

# Report

Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>11 September 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/18/1675
Planning proposal:	Erection of a Detached Two Storey Dwellinghouse at Plot Between 24 and 30 Todshill Street, Strathaven

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Messrs MacIntyre
Location:	Plot Between 24 and 30 Todshill Street Strathaven South Lanarkshire

## 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 attached.

## 2.2 Other Actions/Notes

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

## 3 Other information

- ♦ Applicant's Agent: Craig Steven
- ♦ Council Area/Ward: 05 Avondale and Stonehouse
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 4- Development management and placemaking  
Policy 6 - General urban area/settlements  
Policy 15 Natural and historic environment

**Development Management, Placemaking and Design Supplementary Guidance (2015)**

DM1 - Design

**Natural and Historic Environment Supplementary Guidance (2015):**

Policy NHE7 Conservation areas

Policy NHE6 Non-scheduled archaeological sites and monuments

**Proposed South Lanarkshire Local Development Plan 2 (2018)**

Policy 3 – General Urban Areas and Settlements

Policy 5 – Development Management and Placemaking

Policy 14 Natural and Historic Environment

Policy DM1 – New Development Design

Policy NHE2 Archaeological Sites and Monuments

Policy NHE6 Conservation Areas

**Strathaven Conservation Management Plan**

Policy CAMP 1.1 - Development Principles

♦ **Representation(s):**

▶	13	Objection Letters
▶	1	Support Letter
▶	1	Comment Letter

♦ **Consultation(s):**

West of Scotland Archaeology Service (WOSAS)

Roads Development Management Team

Environmental Services

Arboricultural Services

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site is located within Strathaven Conservation Area, on Todshill Street, Strathaven. It is a vacant area of ground to the rear of the Drumclog Inn public house and was formally used as an extension to the car park of the public house. It is bounded by the Drumclog Inn public house and the rear gardens of residential properties on Todshill Street to the north and to the south east by residential properties and their rear gardens. The site is bounded to the west by Station Road public car park and to the south by a Nursing Home. The area is an established mixed use area close to the town centre of Strathaven. The site covers 731 sq.m and rises up from Todshill Street to the rear of the site.

### **2 Proposal(s)**

- 2.1 The proposal is to erect a two storey, modern architectural, three bedroomed, detached dwellinghouse. The submitted plans show that the living accommodation would be located on the first floor and the bedrooms on the ground floor. The dwellinghouse would be located on the south of the plot and the garden ground at the north. Vehicular access to the site would be taken from Todshill Street and 2 parking spaces would be located to the front of the dwelling with a bin store to the south of the building.
- 2.2 The proposed dwellinghouse is of modern architectural design with a flat roof with an overhang cantilever on the first floor to the front of the dwelling and a large balcony to the rear on the first floor. The submitted plans illustrate that the dwelling would be finished externally in a cladding system, with concrete panelling in two colours; Silver Grey and Anthracite. The windows range in size, with a large feature window to the front and bi-folding doors to the rear providing access to the first floor balcony. The window and door frames would be matt grey aluminium. No windows are proposed on the side elevation to the southeast of the property.
- 2.3 The applicants submitted a number of documents in support of the proposed development including a Noise Impact Assessment, Tree Survey Report, design statement and 3D Images of the proposed development.

### **3 Background**

#### **3.1 Relevant Government Advice/Policy**

- 3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises 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.

#### **3.2 Local Plan Status**

- 3.2.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) (SLLDP), and Supplementary Guidance (SG) produced in support of the SLLDP.

3.2.2 In land use terms, the application site is identified within the adopted SLLDP, as being within the settlement of Strathaven and within Strathaven Conservation Area. With regard to development management criteria, a number of policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and Placemaking, Policy 6 - General Urban Area/Settlements and Policy 15 Natural and historic environment.

3.2.3 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics:-

- ◆ Development Management, Place Making and Design SG 3  
Policy DM 1 – Design
- ◆ Natural and historic environment Supplementary Guidance (2015):  
Policy NHE7 Conservation areas  
Policy NHE6 Non-scheduled archaeological sites and monuments

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2.4 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 Policies 3, 5, 14, DM1 and NHE6 are relevant.

