

Report

Report to: **Planning Committee**
 Date of Meeting: **12 September 2017**
 Report by: **Executive Director (Community and Enterprise Resources)**

Application No CL/17/0331
 Planning Proposal: Erection of 18 no. Flatted Dwellinghouses Incorporating PV Panels Within the Roofs and Formation of Associated Car Parking, Bin Stores, Landscaping and Sustainable Urban Drainage System (SUDs)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : South Vennel
Lanark

2 Recommendation(s)

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

- (1) Grant detailed planning consent - Subject to Conditions (based on the conditions attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 Policy 2 - Climate Change
 Policy 4 - Development management and placemaking
 Policy 6 - General urban area/settlements
 Policy 15 - Natural and Historic Environment

 Policy 12 - Housing Land

 DM13 - Development within general urban area/settlement
 NHE7 - Conservation Areas
 NHE1 - New Lanark World Heritage Site

Development management, placemaking and design supplementary guidance (2015)

Natural and Historic Environment supplementary guidance

◆ Representation(s):

▶	1	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Scottish Water

West of Scotland Archaeology Service

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

Historic Environment Scotland

The Royal Burgh of Lanark Community Council

Environmental Services

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The site is located on South Vennel at the south eastern extremity of Lanark Town Centre. It extends to approximately 0.4 hectare in area and was previously occupied by Lanark Swimming Pool along with its associated car parking and landscaping. The swimming pool building has since been demolished and the site cleared. The car parking area to the front of the site has been retained and has been used informally since the closure of the pool. The site has a depth of 110m and varies in width between 30m and 35m. The land is in the ownership of South Lanarkshire Council and has been declared surplus to requirements.
- 1.2 The site is within a residential area neighbouring the edge of Lanark town centre. It also lies within the Lanark Outstanding Conservation Area and the New Lanark World Heritage Site buffer zone. The area to the south is bounded by traditional terraced properties ranging in height from single to three storeys, and are mainly in residential use but also contain some retail uses on the ground floor. The properties to the west of the site are traditional buildings of varying height and in residential use. The building line created by these houses is a uniform row along the edge of the footpath. There is a modern three storey sheltered housing complex along most of the northern boundary with the remainder of that boundary adjoining a car park associated with the Council offices. The eastern boundary is formed by a stone boundary wall and the curtilages of more substantial traditional villas on Hyndford Road.
- 1.3 Access to the site is currently taken from South Vennel. The site rises gradually in a roughly west-east direction over the front part of the site before levelling out towards the rear. The land also slopes slightly from north to south. The landform along South Vennel also falls away in a north-south direction so that the sheltered housing sits higher than the site, and properties on Wellgatehead to the south are lower.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of 18 no. flatted dwellinghouses incorporating photovoltaic (PV) panels within the roofs and the formation of associated car parking and bin stores. It is intended that the proposed development will be retained for social housing purposes. The buildings proposed are designed to accommodate disability access and contain lifts. The development would be split into 3 blocks each containing 6 units, with all blocks facing a westerly direction towards South Vennel. Each block would be 3 storeys in height, with the installation of PV panels on the 3 roof slopes facing east. The windows on the front elevations would be of a sash and case appearance and have a functional inward opening design to enable the end users to open and clean the window with ease. The roof of each block would be finished in natural slate and the walls externally clad in smooth render with a small grain to give a traditional appearance. Each block has the same external design and similar internal layout.
- 2.2 The site would be served via one access point off South Vennel. Car parking would be provided for the users and visitors of the housing development only; there would be no public car parking provision.
- 2.3 Each block would have a designated outdoor amenity space contained by a boundary fence or wall for privacy and security reasons. Outwith these areas there would be small areas of landscaping along the road verges. An area of land to accommodate the sustainable urban drainage system is located to the south east of Block A. Each block would have a designated external bin store.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is designated as a proposed housing site in the adopted South Lanarkshire Development Plan. The relevant policies in terms of the assessment of this application are Policy 2 – Climate Change, Policy 4 – Development Management and Placemaking, Policy 6 – General Urban Area/Settlements, Policy 12 – Housing Land, and Policy 15- Natural and Historic Environment. The relevant associated guidance are Development Management, Placemaking and Design supplementary guidance, and Natural and Historic Environment supplementary guidance. The content of the above policies and how they relate to the proposal is addressed in detail in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant Government guidance is set out within Scottish Planning Policy (SPP) which confirms the requirement for the Council to maintain a five year supply of effective housing land. Planning authorities are required to promote the efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity.
- 3.2.2 In terms of new housing developments, Scottish Planning Policy states that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

