

Report

Report to:	Cambuslang/Rutherglen Area Committee
Date of Meeting:	28 August 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CR/07/0103
Planning Proposal:	Erection of 12 dwellinghouses (2 terraced blocks of 5 and 7 units), formation of access, associated parking and landscaping

1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : BA Construction
- Location : Greenlees Road
Cambuslang

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 Area Committee has delegated powers to determine this application.

3. Other Information

- ◆ Applicant's Agent: IDP
- ◆ Council Area/Ward: 13 Cambuslang West
- ◆ Policy Reference(s): **Cambuslang/Rutherglen Local Plan**
Policy RES 2 (Housing Land Supply)
Proposal RES 1 (Greenbelt Releases for Housing)
Policies DC 1 and SLP6 (Development Control General)
Finalised South Lanarkshire Local Plan (After Modification)
Policy RES 2 (Proposed Housing Sites)
Policy Dev 1 (Development Management)

- ◆ Representation(s):
 - ▶ 4 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (North Division)

Scottish Water

Cambuslang Community Council

Roads & Transportation Services H.Q. (Flooding)

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

Planning Application Report

1. Application Site

- 1.1. At the southern edge of Cambuslang, on the northern side of Greenlees Road opposite the former clubhouse (now 2 flats) of Kirkhill Golf Club, the application site extends to 0.48 hectares (4800 square metres) or thereby of overgrown former grazing ground. It is bounded to the north by new two storey houses, some with detached garages, (built by Bellway and Bett Homes - West Greenlees) whilst to the north east there is a former farm house that has been converted (and extended) to form a nursing home. The southern boundary adjoins further overgrown agricultural grazing land (it was abandoned a number of years ago) whilst on the opposite side of Greenlees Road (B759) there is the aforementioned flats, two dwellinghouses previously owned by the golf club as steward and green keepers accommodation, and three recently built large detached villas (Planning consent CR/04/0200).
- 1.2. The site itself is long and narrow (on average 175 metres long by 27 metres wide) and has a 1.8 metre high close boarded fence (with one gate) along its western boundary, this fence having been erected in association with the neighbouring house building. The western boundary adjacent to the nursing home has a mature line of hedging and trees (excluding a small section of fencing at the northernmost corner). The other site boundaries are more 'open' in nature. A surfaced footway adjoins the site beside Greenlees Road.
- 1.3. In terms of levels the site has a gradual downward slope (change in level approximately 7 metres over the length of the site) towards the nursing home. In addition the new 'Bellway' dwellinghouses beside the lowest corner of the site (adjacent to the nursing home) sit at a lower level (approximately 1500 mm) than the site, this difference in levels being accommodated by a retaining wall in the rear gardens of the houses.
- 1.4. Street lights and various street signs exist along Greenless Road which has a significant bend as it passes the site and is subject to a 30 mph speed limit.

2. Proposal(s)

- 2.1. Detailed planning consent is now sought to erect 12 dwellinghouses in two terraced blocks of 5 and 7 units. In detail this will involve:
 - ◆ The formation of two, 2 storey terraced blocks, one occupying the northern half of the site and running parallel with the common boundary of the nursing home with the other in the southern part of the site running parallel with Greenlees Road. The proposed blocks will have a stepped roof line to reflect the natural change in ground levels, will be finished with natural slate on the roof with timber windows and a predominant off white render with sections of zinc cladding. In addition the end terraced units have been designed to provide an element of visual contrast and interest when compared to the mid terraced properties. These units, and the ground floor of the elevation of the block facing Greenlees Road, will have a natural stone finish; this block will also incorporate car ports.
 - ◆ The formation of a new, short, vehicular access cul-de-sac from Greenlees Road at the bend. This short access will terminate in a turning head adjacent to the existing boundary timber fence, there being two extended shared accesses off each leg of the turning head to provide access to each house.
 - ◆ A minimum of two off street parking spaces will be provided for each unit.
 - ◆ A 900 mm landscaped verge with 1200 mm high stone wall with 600 mm slatted timber fence above will be erected along the mutual boundary with the

neighbouring houses in addition to the existing boundary fence (the stone wall is proposed to prevent headlights from cars penetrating the existing fence).