3.2.5 Given that the site falls just within the Strathaven Conservation Area, the Strathaven Conservation Area Management Plan requires to be referred to in the assessment of the planning application. Policy CAMP 1.1 Development Principles of the management plan is therefore relevant in this instance.

### 3.3 **Planning History**

3.3.1 A Planning Application was submitted in 2007 (EK/07/0012) for the development of 5 flats on the site. This application was subsequently withdrawn prior to the application being decided. Planning Consent (EK/08/0020) was refused in September 2009 for the development of two semi-detached properties and an appeal to the Planning Local Review Body upheld the refusal in February 2010.

## 4 **Consultation(s)**

4.1 Roads and Transportation Services (Development Management) – have no objections to the proposal subject to conditions being attached in respect of drainage, access, visibility splays, surfacing of the access, provision of a new footway, location of gates and turning space.

**Response:** Noted. Appropriate conditions will be attached to any consent issued.

- 4.2 **Environmental Services** – have no objections, subject to conditions and advice notes being attached to ensure that particular noise level parameters can be achieved to ensure that any noise from the adjacent public house can be mitigated.

**Response:** Noted. Appropriate conditions and informatives will be attached to any consent issued.

- 4.3 **WoSAS**– have no objections to the proposed development subject to a condition being attached in respect of a written scheme of investigation and the implementation of a programme of archaeological works.

**Response:** Noted. Appropriate conditions will be attached to any consent issued.

- 4.4 **Arboricultural Services** – have no objections to the proposed development. It was concluded that the trees on site were naturally regenerated and of low individual merit and that the recommendations of the Tree Survey that all trees within the site boundary could be removed and replacement planting take place were acceptable.

**Response:** Noted. A scheme of planting has been identified on the site plans and a condition requiring a detailed Landscape Scheme will be attached to any consent issued.

## **5 Representation(s)**

- 5.1 Statutory notification was undertaken and the proposal was advertised in the local press as development affecting the character of the conservation area. Following this, 15 letters of representation were received, consisting of 13 objections, 1 letter of support and 1 letter of comment. The issues raised in all representations can be summarised as follows:

- (a) **The proposed development is considered out of character with the Strathaven Conservation Area and does not respect the street pattern, historic building plots, building heights and building line. The proposed modern design of the building and the marked horizontal emphasis is in contrast to narrow frontages of the buildings in Todshill Street. The proposal is therefore contrary to Policy 4 and Policy 15 of the South Lanarkshire Local Development Plan**

**Response:** The site is located on the edge of the Conservation Area in an area where there are a number of different building ages and designs. Although there is a historic development pattern on Todshill Street to the north of the site, the location of the proposed dwelling is adjacent to and in context with the more modern post war housing, nursing home and public car park to the south and rear of the site. The proposed dwelling, although modern in design, is modest in scale and located on the south of the plot to reduce any impact on the historic buildings in Todshill Street. It will not have a direct building frontage in line with the Drumclog Inn, separating it from the historic buildings and continuing the existing more modern building group with those buildings to the south. The building height will be below that of the Drumclog Inn and the modern dwellings to the south at number 30 and 32 and the nursing home to the rear of the site. It is considered that the proposed

dwelling is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and is not considered to be detrimental to the visual character of the area.

- (b) The proposed dwelling fails to respect the natural contours of the site and requires extensive excavation to form a building platform.**

**Response:** The site rises gradually from Todshill Street to the rear boundary and in order to reduce the potential impact of the proposed dwelling the site will be levelled at the rear to create a platform at a similar level to the adjacent dwellings to the south of the site. This will involve the lowering of the ground level at the rear of the site by approximately 2 metres in line with the level of the existing retaining wall at the back of the main Drumclog Inn car park. It is considered that the proposed levels and required excavation are acceptable.

