

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 5 May 2020 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/20/0082 |
| Planning proposal: | Erection of 67 residential dwellings (including 16 cottage flats) with associated roads and landscaping |

1 Summary application information

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|-------------------|---------------------------------------------------------------------------------------------------|
| Application type: | Approval of matters specified in conditions. |
| Applicant: | Taylor Wimpey West Scotland |
| Location: | Land 85M North Of 54 Tyne Avenue Shields Road East Kilbride Glasgow 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 Planning Committee has delegated powers to determine this application.

3 Other information

- ♦ Applicant's Agent:
- ♦ Council Area/Ward: 05 Avondale And Stonehouse
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2015**
Policy 4 Development management and placemaking
Policy 5 Community infrastructure assessment
Policy 6 General urban area/settlements
Policy 13 Affordable housing and housing choice
Policy 14 Green Network
Policy 15 Natural and historic environment

Policy 16 Travel and transport
Policy 17 Water environment and flooding

Supplementary Guidance 3: Development Management, Placemaking and Design

Policy DM1 Design
Policy DM13 Development within general urban area/settlement

Supplementary Guidance 9: Natural and historic environment

Policy NHE18 Walking cycling and riding routes
Policy NHE19 Protected species

Supplementary Guidance 1: Sustainable development and climate change

Policy SDCC2 Flood risk
Policy SDCC3
Policy SDCC4 Water supply
Policy SDCC5 Foul drainage and sewerage

Proposed South Lanarkshire Local Development Plan 2 2018

Policy 1 Spatial Strategy
Policy 3 General Urban Areas
Policy 5 Development Management and Placemaking
Placemaking
Policy 11 Housing
Policy 12 Affordable Housing
Policy 15 Travel and Transport
Policy DM1 New Development Design
NE12 Water Environment
NE18 Walking, cycling and riding routes
SDCC2 Flood Risk
SDCC4 Sustainable Transport

◆ **Representation(s):**

| | | |
|---|---|-------------------|
| ▶ | 3 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comment Letters |

◆ **Consultation(s):**

Scottish Water
Roads Development Management Team
SEPA Flooding
Auldhouse & Chapelton CC

Planning Application Report

1 Application Site

- 1.1 This application site relates to an open field which is located to the west of the existing Shields Road development in East Kilbride. The site is the social housing aspect of the previously approved development for Taylor Wimpey (West Scotland Ltd) granted in 2015. The site is bounded to the west by established residential development at Lindsayfield. To the south and south-west is open farmland and to the east and north-east is the remainder of the existing Shields Road development. To the north and north-west is an existing Site of Interest for Nature Conservation (SINC). The application site covers an area of approximately 2.1ha (21,000 sqm)

2 Proposal(s)

- 2.1 The applicants (Taylor Wimpey West Scotland) propose the erection of a residential development of 67 dwellings consisting a mix of 16 cottage flats, detached, terraced and semi-detached dwellings. This layout has been agreed with the Council's Housing and Technical Resources for whom the houses will be built. The development will be accessed from the current internal layout of the overall development via the main access from Auldhouse Road and new footpath links will be provided throughout the site and there will also be a vehicular access from Shields Road. There is an existing SUDs basin for the whole development to the south. As part of the proposal, the houses will be constructed by Taylor Wimpey on behalf of SLC Housing under a 'turn-key' arrangement. This will ensure that the site is tenure blind with no differentiation between the private and social housing.
- 2.2 The overall development was the subject of pre-application consultation, including a public exhibition held at The Byre in East Kilbride on 13 May 2014 and 14 May 2014. In addition, the Community Council has been consulted on this application. A number of documents were provided in support of the original PPP application - namely a Pre-application Consultation Report, Flood Risk Assessment, Transport Assessment, Noise Impact Assessment, Coal Authority Report, Phase 1 Habitat Survey, Tree Survey, Site Investigation Report and a Design & Access Statement. At the pre-application stage for the PPP the applicants submitted a screening opinion to enquire whether an Environmental Impact Assessment was required. The Council confirmed in February 2014 that whilst an EIA would not be required, the reports identified above would be required.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Scottish Planning Policy (SPP) advises that proposals which 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 Planning History

- 3.2.1 As outlined above, the site represents the affordable housing element of the previously approved development for Taylor Wimpey, established previously by applications EK/14/0268 (PPP) and EK/16/0250 (Detailed). In addition, a further application by Miller Homes (EK/17/0312) was granted in 2017 to reconfigure the north-east portion of the site and reduce the number of houses by seven.