3.3 Planning History

- 3.3.1 None relevant.

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the application subject to a condition requiring dust control and mitigation measures to be submitted and approved prior to any works commencing on site.

Response: Noted. Any consent granted would incorporate an appropriately worded condition to address the matters raised.

- 4.2 **Roads and Transportation Services** – have not submitted any objections to the application. Prior to any development on site, further details of drainage should be provided for assessment to ensure that adequate ground drainage measures are installed. It is noted that the proposal removes the use of an unrestricted car park but given that 2 other unrestricted car parks are located within reasonable walking distance, no capacity issues are raised.

Response: Noted. Any consent granted would incorporate an appropriately worded condition to address the drainage matters raised.

- 4.3 **Historic Environment Scotland** – Have no comments to make on the proposal.

Response: Noted.

- 4.4 **Royal Burgh of Lanark Community Council** – has no objection to the proposal.

Response: Noted.

- 4.5 **Scottish Water** – has no objection to the proposal.

Response: Noted.

- 4.6 **WOSAS** - has no objection to the proposal, however recommend that the developer secures the implementation of an archaeological watching brief to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance.
Response: Noted. Any consent granted would incorporate an appropriately worded condition to address the matters raised.

- 4.7 **SEPA** – Have no comments to make on this proposal.
Response: Noted.

5 Representation

- 5.1 Following the carrying out of statutory neighbour notification and the advertisement of the application in the Lanark Gazette as development affecting the character or appearance of a conservation area, one letter of representation was received. The grounds of objection are summarised as follows:

(a) The development proposal will remove the existing car parking facility to the detriment of local residents. There is no on-street car parking, and the car parking facility off of South Vennel (Bernards Wynd Car Park) is restricted. The Wellgatehead Car Park located to the south of South Vennel is not suitable for security reasons.

Response: The existing car parking within the application site was associated with the former swimming pool facility which had been demolished a considerable time ago. The car parking has since been retained and used on an informal basis by members of the public. There is an unrestricted car parking facility for public use located on Wellgatehead and other locations within the adjacent town centre. The Council, as Roads Authority, does not have a statutory requirement to provide dedicated car parking for existing private dwellings with no car parking provision.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the erection of 18 no. flatted dwellinghouses incorporating PV panels within the roofs and the formation of associated car parking and bin stores on land at the former swimming pool site, South Vennel, Lanark. The determining issues in consideration of this application are its compliance with national and local plan policy and, in particular, its impact on the amenity of adjacent properties and on the character of Lanark Conservation Area.
- 6.2 In consideration of the relevant local plan policies referred to in Section 3.1.1, the proposed residential development complies with the aims of Policy 12 - Housing Land - where the Council supports residential development as it will contribute positively towards the Council's five year effective supply of housing land provision. Furthermore, the provision of effective housing land within the existing settlement of Lanark on a previously developed site (former swimming pool which is now demolished) meets the aims of Scottish Planning Policy by providing a sufficient and sustainable supply of housing with good infrastructure links and access to services. Within the locality of the site, there is access to both rail and bus services. In particular, development will provide a welcome addition to social housing provision with the Lanark area.
- 6.3 Policies 6 - General Urban/Settlements and Policy 4 - Development Management and Place Making, together with the Development Management and Placemaking Supplementary Guidance of the adopted local development plan supports residential developments where they do not have a significant adverse effect on the amenity of the area. In addition, any new development must relate satisfactorily to adjacent and

surrounding development in terms of scale, massing, materials and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking, overshadowing, overlooking or visual intrusion.