- ◆ A 900 mm stone wall will be erected along Greenlees Road.
- ◆ An 11 metre deep area (265 square metres) of structural planting will be established in the southern corner of the site.
- ◆ The existing hedging and trees along the mutual boundary with the nursing home will be retained.
- ◆ A bin collection area will be provided adjacent to the access cul-de-sac.
- ◆ Rear gardens with dimensions generally in compliance with the Council's Residential Development Guide will be provided, and
- ◆ The windowless gable of unit No. 1 will be offset from the mutual boundary by 3070 mm.

3. Background

3.1. The site is identified for residential development in terms of the adopted Cambuslang/Rutherglen Local Plan, policy RES 2 applicable. In addition proposal RES 1 also supports the sites development for residential purposes and this designation remains in the Finalised South Lanarkshire Local Plan (After Modification), policy RES 2 (Proposed Housing Site) being appropriate.

3.2. Relevant Government Advice/Policy

Scottish Planning Policy 1 and the 1997 Planning Act advises that the determination of planning applications should be made in accordance with the provisions of the development plan unless material considerations indicate otherwise.

3.3. Planning History

There has been one previous application for the site namely:

CR/04/0144 - "Residential development (in outline)." Approved October 2004.

4. Consultation(s)

4.1. **Roads and Transportations Services** - Originally recommended that the application be refused as there were various aspects that did not comply with the Council's Roads Development Guidelines. Following the receipt of amended drawings however now offer no objections, subject to conditions.

Response: Noted. Appropriate conditions can be imposed.

4.2. **Roads and Transportation HQ** - No objection to the proposed development subject to conditions relative to drainage impact, sustainable urban drainage (SUDS) and the site being serviced by an acceptable sewerage scheme.

Response: Noted. Again appropriate conditions can be imposed.

4.3. **Environmental Services** – No adverse comments. Highlight aspects relating to noise aspects both during construction and after.

Response: Where appropriate and necessary conditions can address these aspects in a satisfactory manner.

4.4. **Cambuslang Community Council** – No objection.

Response: Noted.

- 4.5. **Scottish Water** – Do not object to the application. Nevertheless the developer will need to make contact in order to discuss proposal further and to ensure that the site can be served with a water supply and sewage connections.

Response: Noted. The applicant has been advised accordingly.

- 4.6. **Scottish Environmental Protection Agency** – Request that all foul drainage is connected to the public sewer system and that surface water, if excluded from the sewer system, is treated in accordance with the principles of SUDS.

Response: Noted. These aspects will be addressed by conditions.

- 4.7. Overall none of the consultee responses have generated issues that are prejudicial to the favourable determination of the application and the various issues raised can be addressed in a satisfactory manner by appropriate conditions.

5. Representation(s)

- 5.1. Statutory neighbour notification was undertaken following which 4 letters of objection were received. The issues raised can be summarised as:

(a) Delay in receiving neighbour notification certificate and inaccuracy of attached plan.

Response: From the information available it would appear that certain residents adjoining the site received their neighbour notification certificate some weeks after they were posted and the application lodged. This delay would appear to be because the certificates were delivered to the house builder who delayed their onward transmission to their clients. In addition there was a drafting error in the location plan that accompanied the neighbour notification certificate, this however related solely to plot numbers. Nevertheless this error and the delay in neighbours receiving the certificates, has not prejudiced the recipients as they still had the opportunity to submit representation they considered appropriate.

(b) Need for traffic calming (sleeping policemen) in Greenlees Road either side of entrance to Golf Course.

Response: Greenlees road (B759) is a strategic link in the road network and therefore it is not considered suitable for the introduction of vertical traffic calming measures.

(c) Separation distance and difference in levels between the houses of Fetlar Court and plot 1 especially will result in a loss of amenity/overshadowing.

