

Report

Report to:	Planning Committee
Date of Meeting:	11 February 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/1631
Planning proposal:	Erection of 167 residential dwellings comprising 78 dwellinghouses and 89 flats with associated infrastructure (approval of matters specified in conditions 1 (a to r), 3, 4, 6, 7, 8, 9, 10 and 12 of planning permission in principle EK/09/0218).

1 Summary application information

Application type:	Approval of matters specified in conditions
Applicant:	Cala Management Limited
Location:	Land 85M ENE Of Jackton Cottage Eaglesham Road Jackton South Lanarkshire

2 Recommendation(s)

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

(1) Grant matters specified in conditions based on conditions attached

2.2 Other actions/notes

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

3 Other information

- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 - Policy 1 – Spatial strategy
 - Policy 2 – Climate change
 - Policy 4 – Development management and placemaking
 - Policy 5 - Community infrastructure assessment
 - Policy 12 – Housing land
 - Policy 13 – Affordable housing and housing choice
 - Policy 14 – Green network and greenspace
 - Policy 17 - Water environment and flooding

Development Management, Placemaking and Design Supplementary Guidance

Green Network and Greenspaces Supplementary Guidance

Affordable Housing Supplementary Guidance

Community Infrastructure Assessment Supplementary Guidance

South Lanarkshire Local Development Plan 2 (Proposed Plan 2018)

Policy 1 - Spatial Strategy

Policy 2 – Climate change

Policy 5 – Development Management and
Placemaking

Policy 7- Community infrastructure assessment

Policy 11 – Housing

Policy 12 – Affordable housing

Policy 13 – Green Network and Greenspace

Policy 16 – Water Environment and Flooding

Policy SDCC2 – Flood Risk

Policy SDCC3 – Sustainable Drainage Systems

Policy DM1 – New Development Design

South Lanarkshire Council Residential Development Guide (2011)

◆ Representation(s):

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ Consultation(s):

Roads Development Management Team

Roads Flood Risk Management

Environmental Services

Arboricultural Services

SEPA West Region

SNH

Scottish Water

West of Scotland Archaeology Service

Jackton and Thorntonhall Community Council

SP Energy Network

Planning Application Report

1 Application Site

- 1.1 This planning application relates to a proposed residential development of 167 units comprising 78 dwellinghouses and 89 flats on land situated within the East Kilbride Community Growth Area (CGA). The site lies immediately east of Eaglesham Road and north of Jackton Road on the southern edge of East Kilbride. The site lies on the western edge of the masterplan approved as part of Planning Permission in Principle application EK/09/0218 for a “mixed use development comprising residential, retail and education uses and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping work.”
- 1.2 The site is primarily agricultural land, including a small number of trees and hedgerows on field boundaries. The site has varied topography and gently undulates throughout. The site is bounded to the west by Eaglesham Road, to the south by Jackton Road and to the north and south by areas of the CGA that are, as yet, undeveloped. The application site covers an area of approximately seven hectares.

2 Proposal(s)

- 2.1 The application seeks to discharge various conditions imposed on Planning Permission in Principle application EK/09/0218 for the development of East Kilbride Community Growth Area. Condition 1 specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc. are submitted to and approved by the Planning Authority. The other conditions to be discharged specify in further detail what information requires to be submitted to deal with the relevant matters listed in Condition 1.
- 2.2 The proposed layout includes a single vehicular access point from Eaglesham Road which will form the spine road through the CGA. The proposed residential development would then be accessed via four separate spur roads which would link to the spine road. A number of pedestrian links to further phases of development within the CGA area and to Jackton Road would also be provided, in line with the principles established in the masterplan. The proposal includes extensive landscaping, open space areas, play provision and a SUDS pond to serve the development. The proposal has been broadly designed in accordance with Designing Streets principles and includes a variety of surface materials differentiating between parts of the proposed layout and with dwellings fronting public areas and the spine road.