- 6.4 The existing streetscape contains a mixture of housing including flatted dwellings 3 storeys in height. The density and height of the proposal is similar to residential development in the locality and would visually integrate well with the existing pattern of development. The proposed access arrangements have been carefully assessed and are considered acceptable by the Council's Roads and Transportation Services.
- 6.5 Block A is located 6m from the public footpath along South Vennel. This block will not overshadow the dwellings located to the northwest of the application site to any significant degree given the separation distance of 16m and the direction of the sun pattern. Side windows on the southern elevation which would have overlooked residential adjoining properties have been removed. The Council's Residential Design Guide advises it is preferable for new developments to achieve a separation distance of 20m between main habitable windows. In this case, Block A does not quite meet this standard on the front elevation; however, this is not unusual in street frontage situations, especially on traditional streetscapes where the building line sits close to the road frontage. On balance, it is considered a sufficient distance to prevent overlooking to the detriment of existing neighbours, whilst the position of Block A will respect the pattern of development along the road frontage in this historic setting.
- 6.6 Block B is sited a distance of 12m to the south of the sheltered residential accommodation. Careful consideration has been given to the potential impact of overshadowing created by the development. It is concluded that there will be varying degrees of overshadowing throughout the year as the sun rises and lowers during the summer and winter seasons. The residents along the southern elevation of the sheltered housing currently experience a degree of overshadowing from the existing mature trees which exist along the southern boundary of the sheltered housing curtilage. On balance, it is considered that the erection of Block B would not further impact on the residents to an unacceptable degree. There would be no direct overlooking of neighbouring properties from Block B, and the applicant has removed north facing living room windows to ensure that this is the case.
- 6.7 Block C is located a distance of 1.5m from the northern boundary. To the north is a car park associated with the Council offices at Glebe Drive, Lanark. There would be no adverse physical or visual impact, and no overshadowing. The block is sited 9.5m from the eastern boundary which adjoins a residential property and while this distance falls short of the 13m distance to boundary as recommended in the council's Residential Design Guide, it is considered that the generous proportion of the neighbouring garden is such that the impact can be absorbed without causing undue loss of amenity by way of overlooking and visual impact.
- 6.8 In view of the above, it is considered that the proposal would relate satisfactorily to adjacent development, and the character and amenity of the residential area would not be impaired by reason of traffic generation, parking, visual intrusion or physical impact. The proposal is, therefore, satisfactory in terms of Policy 6 - General Urban/Settlements and Policy 4 - Development Management and Place Making and the Development Management and Placemaking Supplementary Guidance of the adopted local development plan.
- 6.9 Policy 15- Natural and Historic Environment and the associated Natural and Historic Environment supplementary guidance require the character and setting of the New Lanark World Heritage Site to be conserved. Any new development in terms of design, materials, scale and siting should be appropriate to the traditional character of

Lanark Conservation Area. Block A has been sited close to the road frontage to respect the pattern of development within the streetscape, while being sensitive to the amenity of residential properties to the north west of the application site. The scale of the blocks is similar to existing flatted dwellings within the streetscape, therefore, the three storey height will not be an incongruous feature within the historic setting. The design of the development incorporates a basic footprint with traditional fenestration details to the front elevations. The rear elevations are of modern design and include the installation of PV solar panels on the rear roof slope; however these will not be highly visible from the main public views. The materials of the building have been carefully considered to visually integrate well with the traditional streetscape, and include natural slate roof tiles and a smooth render (with small grain to provide texture). The windows on the front elevation are UPVC sash and case in appearance. The windows will have a slimline design to visually appear traditional whilst providing modern thermal properties and an inward opening mechanism; this is necessary to enable the end users to easily open and maintain the windows. On balance, the quality of the windows proposed would ensure that the impact on the traditional character of Lanark Conservation Area and the New Lanark World Heritage Site buffer zone is not significantly eroded. In view of the above, it is considered that the development proposal accords with the aims of the aforementioned policies.