- (c) The excavation of the site will result in drainage problems at adjacent properties and expose gas pipelines.**

**Response:** A condition will be attached to any consent requiring the applicant to provide written confirmation from Scottish Water in respect of provision of acceptable sewerage scheme and the applicant will be responsible for obtaining the correct permissions from statutory undertakers where they are likely to impact their equipment or apparatus.

- (d) The proposed development will result in the loss of trees within the Conservation Area damaging the wooded character of the area. No tree Survey has been submitted with the application and the application form has ticked the box saying there are no trees.**

**Response:** The Councils Arboricultural Officer has assessed the proposal and has no objections to the proposed development. It was concluded that the trees on site were naturally regenerated and of low individual merit and that the recommendations of the submitted Tree Survey that all trees within the site boundary could be removed and replacement planting take place were acceptable. A scheme of planting has been identified on the site plans and a condition requiring a detailed Landscape Scheme will be attached to any consent issued.

- (e) The site is home to a variety of animals and birds.**

**Response:** The site is primarily derelict land with a mixture of self-seeded vegetation and conifers. A site visit to the site has taken place and it is considered that the development will not have an adverse impact on wildlife.

- (f) The proposed dwellinghouse and garden will look directly into the gardens and windows of adjacent properties leading to a loss of privacy**

**Response:** The proposed development meets with the guidelines for habitable room window to window distance. The windows of the proposed dwelling on the north western/side elevation are over 20 metres from, and at an angle to, the windows of number 20 Todshill Street. There are no windows in the south eastern/side elevation which faces the rear garden of number 30 Todshill Street. The garden to the side of the proposed dwelling will be separated from the rear garden of number 20 and the rear of the public house by a close boarded fence of a height of 1.8m. All other boundary walls to the

rear and south will be retained and made good as part of the development. A significant planting scheme is proposed along the boundary with the rear garden of number 20 Todshill Street and the rear of the public house consisting of trees, shrubs and hedging. Further hedging is also proposed along the rear boundary and the boundary with number 30 Todshill Street. It is therefore not considered that the proposed development will result in an unacceptable level of overlooking.

**(g) Concerns that there may be future complaints from the residents of the proposed dwellinghouse in respect of noise from the existing public house and beer garden.**

**Response:** Environmental Services have no objections to the proposed development subject to conditions and advice notes being attached in respect of noise levels at the property and construction noise. A condition will be attached which ensures that the applicant installs appropriate measures to limit the impact of noise on the proposed dwelling. This includes a noise barrier (close boarded wooden fence with a surface density of circa 15kgm-2) between the dwelling and the public house. This condition sets noise limits which must be achieved within the property by the applicant. Any future complaints would be considered in respect of the development having met these limits rather than by limiting the existing public house premises.

**(h) The car park at the public house is not unused it is used regularly by customers of the public house.**

**Response:** The proposed development will not affect the existing main car park of the public house which is beyond the application site and not in the ownership of the applicant. The access to the existing car park will remain as it is at present.

**(i) The construction of the proposed dwelling will cause disruption to customers of the public house and a loss of trade.**

**Response:** The applicant would be required to comply with parking restrictions in Todshill Street and not obstruct other properties, the public footpath or the public road.

**(j) One letter of comment seeks to ensure the protection of flora, fauna and species throughout the development process.**

**Response:** Given the nature of the proposed development and the site conditions, it is considered that the proposal is acceptable in terms of any potential biodiversity impacts.

**(k) One letter of support has been submitted however it did not detail any grounds for supporting the proposed development.**

**Response:** Noted.

5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

## **6 Assessment and Conclusions**

6.1 The applicants propose to erect a two storey modern architectural three bedroomed detached dwellinghouse on vacant area of ground to the rear of the

Drumclog Inn public house in Todshill Street in Strathaven. In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity, Strathaven Conservation Area and road safety matters.