3 Background

3.1 Local Plan Status

- 3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan 2015 (LDP) as forming part of the designated East Kilbride Community Growth Area (Policy 1 - Spatial Strategy) and is allocated as a Proposed Housing Site (Policy 12 - Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out the requirements for the CGA in greater detail.
- 3.1.2 In addition to the above policy designation, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Plan, as follows:
 - Policy 2 – Climate change
 - Policy 4 – Development management and placemaking

- Policy 5 – Community infrastructure assessment
- Policy 13 – Affordable housing
- Policy 14 – Green network and greenspace
- Policy 17 – Water environment and flooding

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

- Policy 1 - Spatial Strategy
- Policy 2 – Climate change
- Policy 5 – Development Management and Placemaking
- Policy 7 – Community infrastructure assessment
- Policy 11 – Housing
- Policy 12 – Affordable Housing
- Policy 13 – Green Network and Greenspace
- Policy 16 – Water Environment and Flooding
- Policy SDCC2 – Flood Risk
- Policy SDCC3 – Sustainable Drainage Systems
- Policy DM1 – New Development Design

3.2 **Relevant Government Advice/Policy**

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

3.3 **Planning Background**

3.3.1 Planning application EK/09/0218 was originally approved by the Planning Committee in December 2011, subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. A revised masterplan was submitted in October 2016 and subsequently approved by the Planning Committee in June 2018, subject to the conclusion of a legal agreement. This legal agreement has now been concluded and registered allowing planning permission EK/09/0218 to be issued in October 2019.

4 **Consultation(s)**

4.1 **Roads Development Management Team** – following discussions with the applicant and the submission of additional details, Roads and Transportation Services have advised that they have no objections, subject to compliance with conditions and roads construction consent requirements.

Response: Noted. Appropriate conditions and advisory notes can be added to any consent granted.

4.2 **Roads and Transportation Services (Flood Risk Management Team)** – advised that they have no objections subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

Response: Noted. Appropriate conditions can be attached to any consent granted.

- 4.3 **Environmental Services** – offered no objections subject to conditions relating to noise, land remediation and dust management on site.

Response: Noted. Appropriate conditions can be added to any planning permission issued.

- 4.4 **Arboricultural Services** – have requested further information.

Response: It is noted that the tree survey previously undertaken in respect of the wider CGA site would remain applicable to this phase of the development. The principle of this development has been established and any tree loss is minimised predominately to field boundaries. Mitigation in the form of landscaping and tree planting is proposed.

- 4.5 **SEPA** – have advised that they have no objections but have noted that a Construction and Environmental Management Plan (CEMP) has not been submitted, in accordance with the requirements of condition 1(q). SEPA subsequently confirmed that retention of this requirement to submit a CEMP by condition of this consent would be acceptable.

Response: Noted. The requested condition would be attached to any consent issued.

- 4.6 **Scottish Water** – offered no objections to the proposed development.

Response: Noted.

- 4.7 **SP Energy Networks** – offered no objections to the proposed development.

Response: Noted.

- 4.8 **Scottish Natural Heritage** – no response to date, however, SNH has advised that a consultation response will only be provided where the need for general advice or advice on whether a species licence is likely to be granted is not covered by standing advice provided by SNH. In this case, it is noted that a protected species licence has already been granted to deal with matters identified by an ecological survey, therefore, it is considered that all matters have been addressed in accordance with SNH advice.

Response: Noted.

- 4.9 **West of Scotland Archaeology Service** – offered no objections but have noted that a condition was imposed on EK/09/0218 requiring archaeological investigations to be carried out.

Response: Noted. Condition 16 of EK/09/0218, which requires the submission and implementation of a program of archaeological works, remains applicable to this development.

- 4.10 **Jackton and Thorntonhall Community Council** – no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press for neighbour notification purposes. However, no letters of representation have been received in relation to this application.

6 Assessment and Conclusions

- 6.1 The applicant, Cala Management Limited, seeks consent for the erection of 167 residential dwellings comprising 78 houses and 89 flats with associated infrastructure works on land forming part of the East Kilbride Community Growth Area (CGA). The site benefits from planning permission in principle (EK/09/0218). As such, the principle

of the development, including access from Eaglesham Road, has already been established and this assessment relates to the details of the housing layout and associated works. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local development plan policy.