- 6.10 Policy 2 - Climate Change seeks to minimise and mitigate against the effects of climate change. In view of the small scale of this housing development, in close proximity to existing housing and public transport services including bus and rail, I do not envisage any negative impacts which would undermine the objectives of the policy.
- 6.11 In summary, the residential proposal is a suitable form of development for the site and complies with local plan policy and national guidance. There would be no significant adverse impact on residential or visual amenity, and there would be no significant adverse impact on the character or integrity of Lanark Conservation Area or the New Lanark World Heritage Site. Whilst part of the site is currently being used as an informal car park, there are both restricted and unrestricted car parks close by which have adequate capacity to accommodate displaced spaces. The development would provide a welcome addition to social housing accommodation in Lanark and in close proximity to transportation services. It is, therefore, recommended that detailed planning permission is granted (based on the conditions attached).

7 Reasons for Decision

- 7.1 The principle of residential development is acceptable on this site, and the proposed flatted dwellings will have no significant adverse impact on residential or visual amenity or on the historic character of Lanark Conservation Area or the New Lanark World Heritage Site. The proposal raises no archaeological, environmental or infrastructure issues and complies with Policies 2, 4, 6, 12 and 15 of the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

28 August 2017

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Scottish Planning Policy, June 2014
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Natural and Historic Environment supplementary guidance
- ▶ Neighbour notification letter dated 01.08.2017
- ▶ Advertisement in the Lanark Gazette 09.08.2017

- ▶ Consultations
 - S.E.P.A. (West Region) 02/08/2017
 - Environmental Services 08/08/2017
 - WOSAS 10/08/2017
 - Scottish Water 16/08/2017
 - Royal Burgh of Lanark Community Council 15/08/2017
 - Roads and Transportation Services 18/08/2017

- ▶ Representations
 - Representation from : Traudi Clark, 18/08/2017

Contact for Further Information

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

Pamela McMorran, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton
ML3 6LB
Ext 5170 (Tel : 01698 455170)
E-mail: pamela.mcmorran@southlanarkshire.gov.uk

CONDITIONS

- 1 That the type and distribution of external finishes on the flatted dwellings and bin stores shall be as shown on the approved plan, but prior to the commencement of any work on site samples and colour options of the materials to be used (including sample render panels) shall be submitted to and approved by the Council as Planning Authority.
- 2 That notwithstanding the plans hereby approved, 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.
- 3 That before any flatted dwelling is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.2 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 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 removed, and those to be retained and measures for their protection in the course of development; (b) details and specification of all proposed trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (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 approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That no flatted dwelling shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 7 That before any flatted dwelling is completed or brought into use, whichever is the sooner, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

- 8 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Roads and 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Roads and Planning Authority.

- 9 That prior to any work starting on site, a Flood Risk Assessment shall be submitted together with an independent check of this document to the Council as Planning and Roads Authority for their approval, and no work shall commence until their written approval is given.

