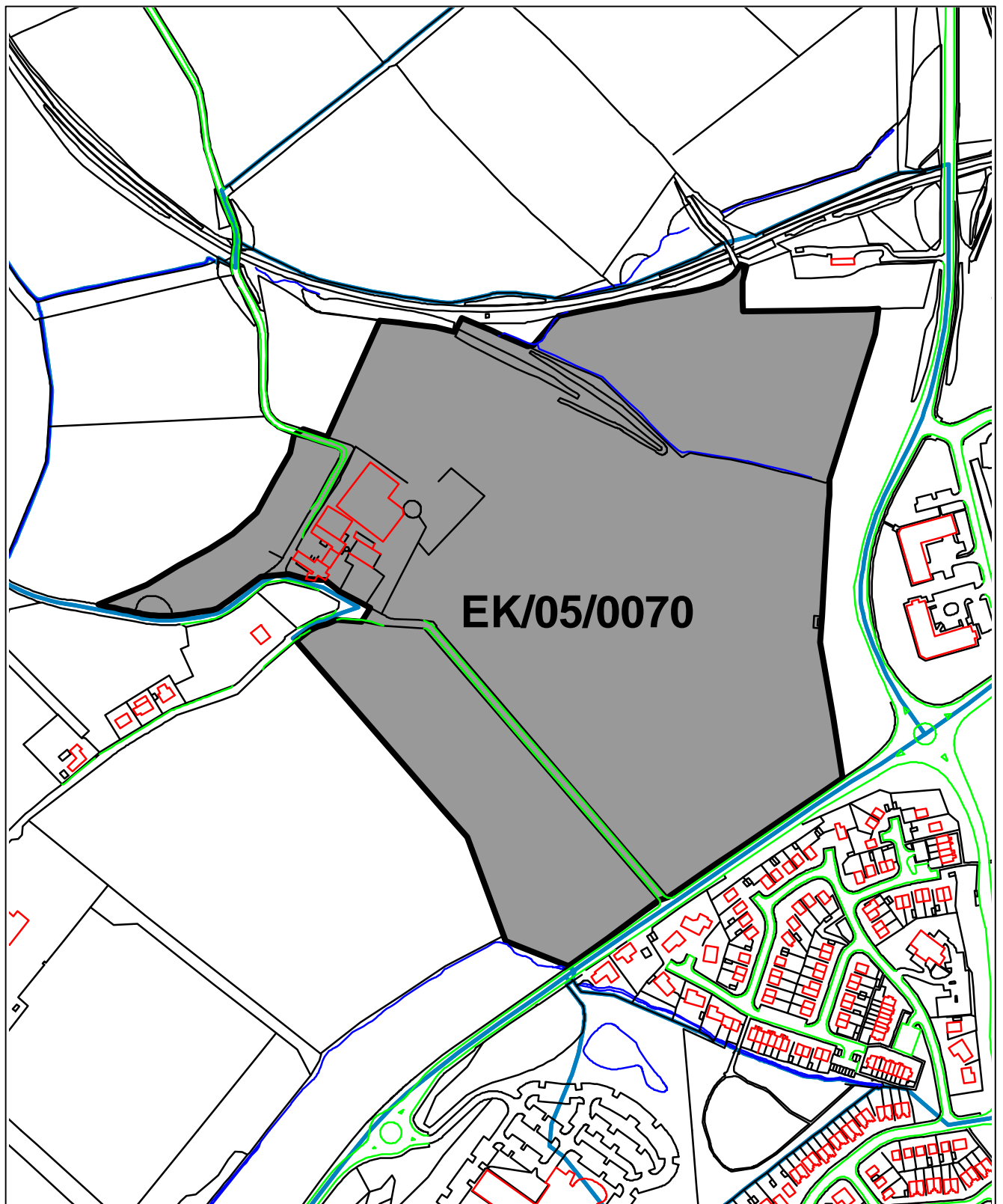
EK/05/0070

LAND AT BOGTON FARM, EAST KILBRIDE

Planning and Building Control Service

Scale: 1: 50

For information only



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