- 6.2 The adopted South Lanarkshire Local Development Plan 2015 (LDP) identifies the site, in land use terms, as being within a community growth area (as defined by Policy 1 – Spatial strategy). The site is also allocated as proposed housing land (Policy 12 – Housing land) to reflect the designation of the CGA. It is, therefore, noted that the principle of housing development on this site is supported by Policies 1 and 12 of the LDP. In respect of Policy 5 (Community Infrastructure Assessment), it is noted that the legal agreement associated with planning permission EK/09/0218 sets out the requirement for developer contributions applicable to this site to cover infrastructure impacts associated with education, roads and transportation, affordable housing and community facilities. The proposed development under consideration does not include any on-site affordable housing provision, however, the provision of affordable housing associated with the CGA has been dealt with holistically as part of the approved masterplan and the legal agreement associated with EK/09/0218. This approach has been agreed with Housing Services and, as such, the proposal is considered to be in accordance with Policy 13 (Affordable Housing and Housing Choice) of the LDP.
- 6.3 It is considered that the submitted layout (in the context of the wider masterplan and identified developer contribution requirements) has addressed the amenity, play provision and community facility requirements identified within the Council's Residential Design Guide. The educational and transportation related requirements associated with this proposal have also been assessed on a cumulative basis, across the CGA as a whole, as part of planning permission EK/09/0218. Taking the above into account, it is considered that the proposal is acceptable with regard to the requirements of Policy 5 of the LDP.
- 6.4 In terms of the detail of the proposal, Policy 4 of the LDP states that all planning applications should take fully into account the local context and built form, while Policy 2 seeks to ensure that proposed developments, where possible, seek to minimise and mitigate against the effects of climate change. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. Further guidance on design matters is contained in the Council's Residential Design Guide (2011). In terms of the submitted layout, it is noted that the proposal is for 167 residential properties, served by four spur roads linking the development with the main spine road which would traverse the site. The proposed mix of house and flat styles, external materials, size of properties and development layout (including connections) are considered to be acceptable and in compliance with the principles of the approved masterplan. Additionally, it is noted that the development would fit in adequately with surrounding residential developments in this part of East Kilbride and would not result in adverse landscape impacts due to the topography of the CGA site. It is noted that the proposals incorporate appropriate design features, including variation of surface materials, a permeable layout and junction treatment to slow traffic. In general, the layout has been designed to provide attractive streets and to ensure that public areas and connections are overlooked by dwellings to encourage pedestrian movement.
- 6.5 With regard to potential amenity and road safety impacts, following discussion with the Planning Service, the layout has been adjusted slightly to ensure that the proposed parking and access specifications are in compliance with the Council's standards and

to ensure that sufficient pedestrian connectivity is provided throughout the development. Given the above, it is considered that there would be no significant road safety impacts and, additionally, it is considered that there would not be any significant impact on the amenity enjoyed by adjacent dwellinghouses on Jackton Road as a result of the development, as proposed. Taking all relevant matters into account, it is considered that the proposal is in compliance with Policies 2 and 4 of the LDP. In terms of flood risk and impact on the water environment (Policy 17 of the LDP), it is noted that the proposal includes sustainable drainage features. In this regard, it is noted that no objections have been received from the Council's Flood Risk Management team or SEPA, subject to conditions which would be attached to the consent issued.

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

7 Reasons for Decision

- 7.1 The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 2, 4, 5, 12, 13, 14 and 17 of the South Lanarkshire Local Development Plan 2015, its associated Supplementary Guidance and Policies 1, 2, 5, 7, 11, 12, 13, 16, SDCC2, SDCC3 and DM1 of the Proposed South Lanarkshire Local Development Plan 2 2018.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 23 January 2020

Previous references

◆ EK/09/0218

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 12 November 2019
- ▶ Consultations

Roads Flood Risk Management	21.11.2019
Arboricultural Services	13.11.2019
SEPA West Region	24.12.2019
Environmental Services	13.01.2020
Roads Development Management Team	20.12.2019
Scottish Water	25.11.2019
WOSAS	19.12.2019
SP Energy Network	13.11.2019

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455049

Email: declan.king@southlanarkshire.gov.uk

Conditions and reasons

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

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

02. That, before the development hereby approved is completed or brought into use, at all road junctions a visibility splay of 2.4 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

03. That, before the development hereby approved is completed or brought into use, at all driveway accesses a visibility splay of 2 metres by 20 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

04. That, before the development hereby approved is completed or brought into use, at all driveway accesses a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of public safety.