- 6.2 Policy 4 (Development Management and Placemaking) of the SLLDP seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include, where appropriate, measures to enhance the environment. Policy 6 (General urban area/settlements) states that residential developments may be acceptable provided they do not have a significant adverse impact on the amenity and character of the area. Policy 15 (Natural and Historic Environment) seeks to protect Conservation Areas and only permit development where there is no significant adverse impact on the Conservation Area. Strathaven Conservation Management Plan and Policy CAMP 1.1 (Development Principles) seeks to allow for new development whilst ensuring that the historic townscape is protected. It aims to encourage high quality, contemporary design in a variety of scales and styles appropriate to the conservation area. It states that new developments are well designed and of a quality commensurate with the historic buildings and the character of the site.
- 6.3 The site is located on the edge of the Conservation Area in an area where there are a number of different building ages and designs. Although there is a historic development pattern on Todshill Street to the north of the site the location of the proposed dwelling is adjacent to and in context with the more modern post war housing, nursing home and public car park to the south and rear of the site. The proposed dwelling although modern in design is modest in scale and located on the south of the plot to reduce any impact on the historic buildings in Todshill Street. It will not have a direct building frontage in line with the Drumclog Inn separating it from the historic buildings and continuing the existing more modern building group with those buildings to the south. The building height will be below that of the Drumclog Inn and the modern dwellings to the south at number 30 and 32 and the nursing home to the rear of the site. It is considered that the proposed dwelling is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and is not considered to be detrimental to the visual character of the area. Roads and Transportation Services are satisfied with the proposed access and the provision of off-street parking spaces. The proposed layout and scale and design of the dwellinghouse complies with the Residential Design Guide in terms of window to window distances, outside space and other amenity issues. The proposed development is considered to be consistent with Policy 4, Policy 6 and Policy 15 of the SDLLP, with Strathaven Conservation Management Plan and Policy CAMP 1.1 and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design and Supplementary Guidance Natural and Historic Environment.
- 6.4 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 proposals accords with Policies 3, 5, 14, DM1 and NHE6 in the Proposed plan.

- 6.5 Fifteen letters of representation were received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.6 In summary, it is considered that the proposal conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance, Strathaven Conservation Management Plan and the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and on that basis, it is recommended that planning permission is granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies 4, 6 and 15 of the adopted South Lanarkshire Local Development Plan 2015, with associated Supplementary Guidance, and with the Strathaven Conservation Area Management Plan. The proposal also complies with Policies 3, 5, 14, DM1 and NHE6 of the Proposed South Lanarkshire Local Development Plan 2.

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

27 August 2019

## **Previous references**

- ◆ EK/07/0012
- ◆ EK/08/0020

## **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Strathaven Conservation Area Management Plan
- ▶ Neighbour notification letter dated

► Consultations	
WOSAS	04.12.2018
Roads Development Management Team	12.07.2019
Environmental Services	20.06.2019
Arboricultural Services	19.08.2019
► Representations	Dated:
J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	18.12.2018
Mr Malcolm Macintyre, 8 Applegarth Road, Strathaven, South Lanarkshire, ML10 6HT	28.12.2018
Mr Kevin Thomson, Drumclog Inn, 24 Todshill Street, Strathaven, ML10 6DD	05.03.2019
Mrs A Trimmings, 16 Todshill Street, Strathaven, ML10 6DD	04.03.2019
Carol Campbell, 32 Todshill Street, Strathaven, South Lanarkshire, ML10 6DD	05.03.2019
David McNiven, 30 Todshill Street, Strathaven, South Lanarkshire, ML10 6DD	05.03.2019
Heidi Wildman, 20 Todshill Street, Strathaven, ML10 6DD	11.12.2018
Gainford Limited, 8 Woodlands Drive, Lanark, ML11 9FS	09.04.2019
Heidi Wildman	05.03.2019
Aimee Hobbs	05.03.2019
Kirsty Mathieson, 4 Burn Bridge Drive , Strathaven, ML10 6UP	05.03.2019
Miss V S Agnew	04.03.2019
Daniel Trimmings, 16 Todshill Street, Strathaven, ML10 6DD	04.03.2019
Tanya Mathie, 75 Lethame Road, Strathaven, ML10 6EF	04.03.2019
Paul Mathie, 75 Lethame Road, Strathaven, ML10 6EF	04.03.2019

**Contact for further information**

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext: 5053 (Tel: 01698 455053)

Email: [morag.neill@southlanarkshire.gov.uk](mailto:morag.neill@southlanarkshire.gov.uk)

Detailed planning application

Paper apart – Application number: P/18/1675

### **Conditions and Reasons**

01. 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) details of tree protection measures required for root protection areas within the site, which relate to trees outside the site boundary.
  - (b) details and specification of all 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.

