

Report

Report to: **Planning Committee**
 Date of Meeting: **12 September 2017**
 Report by: **Executive Director (Community and Enterprise Resources)**

Application No: **HM/17/0292**
 Planning Proposal: **Erection of 29 Flatted Dwellings With Associated Amenity Space and Parking.**

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Link Group Ltd
- Location : Site at the junction of Hillhouse Road and Wellhall Road, Hamilton

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 the conditions attached)

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: MAST Architect
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 Policy 4 - Development Management and Place Making
 Policy 6 - General Urban Area/Settlements
 Policy 16 - Travel and Transport

Development Management, Place Making and Design Supplementary Guidance (2015)

Residential Design Guide (2011)

- ◆ Representation(s):
 - ▶ 1 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letter
- ◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Environmental Services

Community Services

Roads Development Management Team

Housing Services

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located adjacent to the junction between Hillhouse Road and Wellhall Road within the Hillhouse area of Hamilton. The site is bounded to the north and east by a large area of vacant open space which includes areas of dense vegetation cover, to the south east by Wellhall Road and to the south west by Hillhouse Road. A two storey residential development bounds the site to the north west. The site is reasonably flat with gradual changes in level at the Hillhouse Road edge of the site and also at the eastern boundary. The site extends to approximately 0.46 hectares.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of 29 flatted dwellings with associated amenity space and parking. The submitted supporting information states that the proposed flats are to allow independent living for the elderly and that they would be available to existing owner occupiers aged 60 and above who currently live in housing that no longer meets their needs and are seeking to either downsize or move to a property that is more suited to their needs. This low cost home ownership opportunity is being offered as a variant of the existing Scottish Government Shared Equity Scheme.
- 2.2 The proposed building would be three storeys in height with the overall height of the building minimised through the use of a combination of flat and mono pitched roofs. The building would be positioned within a central location on the site with car parking located along the north western boundary. Windows would be included on all elevations of the building and each ground floor flat would have access to a private terrace area. Juliet balconies would be provided to living areas on the upper floors. The proposed finish materials for the building are a mixture of light buff and medium brown facing brick for the walls with grey pressed metal cladding utilised as a feature frame around the living room windows and along the edge of the roof.
- 2.3 Ground floor private gardens are proposed in addition to two communal spaces: a predominantly hard courtyard to the north of the block and a garden area to the south of the block. Low level planting is proposed where bedrooms and living rooms look directly onto the public spaces and limited tree planting is proposed to provide screening between footways and the proposed development. Where existing trees are to be retained, they would be protected during construction with protective fencing and appropriate ground protection. The private shared garden and amenity space would be enclosed at the rear boundary by a 1.8 metre fence.
- 2.4 Access to the site would be via the existing access from Hillhouse Road upgraded as part of the proposal. Twenty nine car parking spaces would be provided including 2 designated disabled spaces. The main access to the development for pedestrians would be via a footway adjacent to the vehicular access. Secondary access would be provided by a footpath linking the development to the Wellhall Road footway to the south of the site. Additional footpaths would provide access between the parking area and the various entrance doors to the residential blocks.
- 2.5 A Design Statement, Site Access Statement and a Report on Site Investigations were submitted with the application as supporting documents.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located within the urban area in the adopted South Lanarkshire Local Development Plan. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements and Policy 16 - Travel and Transport. An assessment of the proposal against the above policies is contained in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.3 Planning Background

- 3.3.1 Planning permission in principle was granted to Chapell Estates Ltd for the erection of a care home and associated works (Class 8) and the formation of a vehicular access on the site on 10 July 2015 (HM/15/0043).

4 Consultation(s)

- 4.1 **Environmental Services** – have no objections to the application subject to conditions requiring the submission of details for the storage and collection of refuse within the development and a dust management and monitoring scheme for the Council's further approval. Informatives advising the applicant of acceptable hours for audible construction activities at the site and of potential contamination issues should also be attached to any consent granted.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.2 **Roads Development Management – (Hamilton Area)** – have no objections to the application subject to conditions requiring the provision of adequate visibility splays, parking provision within the site and alterations to footways and carriageways.

Response:- Noted. The submitted site layout incorporates the required level of car parking for the development and any consent granted would incorporate appropriately worded conditions to address the matters raised.

- 4.3 **Roads and Transportation Services (Flood Risk Management)** - have no objections to the application subject to conditions requiring the submission of a Flood Risk/Drainage Assessment for the Council's further approval and the provision of a sustainable urban drainage system (SuDS) within the site, designed and independently checked in accordance with the Council's current SuDS Design Criteria Guidance Note.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions to address the above matter.

