

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 14 November 2023 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Reference no: | P/20/1657 |
| Proposal: | Erection of five detached bungalows with associated parking and formation of access road |
| Site Address: | Land at Main Street Symington Biggar ML12 6LJ |
| Applicant: | Pine Valley Homes |
| Agent: | DTA Chartered Architects Limited |
| Ward: | 03 Clydesdale East |
| Application Type: | Full Planning Permission |
| Advert Type: | Non-notification of neighbours and Development Contrary to the Development Plan: Lanark Gazette 2 nd December 2020 |
| Development Plan Compliance: | Partly contrary to Development Plan |
| Departures: | N/A |
| Recommendation: | Grant subject to conditions |
| Legal Agreement: | N/A |
| Direction to Scottish Ministers: | N/A |

1. Reason for Report

- 1.1. This application is being presented to the Planning Committee for determination as it has received more than 5 objections, as detailed in paragraph 3.5 (b) of the Decision Making Process April 2015.

2. Site Description

- 2.1. The application site is located at the western edge of Symington and is currently vacant having been most recently used as a builder's yard. The proposed development site extends beyond the northern boundary of the former yard and includes a strip of agricultural land.
- 2.2. An open water course runs along the southern boundary before entering a culvert which continues in an eastward direction below Main Street.
- 2.3. Originally the site was occupied by a farmhouse and steading. However, most of these structures were demolished in the late 1990s after the site was acquired by a construction company. A hay/storage shed was left in place and used by the construction business until its removal in 2015/2016.
- 2.4. The site is bounded to the south by a single storey dwelling and Tinto Primary School, to the north by a single storey dwelling and agricultural land. Main Street is located to the east, along with further dwellings and the access into Symington Tinto AFC football ground. Further agricultural land is located to the west of the site.

3. Description of Proposed Development

- 3.1. Planning Permission is sought for 5 three-bedroom bungalows with associated parking and garden space. The proposals include traditional design features such as piend roofs and front bay windows. Two of the bungalows (Plots 1 and 2) will face onto Main Street, whilst a private access will serve the three remaining bungalows (Plots 3-5). Along the northern and western boundaries of Plots 3-5 a hedgerow interspersed with trees is proposed and individual trees will be planted to the rear of Plots 1 and 2.
- 3.2. A Sustainable Urban Drainage System (SUDS) would serve the development and include soakaways wrapped in permeable membrane to manage and treat surface water runoff from roofs and roads.

4. Relevant Planning History

- 4.1. Planning Application P/18/0699 for 6 dwellings was withdrawn in December 2018 and Planning Application P/19/0739 for 4 semi-detached dwellings was withdrawn in July 2019. Both these applications were withdrawn because the applicant was unable to demonstrate that the potential flood risk associated with development of the site could be addressed to the satisfaction of SEPA and the Council as Flooding Authority.

5. Supporting Information

- 5.1. In support of the planning application, the applicant has submitted:-

- ◆ Flood Risk Assessment Reports
- ◆ Soakaway Calculations
- ◆ Percolation Test Results
- ◆ Drainage Details
- ◆ Culvert Site Inspection Report
- ◆ Legal Agreement – Visibility Splay

6. Consultations

- 6.1. Scottish Environmental Protection Agency (SEPA) - Initially SEPA objected to the proposals due to a lack of information on flood risk grounds. Following the submission of additional information, SEPA confirmed that they had no objection to the proposals on flood risk grounds.
Response - Noted.
- 6.2. Scottish Water – No objection to the proposal although the applicant is required to contact their Asset Impact Team prior to any works commencing on site.
Response – Noted.
- 6.3. Environmental Services – No objections, subject to advisory notes in respect of construction noise, pest control, nuisance, and contamination.
Response - Noted. Appropriate conditions would be attached to any decision issued.
- 6.4. West of Scotland Archaeology Service (WOSAS) – Do not object to the proposal subject to a condition requiring an archaeological watching brief to be undertaken.
Response - Noted.
- 6.5. Symington Community Council – Do not object to the proposed development. However, it does recognise that nearby residents have raised the following issues:-

- ◆ Flooding
- ◆ Road safety and pedestrian safety
- ◆ Site boundary
- ◆ Housing density
- ◆ Proximity of development to the neighbouring primary school

Response - Noted.