Reason: To ensure the appropriate provision of landscaping within the site.

02. 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.

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

03. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That notwithstanding the plans hereby approved and before development starts, full details of the design and location of all fences and walls, including any retaining walls and balcony boundaries/screen designs, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance, to maintain the visual quality of the area and to protect amenity.

05. That before the dwellinghouse hereby approved 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 shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before the dwellinghouse hereby approved is occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of the dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

07. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to safeguard any archaeological items of interest or finds.

08. That no gates or other obstructions shall be erected within the first 6 metres of the driveway as measured from the heel of the footway.

Reason: In the interests of traffic and public safety.

09. Any vehicular gates must open inwards to the satisfaction of the Council as planning Authority.

Reason : In the interests of traffic and public safety

10. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

11. 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: In the interests of amenity and to ensure the development is in compliance with the proposed design principles.

12. That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

13. That notwithstanding the plans hereby approved and prior to the commencement of development, a detailed plan shall be submitted to and approved in writing by the Planning Authority detailing the position and specifications of a 2 metre wide footway along the site frontage. The approved footway shall thereafter be completed prior to the occupation of the dwelling hereby approved.

Reason: In the interests of public safety.

14. The road kerb along the new footway referred to in condition 12 must be in line with the existing edge of the carriageway road marking to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

15. That before development hereby approved is completed or brought into use, a private vehicular access shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

16. That before the development hereby approved is completed or brought into use, a visibility splay of 2 metres by 30 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.

17. That the public road adjacent to the site shall be kept clear of mud or other deposited material at all times. If the carrying of material onto the public highway becomes evident then appropriate wheel cleaning facilities shall be installed within a timescale agreed, in writing, with the Planning Authority.

Reason: In the interests of traffic and public safety

18. Prior to commencement of development details of a proposed system of site drainage to prevent surface water flowing onto the public road should be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of traffic and public safety

19. That before development hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times.

Reason: In the interests of traffic and public safety.

20. Unless otherwise with the Planning Authority, the developer shall ensure that the following parameters are achieved by the new residential noise sensitive receptor in relation to the pre-existing noise generating sources.

#### Part 1

Between the hours of 08:00 and 20:00 the measured noise rating level emitted from the premises (LAeq,1hr) shall not exceed the pre-existing background noise level (LA90,30 min) by more than 4dB when measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development. Between the hours of 20:00 and 08:00 the noise rating level emitted from the premises (LAeq,15 min) shall not exceed the pre-existing background noise level (LA90,30min) by more than 4dB when measured in accordance with BS4142:2014 at the proposed development.

#### Part 2

The internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows-

The scheme shall ensure that-

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,8hr of 30dB night-time (23:00 - 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LA,max of 45dB night-time (23:00 - 07:00).
- d) The external levels shall not exceed an LAeq,16hr of 50dB daytime in any garden areas, when measured free-field

#### Part 3

The Internal Noise Rating Values, within any residential property and resultant from the development, shall not exceed-

- o NR25 between 23.00hrs and 08.00hrs
- o NR35 between 08.00hrs and 23.00hrs

The above applies both externally and internally at noise sensitive properties.

Reason: To minimise noise disturbance to occupants of the proposed dwelling.