Response: The layout has been designed to accord with the Council's Residential Development Guide. In this respect window to window relationships are acceptable thereby ensuring that the privacy of the neighbouring houses will not be materially affected to an unacceptable extent. It is acknowledged however that the nearest unit at plot one will be off set from the boundary by approximately 3000 mm (originally 2000 mm when drawings first lodged) but the relationship that will be established is similar to many 'corner' relationships that exist in modern housing relationships i.e. the rear of one house faces the gable of a neighbouring house. In addition although there is a change in level and the new properties will be south of the existing houses, the height of the house at plot 1 has been reduced by 400 mm since first lodged and it is positioned midway between the two neighbouring properties. As a result I am of the view that the impact of the proposal will be within acceptable limits.

(d) Traffic noise due to position of access road.

Response: The existing houses generally 'back on' to the site and thereafter Greenlees Road which being part of the strategic road network, has high volumes of traffic. As a result the existing houses will experience a degree of traffic noise at the rear.

The proposed development will bring an access road with two shared surfaced access 'driveways' very close to the existing mutual boundary. These two 'driveways' will served 7 and 5 houses respectively and will generate a corresponding level of traffic movement. The two 'driveways' will be at least 10 metres from the rear of the houses (a distance greater than that between the front of the new build houses and associated road) and there will be a 1200 mm high stone wall with fencing above along the boundary which in my opinion will act, in part, as a noise barrier. In addition the houses themselves, especially those running parallel with Greenlees Road will also act as a noise buffer. Collectively therefore I am of the view that any increase in noise from vehicles using the new road will not be to a material extent as it will be comparable to the situation that exists at the front of the adjoining houses; indeed it is possible that there will be an improvement given that the new houses will help reduce traffic noise from Greenlees Road.

(e) Upper floors of proposed houses looking into existing houses, especially bedrooms.

Response: The nearest direct window to window relationship will be a minimum of 20 metres, a distance that is replicated in the neighbouring West Greenlees housing development. In addition this relationship accords with the guidance provided in the Council's Residential Development Guide.

(f) Impact on drainage

Response: The development site is, in general terms, at a higher level than the adjoining houses and therefore it is possible that surface water, during periods of heavy rainfall, will naturally flow towards the houses at a lower level. Indeed in this connection, a rubble drain has been installed within the site parallel with the timber fencing at the northern corner, where the change in level is at its greatest. The proposed development will not disturb the rubble drain and will result in less water soaking into the ground – all the rain that falls on the roofs of the houses or the road surface will be collected in pipes and discharged in a controlled manner. Given this situation and the fact that the rubble drain will be unaffected by the development I am of the view that any drainage issues will not be compounded and it is likely that the existing situation will be improved.

- 5.2. The letters of representation have been copied and are available for inspection in the usual manner.

6. Assessment and Conclusions

- 6.1. The site at East Greenlees Road has been identified as being suitable for residential development in the Cambuslang/Rutherglen Local Plan for a period in excess of 5 years. This designation remains in the Finalised South Lanarkshire Local Plan (After Modification) 2007 and therefore in land use and policy terms the principle of residential development is not contentious and accords with the appropriate Local Plan policies. Indeed outline residential consent has previously been issued.
- 6.2. Clearly in view of the above, it is the details associated with the proposal that will be the main determining factors. In this respect the applicant and the agent are aware of

the requirements of the Councils Residential Development Guide and a layout has been produced that generally complies with its requirements notwithstanding the restricted nature of the site due to its narrowness. In particular the proposal will establish similar house to house relationships that exist in other nearby modern housing developments and therefore the impact of the proposal on those living nearest to the site will, in my opinion, be within acceptable limits.

- 6.3. None of the various consultees have generated comments or issues that are detrimental to the favourable assessment of the application. Consequently in servicing or infrastructure terms there are no impediments to the development proceeding.
- 6.4. The views expressed in the representations received have received due and careful consideration but for the reasons advanced in section 5.0 previously, I am of the view that either individually or collectively, the concerns expressed are not of sufficient degree or weight to provide a justifiable basis for resisting the development. The development plan clearly favours the proposal which will introduce a form of bespoke housing of high quality finishes at an entrance point to Cambuslang and this different form of housing should be welcomed as providing an alternative to that offered by the volume house builders.
- 6.5. In conclusion I am of the view that the proposal is acceptable given all material planning considerations and that consent, subject to appropriate conditions should be issued.

