

Report

Report to: **Planning Committee**
 Date of Meeting: **5 December 2006**
 Report by: **Executive Director (Enterprise Resources)**

Application No	CL/06/0639
Planning Proposal:	Erection of 17 Dwellinghouses, Associated Car Parking, Landscaping and Access Improvements

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bield Housing Association Ltd
- Location : 65 Glenafeoch Road
Carluke ML8 4DS

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

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Bracewell Stirling Architects
- ◆ Council Area/Ward: 11 Carluke/Crawforddyke
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
 - Proposal RES2: Proposed Housing Sites
 - South Lanarkshire Local Plan (Finalised Draft)
 - Policy RES2: Proposed Housing Sites
 - Policy DM1: Development Management
 - Policy DM9: Demolition and Redevelopment for Residential Use
 - Policy ENV11: Design Quality
 - Policy ENV30: New Housing Development
 - Policy ENV31: Design Statements

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

◆ Consultation(s):

Roads & Transportation Services H.Q. (Flooding)

Environmental Services

Roads and Transportation Services (South Division)

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

Scottish Water

Community Resources - Arboricultural Manager

Planning Application Report

1 Application Site

- 1.1 The application site extends to some 0.6 hectares and currently consists of a block of sheltered housing flats to the east with the remaining land to the west being vacant and unmaintained. The ground rises from the east to the west and there is a level difference of some 5 metres over the site.
- 1.2 It is bounded by residential properties on all sides with Glenafeoch Road forming its south-eastern boundary.
- 1.3 The land is currently owned by the Council.

2 Proposal(s)

- 1.2 The Housing Association seeks planning consent to construct 8 single-storey amenity cottages, 4 2-storey cottage flats, 5 2-storey general needs houses, associated car parking, landscaping and improved road access at Glenafeoch Road, Carluke. The development incorporates 21 car parking spaces located throughout the site in 3 parcels.

3 Background

3.1 Local Plan Status

- 3.1.1 In the adopted Lower Clydesdale Local Plan, the site is allocated as a housing development site where Proposal RES2 applies.
- 3.1.2 Within the emerging South Lanarkshire Local Plan (Finalised Draft), the site is affected by Policy RES2: Proposed Housing Sites and must also comply with Policies DM1: Development Management, DM9: Demolition and Redevelopment to Residential Use, ENV11: Design Quality, ENV30: New Housing Development and ENV31: Design Statement.

3.2 Relevant Government Policy/Advice

SPP3: Planning for Housing advocates that most housing requirements should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and public services.

3.3 Planning History

There is no planning history relating to the site.

4 Consultation(s)

- 4.1 **Environmental Services** – no objections, subject to conditions. These include that a Phase 1 or Desk Study is carried out to determine the presence or otherwise of contaminants on the site.
Response: Noted. Relevant conditions can be attached to any approval.
- 4.2 **Community Resources (Arboriculture)** – no objections, provided that the trees on the boundary of the site are retained and replaced where necessary.
Response: Noted. Conditions may be attached to any approval.

- 4.3 **Roads & Transportation Services** – no objections.
Response: Noted.
- 4.4 **SEPA (Flooding)** – no objection, subject to conditions relating to surface water run-off and that a SUDS system is implemented.
Response: Noted. Conditions may be attached to any approval to safeguard SEPA's concerns.
- 4.5 **Scottish Water** – no objections, provided that the developer bears the costs of any increase in capacity of Scottish Water's existing infrastructure.
Response: Noted. A condition can be attached to any consent to safeguard Scottish Water's concerns.
- 4.6 **Roads & Transportation Services HQ (Flood Prevention Unit)** – no objections, provided that the site is served by a surface water drainage scheme to the satisfaction of the Council.
Response: Noted. The applicant has been made aware of this requirement. A condition can be attached to any approval.

5 Representation(s)

5.1 Following neighbour notification, two letters of objection were received. A summary of the objections and my comments thereon may be summarised as follows:

- (a) **The 2-storey elements of the approval conflict with Bield Housing Association's policy.**
Response: The applicant advises that the proposed development is intended to cater for elderly as well as mainstream tenants.
- (b) **There are insufficient parking spaces within the site.**
Response: Disagree. The parking standard for Housing Associations is considerably less than private house builders' standards as set out in South Lanarkshire Council's Guidelines for Development Roads (Table 4.2.A). Therefore, it is considered that the numbers shown are sufficient to serve the site.
- (c) **There will be increased traffic at the junction of Glenafeoch Road due to increased residential dwellings being constructed.**
Response: Roads & Transportation Services have no objection to the development. It should also be noted that an improved access is to be formed at the site's junction with Glenafeoch Road.
- (d) **No trees or shrubs should be removed as part of the development**
Response: A condition requesting details of any trees and shrubs to be removed can be attached to any approval. It should also be noted that it is intended to request a landscape plan for the site to ensure that sufficient landscaping will be retained and planted within the site.
- (e) **Bield Housing Association said that they would keep the local people informed of any developmental the site. This has not taken place.**
Response: This is a matter between Bield Housing Association and the neighbours concerned. I am satisfied, however, that the correct neighbour notification procedure has been followed.