05. That, before any dwellinghouse or flatted dwelling hereby approved is completed or brought into use, the parking spaces associated with the dwellinghouse or flatted dwelling shall be put in place to the specification and satisfaction of the Council as Roads and Planning Authority in accordance with the approved plans and shall thereafter be maintained to the satisfaction of the Council.

Reason: In the interests of road safety.

06. That, before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres of the associated driveway shall be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the carriageway and entering the driveway, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

07. That, prior to the occupation of any of plots 1 to 14 of the development as shown on the approved plans, a remote footpath link from the proposed development to Jackton Road shall be provided in accordance with the details shown on the approved drawings. At its junction with Jackton Road a footway, 2m in length, either side of the footpath and a pedestrian barrier shall be provided. Where the required footpath connects the development to Jackton Road, a visibility splay of 2m x 35m (measured from the edge of the carriageway) shall be provided. Within these splays nothing over 900mm in height, i.e. trees, shrubs walls etc. is permitted. All of the above shall be provided and thereafter maintained to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

08. That unless otherwise agreed in writing with the Planning Authority, all construction vehicles associated with the development hereby approved shall access the site from the spine road only.

Reason: In the interests of road safety.

09. That, during the construction phase associated with the development hereby approved:

- appropriate cleaning systems shall be put in place within the site to ensure mud and debris is not deposited on the public road.
- appropriate wheel wash facilities/road cleaning regime shall be provided.
- all vehicles shall be able to access and exit the site in forward gears, therefore a turning area shall be provided
- sufficient parking shall be provided within the site boundary to accommodate all site staff/operatives parking requirements.

Before the commencement of works on site full details and plans detailing the above requirements shall be submitted to and approved by the Council as Roads and Planning Authority. Thereafter, the approved details shall be implemented on site to the satisfaction of the Council throughout the construction phase.

Reason: In the interests of road safety.

10. That, before the development hereby approved is completed or brought into use, an appropriate system of site drainage shall be provided to the specification and satisfaction of the Council as Roads and Planning Authority to prevent surface water flowing onto the public road.

Reason: In the interests of road safety.

11. That, prior to the commencement of development on site, a Construction Method Statement and an Environmental Management Plan, including reference to the Water Environment (Controlled Activities) (Scotland) Regulations 2011 and SEPA's Pollution Prevention Guidance Notes, or any subsequent regulations or guidance shall be submitted to and approved by the Council as Planning Authority. The works shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason: To safeguard the amenity of the area.

12. That, prior to the commencement of works on site, the applicant shall undertake a noise assessment to determine the impact of noise from the various commercial/industrial businesses surrounding the proposed development using the principles set out in British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound, or a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify-

1- the maximum Rating Levels (Including penalties either subjective or objective as appropriate)

2- the statistical average Background Noise Level to which any part of the development will be exposed.

3-Details of uncertainty shall be provided accompanied with meteorological data for the measurement period

Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from the noise shall be submitted to, and approved by, the Planning Authority. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority.

(The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should assess the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises).

Reason: To safeguard the amenity of the area.

13. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning

Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To safeguard the amenity of the area.

14. That the recommendations and procedures set out in the habitat and greenspace management plan submitted in support of the proposed development, produced by JDC ecology and dated October 2019 shall be adhered to at all times on site to the satisfaction of the Council as Planning Authority.

Reason: To ensure the appropriate protection and management of species and green spaces within the site.

15. That notwithstanding the plans hereby approved and prior to the start of development, details of proposed site levels, planting specification and fencing/boundary treatment for the equipped play area shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the play area is acceptable for purpose and does not have an adverse impact on amenity.

16. That, unless otherwise agreed in writing with the Planning Authority, the play area and associated equipment shall be provided in accordance with the phasing details as per approved drawing (Phase 1 Route of build/phasing plan Drg No.PL-005 Rev B).

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

17. That the landscaping scheme as shown on the approved plan 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 the 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.

Reason: In the interests of the visual amenity of the area.

18. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

19. That notwithstanding the plans hereby approved and prior to the commencement of development, details of existing and proposed site levels, to include spot levels, sections and finished floor levels, shall be submitted to and approved in writing by

the Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

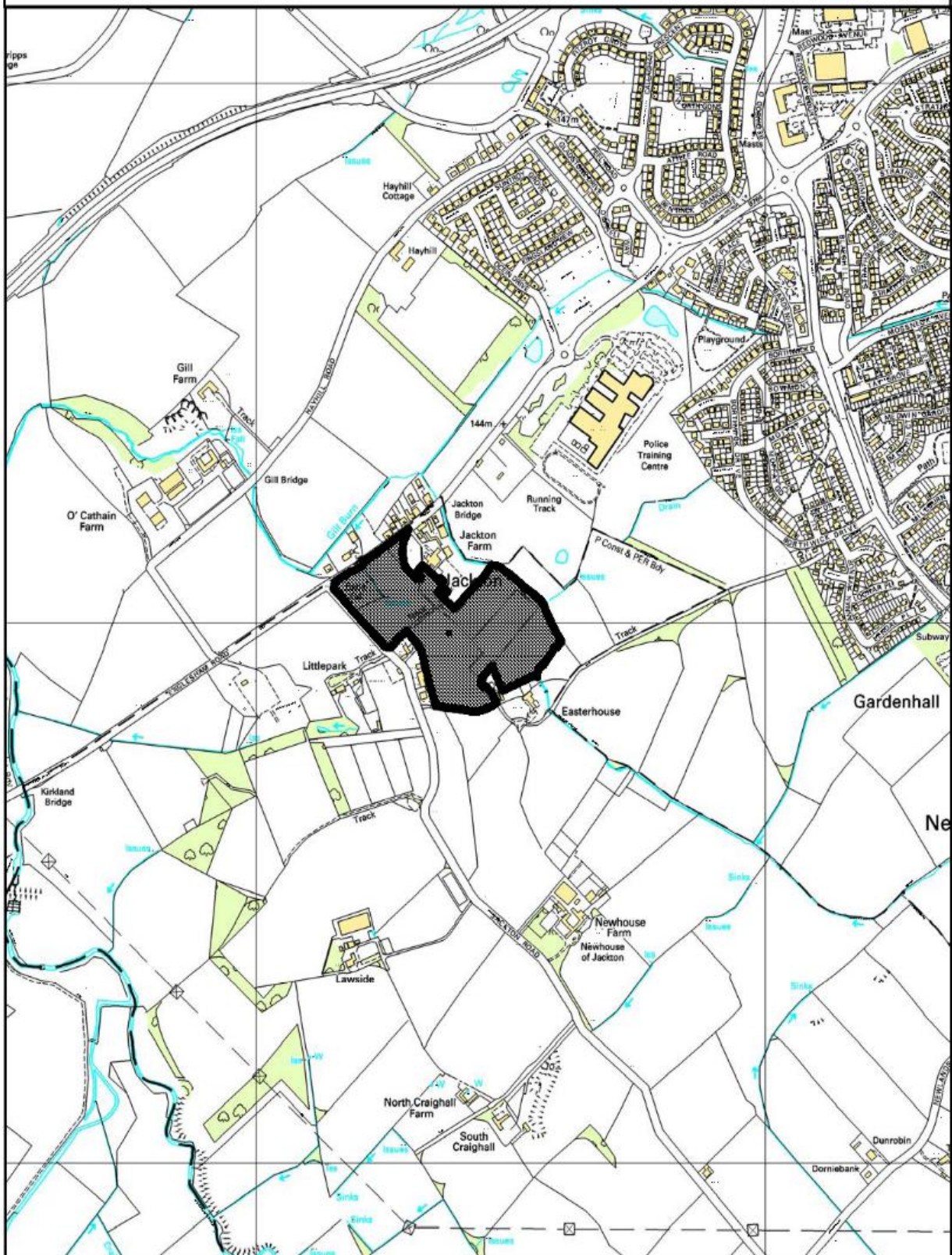
Reason: To safeguard the amenity of the area.

20. That prior to the commencement of development, details of all external materials for the proposed development shall be submitted to and approved in writing by the Planning Authority.

Reason: in the interests of visual amenity.

P/19/1631

Land 85m ENE of Jackton Cottage, Eaglesham Road, Jackton



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Scale:
1:10,000
Date:
18/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development