- 6.6. Roads Development Management – No objection subject to appropriate visibility splays and parking being provided to serve the development. Appropriate pedestrian and drainage provisions would also be required along with a suitable access.
Response - Noted. Suitable conditions would be attached to any consent issued.
- 6.7. Roads Flood Risk Management – No objection subject to the inclusion of conditions relating to flood risk and drainage.
Response - Noted. Suitable conditions would be attached to any consent issued.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement for non-notification of neighbours and Development Contrary to the Local Plan in the local press, a total of 43 objections and two representations have been received. The issues raised are summarised as follows:-

Objections/Representations:-

Amenity

- ◆ Overdevelopment of the site as it will not fit in with the layout and existing dwellings on Main Street.
- ◆ The layout would be a departure from the established linear layout with houses facing Main Street.
- ◆ Proximity to and overlooking of nearby primary school.
- ◆ Loss of privacy in the surrounding area.

- ◆ The potential for outbuildings to be constructed in rear gardens will impact on the light entering neighbour properties.

Land Use Concerns

- ◆ The site boundary encroaches onto agricultural land.
- ◆ The proposal is contrary to both National and Local Plan policy which protects prime agricultural land.

Impact on Natural and Historic Environment

- ◆ Natural habitats, trees and foliage were destroyed when the site was cleared, all without permission or notifying SEPA.
- ◆ An arboricultural impact assessment should be undertaken to assess the impact on trees and what mitigation will be in place during construction.
- ◆ Impact upon natural heritage conservation.

Roads Related Matters

- ◆ Poor visibility – negative impact on pedestrian safety and close to school, nursery and park.
- ◆ Street furniture should be put in place alerting public to presence of an access to a housing development.
- ◆ Increase in traffic in the vicinity of the school.
- ◆ Lack of adequate pavements in the surrounding area.
- ◆ In freezing conditions standing water will add to the risk of freezing overnight and the formation of ice.
- ◆ Access road is not wide enough for two cars.
- ◆ The new football pitch being built nearby will generate more traffic resulting in congestion near Tinto Primary School.

Flood Risk and Drainage

- ◆ Water culvert has not been improved, maintained and is in a poor condition.
- ◆ Hard surfaces required for dwellings and parking would remove natural drainage opportunities.
- ◆ Development will exacerbate flooding by adding more hard surfaces and faster run off rates and add extra surface water at points where flooding already occurs.
- ◆ The conclusion of the flood risk assessment is completely at odds with an earlier flood assessment which concluded that the proposed development is not feasible unless the layout is substantially altered or mitigation measures relating to the culvert are proposed.
- ◆ The drain on the road opening to this site is inadequate for the level of water it has to cope with presently, adding a new build will only increase run off rates causing increased water on the road and pavement.
- ◆ The 1 in 200 storm event has a water level of 221.283 – South Lanarkshire Council policy is for floor levels 600mm above the 1 in 200 flood level which should have a finished floor level of 221.883 almost 400mm higher than currently indicated.

Other Matters Raised

- ◆ The village has various brownfield sites for development that are yet to be utilised.
- ◆ Accuracy of the plan is questioned as it is considered there is only sufficient space for one plot.

- ◆ Bin store site – where will it now be sited. It was on plans as directly next to garden boundary causing smells and insects/wasps in summer to invade.

7.2. The above issues are considered in the assessment below and full copies are available to view on the planning portal.

8. Development Plan

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Framework 4

8.2. National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 4 - Natural places
- ◆ Policy 5 - Soils
- ◆ Policy 9 - Brownfield, vacant and derelict land
- ◆ Policy 14 - Design, quality and place
- ◆ Policy 15 - Local living and 20 minute neighbourhoods
- ◆ Policy 16 - Quality homes
- ◆ Policy 17 - Rural homes
- ◆ Policy 22 - Flood risk and water management

South Lanarkshire Local Development Plan 2 (2021)

8.3. The South Lanarkshire Local Development Plan 2 (SLLDP2) was formally adopted on 9 April 2021. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 3 - General Urban Areas and Settlements
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 14 - Natural and Historic Development
- ◆ Policy 16 - Water Environment and Flooding

SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA7 - Small Scale Settlement Extensions (Rural Area only)
- ◆ Policy NHE10 - Prime Agricultural Land
- ◆ Policy NHE16 - Landscape
- ◆ Policy SDCC2 - Flood risk

South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ Residential Design Guide 2011
- ◆ Electric Vehicle Charging Point Supporting Guidance 2022

9. Guidance

9.1. None

10. Assessment and Discussion

10.1. Principle of Development

The site straddles the settlement boundary of Symington, with the footprint of the proposed houses being within the urban area of and the rear garden areas of three of the plots being located in the area defined as Rural Area. It is located in close proximity to Main Street and a variety of facilities are available within 1km or less of the site and include shopping, education facilities, open space, sports and recreation facilities. There is also access to bus connections and various employment opportunities.

- 10.2. Policy 3 in SLLDP2 covers the land within the settlement boundary and provides a policy position in relation to development within the urban area. It does not specifically allocate sites for housing, however, it does state that the principle of residential development on appropriate sites is acceptable. The area beyond the settlement boundary is affected by Policy 4 where the Council seeks to protect the amenity of the countryside while supporting small scale development in the right places that is appropriate in land use terms.
- 10.3. NPF4 Policy 16 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations. It details that homes on land not allocated for housing in the LDP shall only be supported in limited circumstances, as set out in part (f). This includes proposals involving small scale opportunities within an existing settlement boundary. NPF4 Policy 9 Brownfield, vacant and derelict land and empty buildings seeks to ensure that development proposals result in the sustainable reuse of brownfield land.
- 10.4. NPF4 Policy 17 is relevant in that the garden areas of three of the plots are outwith the settlement boundary. Proposals for new homes in the Rural Area will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area; the development should also accord with one of five scenarios including the re-use of brownfield land or a redundant building or is a site allocated in the LDP.
- 10.5. The development of the land within the settlement boundary is considered to comply with policy in both SLLDP2 and NPF4 in that it represents a small-scale opportunity located primarily within an existing settlement boundary which satisfies part iii of the policy and is consistent with the principles of local living and 20 minute neighbourhoods satisfying part ii. A condition requiring an agreed timescale for build out will be applied to any permission granted in line with part (i).
- 10.6. There will only be a small encroachment beyond the settlement boundary and there will be no visible construction in this area which will be restricted to garden use. Therefore, the character of the rural area will not be eroded. The development can be integrated into the edge of Symington without adversely affecting amenity and character. This part of the proposal complies with SLLDP2 in that it is located adjacent to the existing settlement boundary. While technically it fails to accord with NPF4 in considering the small scale nature of this part of the proposal in the context of the wider area, the objectives of NPF4 Policy 17 would not be undermined.
- 10.7. Overall, it is considered that the principle of development is acceptable on this site and the proposal complies with Policy 15, 16 and 17 of NPF4 and Policy 3 and 4 of SLLDP2.

10.8. Climate Change

NPF4 Policy 1, NPF4 Policy 2 and SLLDP2 Policy 2 aim to ensure that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. SLLDP2 Policy SDCC7 - Low and Zero Carbon Emission from New Buildings, also requires a further 10% reduction on emissions beyond that contained in the Building Regulations. NPF4 Policy 19 Heating and Cooling requires that buildings occupied by people (i.e. dwellings) ensure sustainable temperature management utilising passive methods where possible.

10.9. The site is well located for services within the existing settlement, where the majority of the daily needs could be achieved by walking, wheeling or cycling. The dwellings themselves shall be required to comply with the Scottish Building Standards. However, that aside, further conditions shall be imposed to ensure electric car charging at each dwelling. A condition requiring further details on including low and zero carbon technologies shall be imposed on any permission granted. The site layout has positioned the main living area to face either south/southeast, to allow for sustainable temperature management. In addition, the proposal will have no significant adverse impact on the water or soil environment, flood risk, air quality, biodiversity and/or green networks. Therefore, overall the proposal is considered, on balance, to meet the terms of NPF4 Policy 1 and Policy 2 and SLLDP2 Policy 2 and SDCC7.

10.10. Layout, Siting and Design

NPF4 Policy 14 Design Quality and Place and SLLDP2 Policy 5 Development Management and Placemaking and Policy DM1 New Development Design seeks to ensure well designed development that makes for successful places and considers the impact on residential amenity.