3.2.2 The overall site was subject to a Pre-Application Notice (EK/14/X0080/NEW). Under the regulatory framework following from the Planning etc (Scotland) Act 2006, applicants lodging a major planning application are required to undertake pre-consultation with the community and stakeholders 12 weeks in advance of lodging the formal planning application. The applicant previously followed this procedure and a Report of Consultation was submitted with the PPP application.

3.3 **Local Development Plan**

3.3.1 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) and Supplementary Guidance (SG) produced in support of the SLLDP.

3.3.2 In land use terms, the application site is identified within the adopted SLLDP, as being within both a general residential area (Policy 6) and as a forming part of the Council's housing land supply (Policy 12). The site has been identified as a housing site of the Local Development Plan to provide housing adjacent to Lindsayfield. In the Affordable Housing and Housing Choice Supplementary Guidance, the site is identified as providing both on-site and off-site affordable provision as per Policy 13. Policy 6 requires that new proposals should not adversely impact on the amenity and character of such areas. In terms of those sites identified as part of the Council's housing land supply (Policy 12), their development for residential purposes is supported (subject to compliance with normal development management criteria), as this will assist the Council in meeting its housing needs. The site is also identified as Green Network (Policy 14). Policy 14 advises that any development proposals should safeguard the local green network and that its protection and enhancement will be a core component of any masterplan.

3.3.3 With regard to normal development management criteria, a number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and Placemaking, Policy 5 - Community Infrastructure Assessment, Policy 13 - Affordable Housing and Housing Choice, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.3.4 These principal 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 and Policy DM13 – Development within General Urban Area/Settlement),
- Affordable Housing and Housing Choice SG 7
Policy 13 - Affordable Housing and Housing Choice
- Natural and Historic Environment SG 9
Policy NHE18 - Walking, Cycling and Riding Routes
Policy NHE19 - Protected Species
- Community Infrastructure Assessment SG4
Policy 5 Community Infrastructure Assessment
- Sustainable Development and Climate Change SG 1
Policy SDCC 2 - Flood Risk,
Policy SDCC 3 - Sustainable Drainage Systems,

- Policy SDCC 4 - Water Supply
- Policy SDCC 5 - Foul Drainage and Sewerage.
- Green Networks and Greenspaces SG 8
- Policy 14 Green Network

The aim of these policies and guidance is to seek well-designed developments in appropriate locations, appropriately serviced and which result in no significant adverse impact.

- 3.3.5 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 in appropriate locations and is appropriately serviced.
- 3.3.6 An assessment of the proposal against these specific policies is contained in Section 6 of this report.
- 3.3.7 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. 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 1, 3, 5, 11, 12, 15, DM1, NE12, NE18, SDCC2 and SDCC4 are all relevant.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Flood Risk Management Section)** - have no objections subject to conditions in relation to the implementation of a Sustainable Drainage Design designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance.
Response: Conditions have been added in this respect.
- 4.2 **Scottish Water** – no objections.
Response: Noted. A condition will be attached to ensure adequate provision of water and sewerage infrastructure.
- 4.3 **S.E.P.A.** – No objections subject to the provision of the SUDs system required by the PPP application.
Response: Noted. The SUDs scheme will be provided as previously approved by both the PPP and detailed applications.
- 4.4 **Roads and Transportation Services (Development Management)** – no objections to the proposals subject to conditions relating to parking, access and construction.
Response: Noted. Conditions will be attached to any consent granted in respect of these issues.
- 4.5 **Environmental Services** – No response to date.
Response: Noted.
- 4.6 **Auldhouse and Chapelton Community Council** – no response to date.
Response: Noted.

5 Representation(s)

5.1 Following neighbour notification and the application being advertised in the East Kilbride News in respect of Non-notification of Neighbours, 3 letters of objection have been received. The points raised are summarised below:

a) There is likely to be conflict between traffic and pedestrians due to the lack of pavements and traffic calming.

Response: The site has been designed to ensure that pedestrians have priority throughout the development. Traffic calming will be installed as construction progresses.

b) The development should be directed to brownfield land. SLC's commitment to the Green Belt is contrary to this proposal. The proposal will have a negative impact in terms of roads and traffic, the natural environment, schooling and crime. There is no point conserving Langlands Moss and then permitting this development.