7. Reasons for Decision

- 7.1. The proposal complies with the provisions of the adopted and Finalised Local Plan (After Modification) and accords with the outline consent issued for the site. Furthermore the design and layout considerations reflect the policies of the plan and the Council's Residential Development Guide.

Iain Urquhart
Executive Director (Enterprise Resources)

13 August 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour notification certificate dated 30th March 2007
- ▶ Cambuslang Rutherglen Local Plan 2002
- ▶ Finalised South Lanarkshire Local Plan (After Modification) 2007
- ▶ SLC Residential Development Guide 2001
- ▶ Previous applications CR/04/0144 and CR/04/0200
- ▶ Fax dated 5th April 2007 to agent
- ▶ E-mail dated 2nd May 2007 to agent

- ▶ Letter dated 16th May from agent
- ▶ E-mail dated 18th June 2007 to Divisional Engineer, Roads and Transportation

▶ Consultations

Roads & Transportation Services H.Q. (Flooding)	04/05/2007
Environmental Services	20/04/2007
Roads and Transportation Services (North Division)	05/04/2007
Cambuslang Community Council	12/04/2007
Roads and Transportation Services (North Division)	05/04/2007
Scottish Water	16/04/2007
Roads and Transportation Services (North Division)	20/06/2007
SEPA	06/06/07

▶ Representations

- Representation from : Mr S McDowell and Miss G Crawford, Plot 334 L, 8 Fetlar Court, Lomond View, Cambuslang G72 8TR, DATED 04/05/2007
- Representation from : Mr David James McCutcheon, Gleneagles 4 Kirkhill Cambuslang G72 8YN, DATED 24/04/2007
- Representation from : David and Mairead Collie, 7 Fetlar Court Cambuslang, DATED 06/06/2007
- Representation from : Pauline McAllister, 11 Mousa Park, Cambuslang Glasgow G72 8TT

Contact for Further Information

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

Steven Clark, Team Leader, Royal Burgh House, 380 King Street, Rutherglen G73 1DQ
 Ext. 5140 (Tel: 0141 613 5140)
 E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before 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 prior to any work commencing on site, further details of the proposed finished floor level of each house, with particular regard to the levels of units 1 to 7 in order that an appropriate and acceptable relationship with the adjoining houses is established, shall be submitted for the written consent of the Council as Planning Authority, and no work shall commence on site until these details or other such details acceptable to the said Authority have been confirmed in writing.
- 7 That prior to work commencing on site further details of the design and capacity of the proposed bin collection area shall be lodged for the written approval of the Council as Planning Authority and no work shall commence until the said detail has been approved in writing by the Council.
- 8 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority .
- 9 That notwithstanding the terms and requirements of condition No. 8 above, no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 10 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements and shall ensure that the existing rubble drain in the northern corner of the site remains in place and is

unaffected by the development proposed.

- 11 That before the development hereby approved is completed or brought into use, the new 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.
- 12 That before 4 of the dwellinghouses hereby approved are occupied, the existing footway along the sites frontage with Greenlees Road shall be resurfaced along the length of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 13 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 the Council as Roads and Planning Authority.
- 14 That before the dwellinghouse hereby permitted is occupied, a minimum of 2 car parking spaces shall be provided within the curtilage of each plot outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 15 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 120 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.
- 16 The surface of all new roads shall be so trapped and finished in hard standing as to prevent any surface water or deleterious material from running onto or entering the highway.
- 17 That all dwellinghouses with garages/car ports shall have driveways with a minimum length of 6 metres measured from the heel of the footway/service strip and the first 2 metres of each driveway as measured from the heel of the footpath shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 18 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.

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 interests of amenity of the area in general, the neighbouring houses in particular, and in order to retain effective planning control.

- 7 These details have not been submitted or approved.
- 8 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 9 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.
- 10 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.
- 11 In the interest of public safety
- 12 In the interest of public safety
- 13 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 14 To ensure the provision of adequate parking facilities within the site.
- 15 In the interest of road safety
- 16 In the interest of public safety
- 17 In the interest of public safety
- 18 In order to retain effective planning control

For information only

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