- (f) **According to a story in the local paper, the Council is trading the land adjacent to the existing Bield Housing site for an area of land in Blantyre.**
Response: Noted. This is not, however, relevant to the assessment of the current application.
- (g) **There are two accesses to the rear of the dwellings on Carnwath Road that should be maintained.**
Response: These would appear to be informal accesses and a matter between the applicant and the affected properties. It should be noted that the Council has no record of permission either being sought or granted for a right of access over this land.

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

6 Assessment and Conclusions

- 6.1 The main determining issues in this case are the extent to which the proposal complies with the adopted local plan, the emerging South Lanarkshire Local Plan (Finalised Draft), Government advice and the Council's Residential Development Guide.
- 6.2 In terms of the adopted Lower Clydesdale Local Plan, the site is allocated as a proposed housing site where Proposal RES2 applies. This policy states that the Council will promote the development of these sites. The emerging South Lanarkshire Local Plan (Finalised Draft) has a similar RES2 allocation. This policy reiterates the adopted local plan policy as described above. As the site lies within a Proposal RES2 area, the principle of residential development has already been established through the local plan process. It is clear that the site complies with this policy.
- 6.3 Within the emerging local plan, the site is also covered by a number of other policies, DM1: Development Management, DM9: Demolition and Redevelopment to Residential Use, ENV11: Design Quality, ENV30: New Housing development and ENV31: Design Statements.
- 6.4 Policy DM1: Development Management states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. I am satisfied that the proposed layout and design are appropriate and consider, therefore, that the proposal complies with this policy.
- 6.5 Policy DM9: Demolition and Redevelopment for Residential Use states that as well as complying with ENV30: New Housing Development, any proposal must meet certain criteria including sympathetic design in keeping with the adjacent area, no overlooking issues, no overshadowing of adjacent properties and suitable access and parking provision. It is considered that the proposal meets the terms of this policy.
- 6.6 Policies ENV11: Design Quality and ENV30: New Housing Developments seek to promote quality and sustainability in a development's design and that any new development should enhance and make a positive contribution to the character and

appearance of the urban environment in which it is located. It is considered that the proposal complies with these policies. Policy ENV31: Design Statements stipulates that in developments of this nature, a Design Statement should accompany the application. This should include plans that clearly show the relationship of the development proposal with the existing adjoining buildings. I can confirm that a Supporting Statement was submitted, as were numerous cross-sections through the site which clearly illustrate the relationship of the new dwellinghouses with dwellings bounding the application site. The general principles of this policy have also been met.

- 6.7 In terms of Government advice, SPP3: Planning for Housing, states that previously developed sites should be used in preference to greenfield locations and expresses a preference for sites accessible to public transport. The application site meets these criteria as it is currently used for sheltered accommodation for the elderly and is located close to Carlisle Town Centre and local amenities. I am of the opinion, therefore, that the site is a suitable location for a higher density development.
- 6.8 The development accords with the Council's Residential Development Guide in terms of the site layout and there are no adverse comments from consultees.
- 6.9 I conclude that the proposal complies with local plan policy and will result in a development that will integrate well with the existing streetscape whilst re-using previously developed land in an efficient manner and at a sustainable location. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is consistent with Proposal RES2 in the adopted Lower Clydesdale Local Plan and Policies RES2, DM1, DM9, ENV11, ENV29, ENV30 and ENV31 of the emerging South Lanarkshire Local Plan (Finalised Draft). It is also compliant with the Council's Residential Development Guide.

**Iain Urquhart
Executive Director (Enterprise Resources)**

17 November 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 16/10/2006
 - S.E.P.A. (West Region) 31/10/2006

Scottish Water	29/09/2006
Environmental Services	05/10/2006
▶ Representations	
Representation from :	Mr C A Baker, 78 Carnwath Road Carluke ML8 4DP, DATED 11/10/2006
Representation from :	Mr Thomas S White & Mrs Shona White, Burnview Nursery Carnwath Road Carluke ML8 4DP, DATED 03/10/2006