Response: As outlined in sections 1 and 2, the overall development site already has consent and is the result of a green belt release in the 2015 local development plan. As part of this release, the development provides housing land supply for the East Kilbride area. In order to offset this, road improvements have been made and community infrastructure will receive investment in terms of education and community facilities. This specific site represents the affordable housing element of the proposal, providing 67 much needed properties. The site has been designed to ensure that the adjacent Site of Interest for Nature Conservation is maintained together with a green network through the site. Furthermore, the site is located approximately 2 miles from the Langlands Moss Nature Reserve.

c) The development will have a significant impact on the deer population which live locally.

Response: As part of the development process, the site was surveyed for ecology. The resultant layout is as a result of the findings of these surveys. Whilst the development is part of a green belt release, a significant rural area will be maintained around the site allowing for several species to inhabit. In addition, there is a green corridor running through the entire site.

5.2 These letters of representation have been copied and are available for inspection on the Planning Portal.

6 Assessment and Conclusions

6.1 The applicants propose the erection of a residential development of 67 dwellinghouses associated landscaping and access on land to the north of Tyne Crescent, East Kilbride as part of a previously residential development granted in 2016. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.

6.2 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications must be determined in accordance with the development plan unless other material considerations indicate otherwise.

6.3 The Scottish Planning Policy highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The application

site has been in the South Lanarkshire Local Development Plan since 2015 as a housing site and therefore raises no issues in this regard. It is, therefore, considered that the proposal is in accordance with national planning policy.

- 6.4 With regard to the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG) the application site, as stated above, is identified as being both a proposed housing site (Policy 12) and located within a general residential area where Policy 6 applies. As the proposal relates to the construction of affordable housing, Policy 13 of the adopted plan also applies. The site was previously identified as a housing site linking in with the existing Lindsayfield part of East Kilbride. This site is ultimately the social housing element of the previously approved development. Initially SLC Housing were to construct the properties themselves, however the houses will now be constructed by Taylor Wimpey on their behalf. This will ensure that the development will be delivered quicker than anticipated and will provide a 'tenure blind' development thereby ensuring the houses blend in with those already constructed.
- 6.5 The issues considered relevant from a development management perspective, are set out within Section 3.3 above. Principally, these policies seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas, that any such proposal can be adequately served by appropriate services and has been designed in a manner which takes cognisance of appropriate guidance. I am satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance. The layout complies with the Council's approved Residential Design Guide in terms of window to window distances, plot size and permeability. Furthermore, the layout and design of this portion of the site will link and relate well with the remainder of the development and the older adjacent Lindsayfield developments to the west.
- 6.6 In terms of Green Network, Policy 14 states that all relevant proposals should maintain biodiversity, provide water management and access into open space. The site is adjacent to an existing Site of Interest to Nature Conservation (SINC) and the overall development has been designed to maintain access to this whilst providing a buffer to protect its integrity. In addition, the watercourse through the site will also be protected with water management in place through a SUDs basin to the south of the site. Moreover, a green corridor will run through the site to provide access to wildlife. I am, therefore, satisfied that the proposal complies with policy 14 of the adopted plan.
- 6.7 Given the site's location it is considered that the site can be appropriately serviced in terms of water and sewerage as it forms part of a larger development which already has an established drainage scheme for both surface and foul water. No objections have been received from consultees in this regard. The site has been assessed by SEPA and the Council's Flood Risk Management Team who are satisfied subject to several conditions in relation to the proposed SUDs scheme, the level of treatment proposed and maintenance. In addition, the development will require to comply with the Council's sustainable drainage criteria and associated requirements. This can be achieved using appropriately worded conditions. The proposal is therefore acceptable when assessed against. Policy 17 - Water Environment and Flooding of the SLLDP and Policies SDCC 2 - Flood Risk, SDCC 3 - Sustainable Drainage Systems, SDCC 4 - Water Supply Policy and SDCC 5 -