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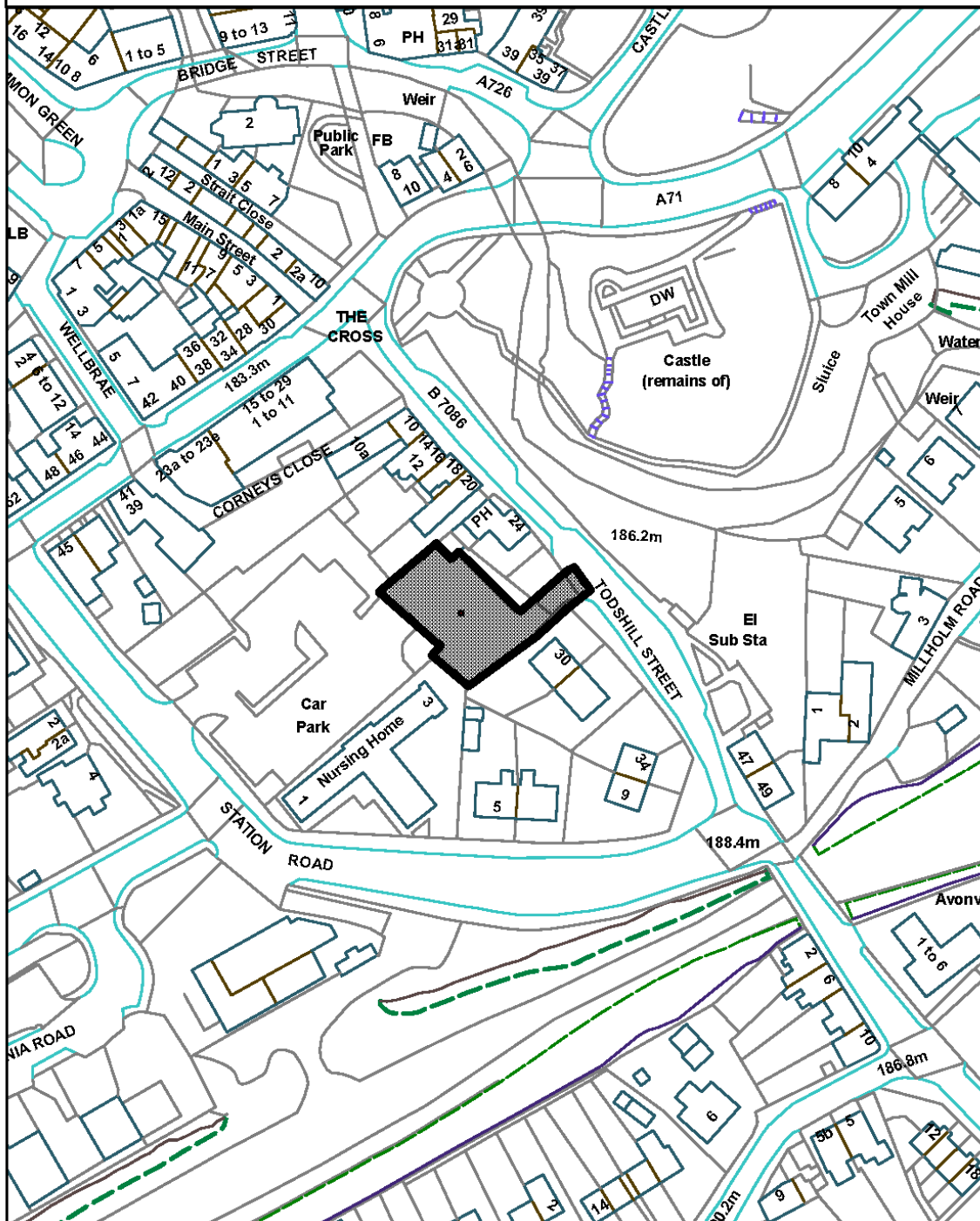
21. That unless otherwise agreed in writing with the Planning Authority and prior to the start of development, detailed specifications and the location of a noise barrier (close boarded wooden fence with a surface density of circa 15kgm<sup>-2</sup>) between any noise generating source and the receptor shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this should achieve an insertion loss of at least 10dB.

Reason: To minimise noise disturbance to occupants of the proposed dwelling.



P/18/1675

Plot between 24 and 30 Todshill Street, Strathaven



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Date:  
28/08/2019



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development