Contact for Further Information

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

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CL/06/0639

CONDITIONS

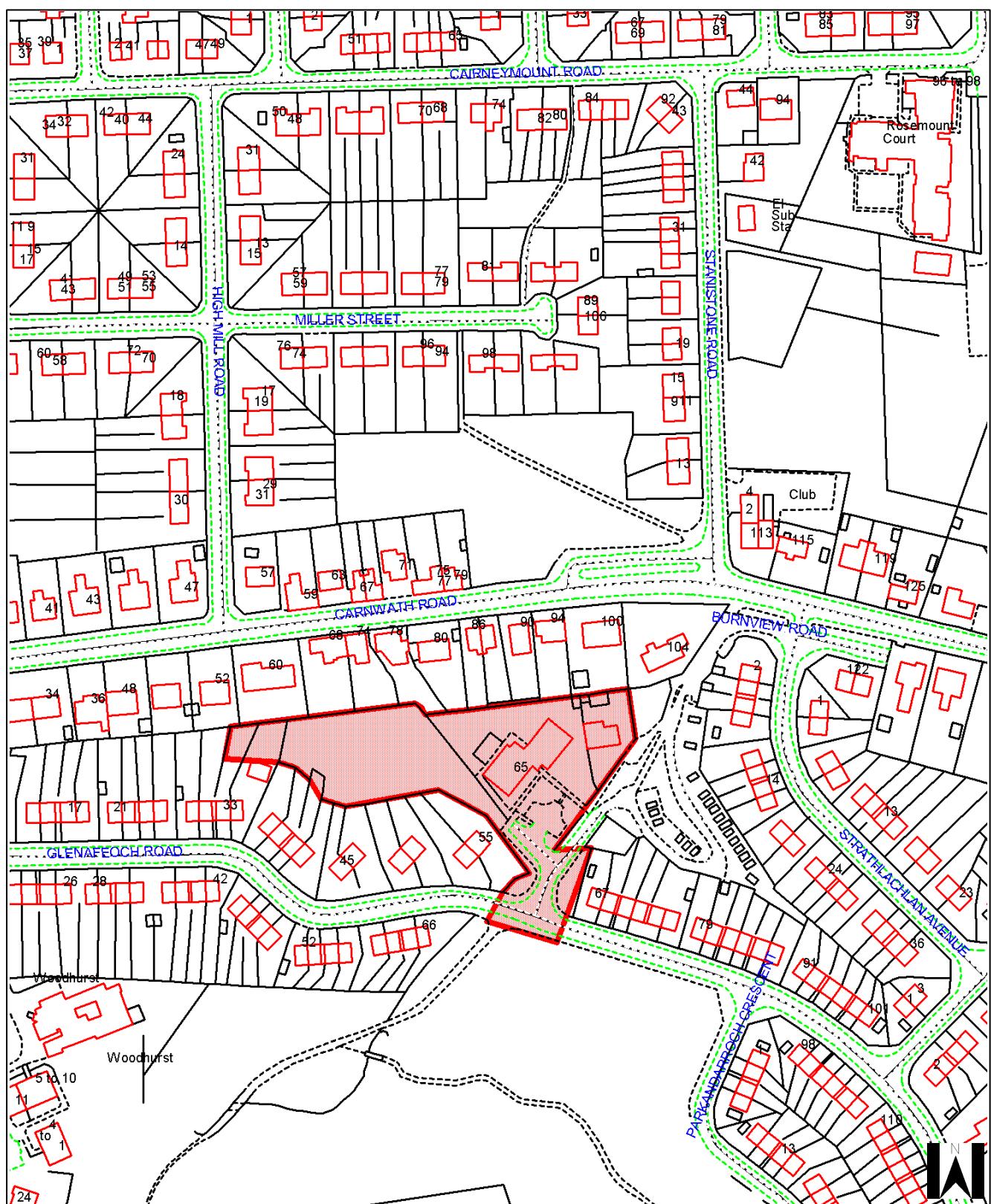
- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written 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 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.
- 5 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 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before the last dwellinghouse hereby approved is occupied, the improved vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 7 That no dwellinghouse shall be occupied until the access roads and footways leading thereto from the existing public road have been constructed to base course level.
- 8 That before the last dwellinghouse hereby permitted is occupied, all roads and footways within the development shall be completed to final wearing course level.
- 9 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 10 That before any work commences on 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.

- 11 That the landscaping scheme, approved under the terms of Condition 10 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the last dwellinghouse hereby approved and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 12 That before the dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 13 That before development starts, details of a surface water drainage system, incorporating Sustainable Urban Drainage System proposals, shall be submitted and approved by the Council as Planning Authority.
- 14 That the surface water drainage system, approved under the terms of Condition 13 above, shall be implemented simultaneously with the development hereby approved, to the satisfaction of the Council as Planning Authority and SEPA and shall be completed prior to the last dwellinghouse hereby permitted being occupied.
- 15 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.
- 16 That before the first dwellinghouses hereby approved is occupied, any remediation/control measures recommended as part of Condition 15 above, must be fully implemented to the satisfaction of the Council as Planning Authority.

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 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 In the interest of public safety
- 7 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.
- 8 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

- 9 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 10 In the interests of the visual amenity of the area.
- 11 In the interests of amenity.
- 12 To ensure the provision of a satisfactory drainage system.
- 13 To ensure the provision of a satisfactory surface water drainage system.
- 14 To ensure the provision of a satisfactory surface water drainage system.
- 15 To ensure the site is free of contamination and suitable for development.
- 16 To ensure the site is free of contamination and suitable for development.



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