- 6.8 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. As part of the overall development, the applicants have already installed several off-site improvements such as the provision of new footpaths, street lighting, pedestrian signage, a new roundabout and new bus stop all of which were agreed with Roads and Transportation Services. The proposal can, therefore, be considered acceptable in transportation terms. In addition, Shields Road to the west of the development will either be closed to vehicular traffic or traffic calming installed to encourage continued use of pedestrians, cyclists and horse riders. The green corridor through the middle of the site will also be available to residents and locals. Policy NHE18 looks to protect existing pedestrian routes, particularly those within the natural environment. I am, therefore, satisfied that the proposal complies with both policy 16 and policy NHE18.
- 6.9 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. Through an assessment of the original proposals, it was considered that contributions would be required in terms of the impact on educational and community facilities. These are currently being funded through a legal agreement tied to the development. The application fulfills the affordable housing development of this agreement (Policy 13 - Affordable Housing and Housing Choice applies). The proposal will contribute to meeting affordable housing needs across the East Kilbride housing area and therefore complies with Policy 13.
- 6.10 Three letters of representation have been received which have been addressed in Section 5 above. The requirements of the statutory consultees can be addressed using conditions where appropriate.
- 6.11 In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. I would, therefore, advise that the proposal fully complies with the South Lanarkshire Local Development Plan and raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the provisions of the adopted South Lanarkshire Local Development Plan (adopted 2015) namely (Policies 4 - Development Management and Placemaking, 5 - Community Infrastructure Assessment, 6 - General Urban Area /Settlements, 12 - Housing Land, 13 - Affordable Housing and Housing Choice, Policy 14 - Green Network and Greenspace, 15 - Natural and Historic Environment, 16 - Travel and Transport and 17 - Water Environment and Flooding). In addition, the proposal accords with the relevant Development Plan Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 8 April 2020

Previous references

- ◆ EK/14/0268
- ◆ EK/16/0250
- ◆ EK/17/0312

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 4 February 2020
- ▶ Consultations
 - Environmental Services
 - Roads Flood Risk Management
 - Scottish Water 07.02.2020
 - Roads Development Management Team 17.03.2020
 - SEPA Flooding 21.02.2020
 - Countryside and Greenspace
 - Auldhouse Chapelton CC
- ▶ Representations
 - Dr Douglas Oates, 50 Tyne Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 9PT Dated: 11.02.2020
 - Mrs Carol Ann Bradley, 18 Tyne Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 9PT 10.02.2020
 - Graham W Crichton, 40 Tyne Avenue, East Kilbride, Glasgow, South Lanarkshire, G75 9PT 20.02.2020

Contact for further information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455048
Email: iain.morton@southlanarkshire.gov.uk

Conditions and reasons

01. 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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

02. That before any of the dwellinghouses hereby approved are 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 any 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.

03. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Response: To minimise the risk of nuisance from dust to nearby occupants.

04. That the applicants shall adopt the Flood Risk Management measures outlined in the Flood Risk Assessment Section 6.7 (Shields Road, East Kilbride, Kaya, 21 July 2014).

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run-off and/or reduction of flood storage capacity.

05. 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.

Response: To ensure the provision of a satisfactory sewerage system

06. 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) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc., 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.

07. That no trees or hedgerows within the application site (other than those identified on the approved landscaping scheme) shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

Reason: To ensure the protection and maintenance of the existing mature trees within the site.

08. That all trees and hedgerows to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of amenity and in order to main effective planning control.

09. That the 12 metre buffer identified on plan no. 686 P01 B shall be maintained at all times to the satisfaction of the Planning Authority.

Reason: To maintain the integrity of the SINC.

10. That the approved landscaping scheme required by condition 6 above 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.

11. That prior to the commencement of any works on site, the developer shall submit for the written approval of the Council as Planning Authority, in consultation with

Strathclyde Partnership for Transport details of appropriate signage to identify existing public transport facilities.

Reason: To encourage use of public transport.

12. That prior to the commencement of any works on site, the developer shall submit for the written approval of the Council as Planning Authority, a Stage 2 Road Safety Audit for the new road works unless otherwise agreed in writing with the Council, as Planning Authority.

Reason: In the interests of public safety.

13. That prior to the commencement of any works on site, the developer shall submit for the written approval of the Council as Planning Authority, a plan showing the route between the site along Shields Road and Jackton Road with proposals for localised road widening in the form of vehicle passing places. The approved works should be designed, constructed and completed on site prior to occupation of the first dwelling house unless otherwise agreed in writing with the Council, as Planning Authority.

14. That all new residents within the approved site shall be issued by the developer with a Residential Travel Pack.

Reason: In order to promote the use of public transport.

15. That prior to any development commencing on site, a Traffic Management Plan to cover construction traffic access and regress on the surrounding road network shall be submitted to and approved in writing by the Council as Planning Authority and shall thereafter implemented on site appropriately. This will include wheel washing facilities, hardstanding and parking facilities for the site. All vehicles should be able to access and exit the site in forward gears, therefore a turning area must be provided.

Reason: In the interests of road and public safety.