10.11. The proposal consists of five detached bungalows. Two of which would be positioned to the front of the site, facing onto Main Street. Although narrower than the house frontages in the immediate vicinity, the house design is appropriate to its surroundings and rather than detracting from the local character, will add interest and variation whilst meeting demand for housing. The designs include hipped roofs and bay windows, representing a modern interpretation of traditional properties. It is considered that the proposals are appropriate in terms of scale, siting and design for the surrounding area.

10.12. Although there would be other properties adjacent to the site, it is not considered that there would be a loss of residential amenity. Nor is the volume of traffic from five properties considered to be a significant issue. The proximity to bus routes to Lanark and Biggar will ensure that an alternative form of transport is available rather than solely relying on car journeys. In consideration the proposed development complies with Policy 14 Design, quality and place of NPF4.

10.13. There is suitable space at each dwelling for access, parking, bin storage and garden ground. Given the location of the site within Symington, there is good quality recreation facilities in the surrounding area. There are also opportunities for informal play within the site.

10.14. The proposal meets the terms of NPF4 Policy 12, 14 and 21 and SLLDP2 Policy 5 and DM1.

10.15. Natural and Historic Environment

NPF4 Policy 3 Biodiversity under part (c) details that all local developments shall include appropriate measures to conserve, restore and enhance biodiversity. The Development with Nature Guidance is pertinent in this case. The guidance encourages a mitigation hierarchy to be applied – avoid, minimise, restore and offset

to achieve a net positive biodiversity impact. NPF4 Policy 4 Natural Places requires that where proposals are likely to have an impact on a protected species (eg. bats), steps must be taken to establish its presence and a level of protection then afforded. SLLDP2 Policy NHE9 Protected Species, carries similar aims. The proposal will not have a significant impact upon landscape features, protected habitats, or species. Some scrub trees to the front will be removed, however, replacement planting will be undertaken elsewhere in the site as compensation. There are no archaeological designations on the site and the West of Scotland Archaeology Service (WOSAS) has not objected subject to an archaeological watching brief condition. The proposal meets the terms of NPF4 Policy 3 and 4 and SLLDP2 Policy NHE9 and NHE13.

10.16. NPF4 Policy 5 Soils advises that development proposals should only be supported where they are designed and constructed appropriately. The proposal is considered to comply with this policy.

10.17. Technical Matters (Flood Risk and Drainage)

SLLDP2 Policy SDCC 3 Sustainable Urban Drainage seeks to ensure the provision of suitable drainage arrangements within a development. NPF4 Policy 22 Flood risk and water management details that proposals shall not increase the risk of surface water to others or themselves. Additionally, all rain and surface water should be managed through SUDS and form part of the proposed/existing, blue/green infrastructure and areas of impermeable surfaces are to be minimised.

10.18. SLLDP2 Policy 16 'Water Environment and Flooding' states that any development proposal which will have an unacceptable impact on the water environment will not be permitted. SLLDP2 Policy SDCC2 'Flood Risk' states that the storage and conveyance capacity of the functional floodplain should be safeguarded. In addition, new development should achieve a minimum freeboard allowance of 600mm, and 1 metre (where it is adjacent to a watercourse) to take account of the uncertainties involved in flood design and physical imponderables such as post construction settlement or wave action.

10.19. A comprehensive Flood Risk Assessment has been submitted as supporting information. The site has previously been occupied by buildings. The Flood Risk Assessment has entailed the development of a robust hydraulic model for the local area. Acceptable pedestrian and emergency vehicle access will be provided and the proposed development will have a neutral impact on any flooding and will not increase flood risk to any neighbour properties or potentially increase the probability of flooding elsewhere. The impact of the proposed development in flood terms is considered to be acceptable and a condition will ensure that the properties are constructed at an appropriate level.

10.20. A Sustainable Urban Drainage System (SUDS) will be installed to deal with surface water run-off from the roofs and access roads and driveways. The drainage system was designed following ground percolation tests and soakaway calculations and will ensure existing surface water run-off does not exceed that of the post development – the flow will be managed in a controlled manner. Run-off will be directed to soakaways wrapped in permeable membrane to treat run-off from roofs and road.