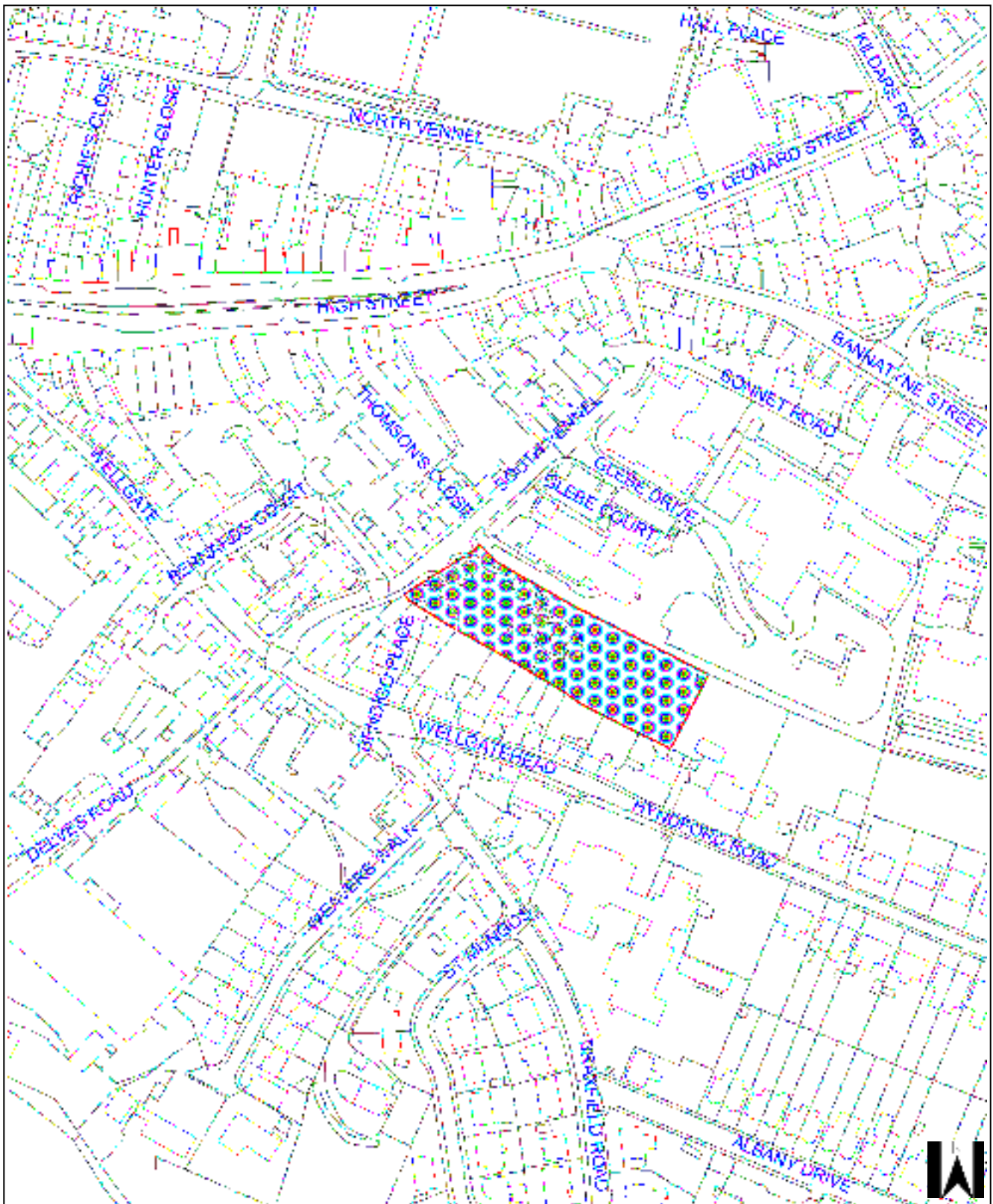
- 10 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Environmental Services and Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Environmental Services and Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Environmental Services and Planning Authority.

- 11 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 These details have not been submitted or approved.
- 3.1 In order to retain effective planning control
- 4.1 In the interests of the visual amenity of the area.
- 5.1 In the interests of amenity.
- 6.1 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 7.1 To ensure the provision of adequate parking facilities within the site.
- 8.1 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.
- 9.1 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 10.1 To minimise the risk of nuisance from dust to nearby occupants.
- 11.1 In order to safeguard any archaeological items of interest or finds.

For information only



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