16. That the proposed method of peat translocation identified in the Peatland Translocation and Habitat Creation dated August 2016 shall be adhered to at all times unless otherwise agreed by the Council as Planning Authority.

Reason: To ensure that provision is made to safeguard the ecological interest on the site.

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

Reason: In the interests of traffic and public safety.

18. That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 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.

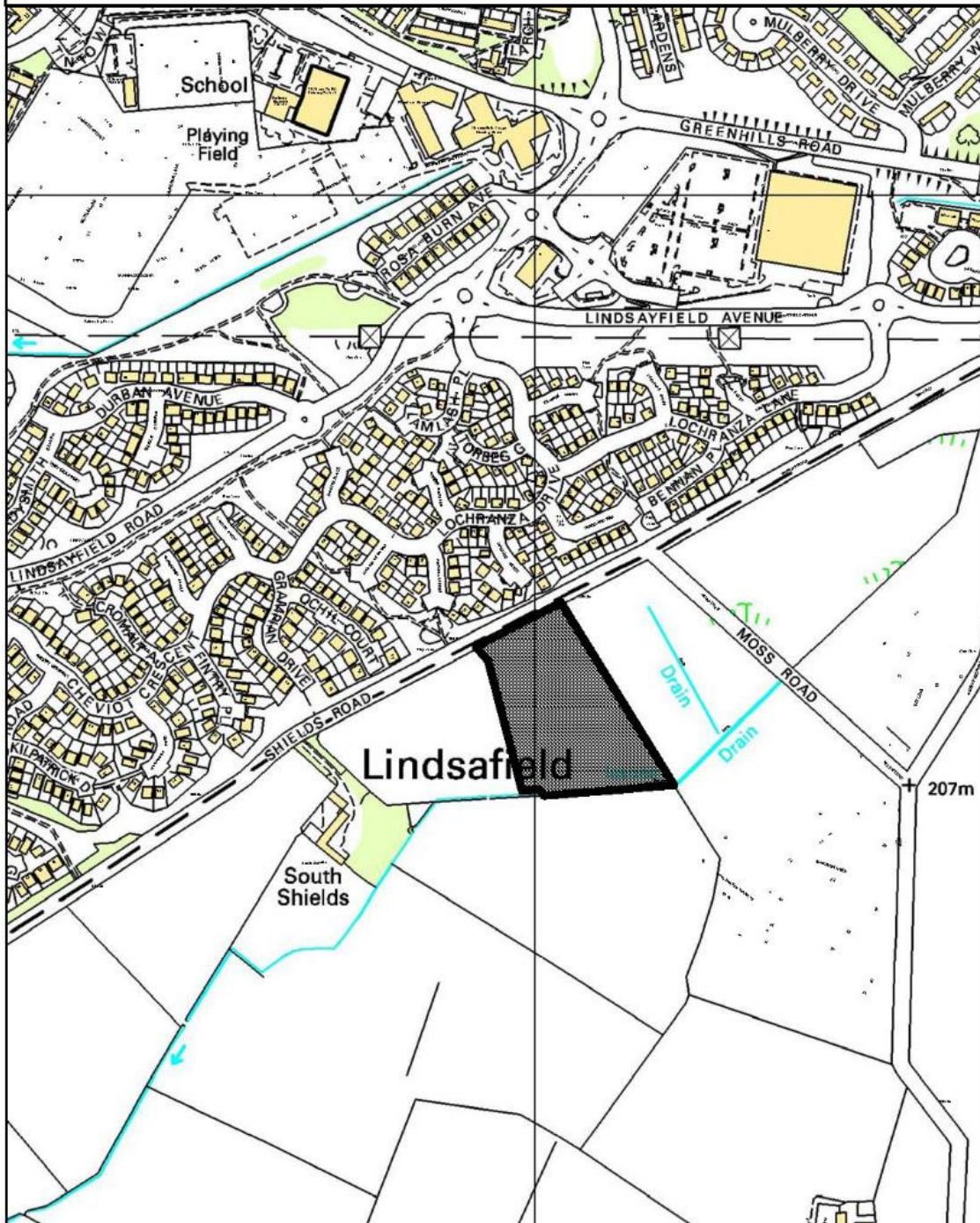
Reason: In the interests of public safety.

19. The first 2 metres of driveways must be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the driveway and entering the carriageway.

Reason: In the interests of public safety.

P/20/0082

Land 85m North of 54 Tyne Avenue, Shields Road, East Kilbride



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Scale:
1:5,000
Date:
08/04/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development