10.21. Conditions are proposed which will require the repair of defects around the culvert entrance prior to the commencement of the housing development. Other conditions proposed relate to the implementation of a culvert and burn management plan, primarily focused on the regular clearance of debris.

10.22. It is considered that the proposal complies with the objectives and purpose of NPF4 Policy 22 and SLLDP2 Policy 16 and SDCC2.

10.23. Technical Matters

SLLDP2 Policy DM16 Water Supply and Policy DM16 Foul Drainage, seek to ensure appropriate water supply and foul drainage arrangements. The application form details connections will be made to the existing public water and sewerage system. Therefore, the proposal meets the terms of Policy DM15 and DM16.

10.24. A suitable road design and layout are proposed. Roads and Transportation Services have not raised any traffic or public safety issues in their consultation response and conditions are proposed which will ensure maintenance of pedestrian and vehicle visibility at the entrance. Adequate parking and access can be provided. A six metre wide dropped kerb crossing with edging is proposed at the entrance which will highlight the access road to the three plots to the back. The six metre width will continue into the site for six metres, which is sufficient to avoid conflict with vehicles entering and leaving with adequate intervisibility further into the site. The two parking spaces assigned to each plot accord with recommended standards for three-bedroom dwellings.

10.25. A condition has been attached requiring approval of measures to facilitate the provision of full fibre broadband.

10.26. Conclusion

In conclusion, the proposal seeks planning permission for 5 dwellings. The site is well located within the settlement of Symington and is a suitable location for residential use. The proposed layout can be achieved without significant impact on surrounding amenity and the natural environment and the design complements the surrounding area. Overall, it is considered that the proposals comply with the provisions of the relevant policies within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant Planning Permission Subject to the following Conditions:-

01. That before any development commences on site or before any materials are ordered or brought to the site, details or 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.

02. 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.

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

03. Prior to completion or first occupation of the dwelling houses hereby approved, whichever is the sooner; full details of the tree and hedge planting scheme, shown on the Site Plan as Proposed (Dr No: L(0-) 02 Rev H), shall be submitted to and approved in writing by the Council as Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Reason: To enhance the natural heritage of the area.

04. That the approved hedgerow and tree planting shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwellings or completion of the development hereby approved, whichever is the sooner.

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

05. That no development shall commence until details of surface water drainage arrangements and future maintenance of sustainable drainage apparatus 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 Developer Design Guidance (May 2020) and shall include the following signed appendices: C 'Sustainable Drainage Design Compliance certificate', D 'Sustainable Drainage Design Independent Check Certificate' and E 'Confirmation of Future Maintenance of Sustainable Drainage Apparatus' . The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved in writing 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.

06. Prior to the commencement of works on site, the applicant will require to submit a copy of the independent check certificate appendix B : Flood Risk Assessment Independent Check Certificate (refer to the Council's developer design guidance May 2020) duly signed by the relevant party.

Reason: To ensure that works proposed are not at risk of flooding and will not increase the likelihood of flooding elsewhere.

07. That no dwellinghouse shall be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a water and sewerage scheme constructed to the specification and satisfaction of Scottish Water as the Water and Sewerage Authority.

Reason: To ensure that the development is served by an appropriate effluent disposal system and water supply.

08. That prior to the commencement of development, the applicant shall provide written confirmation from Scottish Water that the development does not affect their assets and, if it does, the applicant shall submit details for a diversion/relocation scheme approved by Scottish Water and that development shall not commence until the approved diversion/relocation scheme has been satisfactorily implemented.

Reason: To ensure that the development does not impact upon Scottish Water assets.

09. That prior to the commencement of work on site defective brick/stonework around the culvert entrance and grate shall be repaired to the satisfaction of the Council as Planning and Flooding Authority.

Reason: To ensure the water flow through the burn and connecting culvert is not impeded by obstructions.

10. Prior to commencement of works a culvert and burn management plan shall be submitted to and approved in writing by the Council as Planning and Flooding Authority. The management plan should include the following elements:-

- a) type and frequency of management operations to achieve an uninterrupted water flow along the burn and through the culvert;
- b) frequency of inspections;
- c) removal of debris, silt and other material at the culvert entrance and grate, in the burn and on the burn banking which could interrupt water flow and cause the banks of the burn to overflow;
- d) confirmation of cyclical management plan assessments and revisions to evaluate the plan's success and identification of any proposed actions.

Reason: To protect the site from flood risk and to ensure the water flow through the burn and connecting culvert is not impeded by obstructions.

11. Prior to the commencement of development, plans shall be submitted for the written approval of the Planning Authority which demonstrate that the finished floor levels of the approved dwellings shall be 600mm above the existing ground level. The development shall thereafter be completed in accordance with the approved level details.

Reason: To achieve a flood risk freeboard above the peak 1:200 years plus climate change flood event.

12. That before the development hereby approved is brought into use, the access shall be formed to plots 3, 4, and 5 and shall consist of a 6m wide vehicular dropped kerb crossing, with a heel kerb installed to the rear of the footway, to carriageway specifications to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and public safety and to distinguish the private access from the public road.

13. That before the development hereby approved is completed or brought into use, the access to Plots 3, 4, and 5 shall be a minimum of 6m in width and the 6m width shall be continued over the first 6m and shall be hard surfaced, sealed and trapped over this length to prevent deleterious material being carried onto the road.

Reason: In the interests of traffic and public safety and to prevent deleterious material being carried onto the road.

14. That before the development hereby approved is brought into use, the driveway accesses shall be by means of a 6m wide vehicular dropped kerb crossing with a heel kerb installed to the rear of the footway to carriageway specifications, to the satisfaction of the Planning Authority.

Reason: In the interests of traffic and public safety and to distinguish the private access from the public road.

15. That before the development hereby approved is completed or brought into use, the first 2m of the driveways, measured from the edge of the heel kerb, shall be hard surfaced, sealed and trapped to prevent deleterious material being carried onto the road.

Reason: In the interests of traffic and public safety and to prevent deleterious material being carried onto the road.

16. That before the development hereby approved is completed or brought into use, visibility splays of 2.5 metres by 43 metres measured from the road channel shall be provided at the junction of Main Street and the access road and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas.

Reason: In the interests of traffic and public safety.

17. That before the development hereby approved is completed or brought into use, visibility splays of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the driveways and vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of public safety.

18. That before the dwellinghouses are occupied, all of the parking spaces shown on the approved plans shall be laid out, constructed and available for use.

Reason: To ensure the provision of adequate parking facilities within the site.

19. That prior to the formation of the footway along the site frontage, the road gully at the site entrance shall be relocated to the public road channel.

Reason: To reduce the risk of flooding at the site entrance.

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

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

21. 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.

22. Prior to the commencement of development on site, an energy statement covering the new build element of the approved development which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 10% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:-

- a) the total predicted energy requirements and CO2 emissions of the development, clearly illustrating the additional 10% reduction beyond the 2007 building regulations CO2 standard;
- b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
- c) an indication of the location and design of the on-site energy technologies; and
- d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.

Reason: To secure a reduction in carbon dioxide emissions.

23. That prior to the commencement of works, details, and locations of charging points for electrical cars, at a rate of one charging point per house plot, shall be submitted for the written approval of the Council as Planning Authority. Prior to the completion of the development the approved charging points shall be installed and available for use.

Reason: To ensure facilities for recharging electrical cars are available for the use of the residents.

24. That before the development hereby approved is completed or brought into use, visibility splays of 2.0 metres by 43 metres measured from the road channel shall be provided at the junction of the public road and the driveways, taking direct access onto Main Street (Plots 1 and 2) 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.

25. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

12. Reason for Decision

- 12.1. The proposal will have no adverse impact on residential amenity, the setting of Symington, agricultural land or landscape character and raises no road safety or flood risk concerns. The development complies with Policies 1, 2, 4, 5, 9, 14, 15, 16, 17 and 22 of National Planning Framework 4 and Policies 2, 3, 4, 5, 14, 16, DM1, GBRA7, NHE10, NHE16 and SDCC2 of South Lanarkshire Local Development Plan 2.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 2 November 2023

Background Papers

[P/20/1657 | Erection of five detached bungalows with associated parking and formation of access road. | Land At Main Street Symington Biggar ML12 6LJ](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