- 4.4 **Scottish Water** – have no objections to the proposed development. In terms of the Wastewater Network, they advised that there is currently sufficient capacity in the Hamilton Waste Water Treatment Works to serve the development. The developer should discuss the proposal directly with Scottish Water as there is a trunk main within the boundary of the proposed works.

Response:- Noted. The applicant has been advised of the above and any planning consent granted would be conditioned to ensure that no dwellings are occupied until the site is served by a sewerage scheme constructed in accordance with Scottish

Water standards.

- 4.5 **Housing Services** – raised no objections to the proposal.

Response:- Noted.

- 4.6 **Community Services** – have no objections to the proposal.

Response:- Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under the category Non Notification of Neighbours. One letter of representation has been received in relation to the application. The grounds of the representation are summarised below:

(a) It is hoped when re-development of the vacant site takes place they use a landscaping scheme incorporating the existing trees fronting onto Hillhouse Road. This would be my only objection to the flatted dwellings if the trees were not preserved, as they have provided the children of the area years of fun collecting chestnuts and a natural part of the local environment.

Response: Any consent granted would include conditions protecting the trees and also requiring the submission of a landscaping scheme for the Council's approval and the implementation of the approved scheme to the Council's satisfaction. Notwithstanding this, the applicants have stated within their supporting information that the beech hedge and two mature horse chestnut trees will be protected and retained.

(b) Road traffic on Hillhouse Road would be a major problem for anyone trying to take a right turn into the existing entrance to the proposed development.

Response: Subject to conditions Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues.

- 5.2 These letters are available for inspection in the usual manner and on the Council's Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the erection of 29 flatted dwellings with associated amenity space and parking. As discussed, the submitted supporting information states that the proposed flats are to allow independent living for the elderly and that this low cost home ownership opportunity is being offered as a variant of the existing Scottish Government Shared Equity Scheme. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of national planning policy, SPP requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity. In this instance, the application site is located within the urban area where the proposed residential use is considered to be acceptable and on an area of land included in the Council's vacant and derelict land register. The proposed development would be easily accessible by public transport and well integrated into existing walking and cycling networks. It is, therefore, considered that the proposal is in accordance with national planning policy.

- 6.3 In terms of local plan policy, the application site is located within the urban area in the adopted South Lanarkshire Local Development Plan. The relevant policies for the assessment of the application are Policy 4 - Development Management and Place Making, Policy 6 - General Urban Area/Settlements and Policy 16 - Travel and Transport.
- 6.4 As the proposal is for residential use and the application site is located within the urban area, the proposal raises no policy issues and conforms with the terms of Policy 6. With regard to the detailed design of the development, both Policies 4 and 6 generally require new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. It is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, amenity space, window to window distances and car parking provision. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials and that it will be in keeping with the existing residential development in the surrounding area. It is also considered that the scale, design and massing of the building is acceptable and that it will not have an adverse impact on adjacent properties in terms of overshadowing and loss of privacy. The overall height of the building will be minimised through the use of a combination of flat and mono pitched roofs and will be in keeping with existing three storey buildings in the surrounding area, including those located at the Wellhall Road/Philips Wynd roundabout to the east of the site.
- 6.5 Policy 16 - Travel and Transport seeks to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is accessible by public transport as the proposed pedestrian links provide access to bus stops located on both Hillhouse Road and Wellhall Road and the development will be well integrated into existing walking and cycling networks. Roads and Transportation Services are satisfied that the proposal will not have an adverse impact on traffic flows or road safety and that a sufficient amount of car parking is being provided for the development. On this basis, it is considered that the proposal complies with the terms of Policy 16.
- 6.6 In summary, it is considered that the application conforms with both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. I would, therefore, 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 nor raises any environmental or infrastructure issues and complies with Policies 4, 6 and 16 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance relating to 'Design.'

Michael McGlynn
Executive Director (Community and Enterprise Resources)

30 August 2017

Previous References

HM/15/0043

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (Adopted 2015)
- ▶ Development Management, Place Making and Design Supplementary Guidance (2013)
- ▶ Residential Design Guide (2011)
- ▶ Neighbour notification letter dated 23.06.2017
- ▶ Press Advertisement, Hamilton Advertiser dated 06.07.2017
- ▶ Consultations

Roads Development Management Team 14/08/2017

Environmental Services 19/07/2017

Roads & Transportation Services (Flood Risk Management Section) 05/07/2017

Community Services 26/07/2017

Scottish Water 10/07/2017

Housing Services 30/08/2017

- ▶ Representations
Representation from : Peter Hunter, 5 Hillhouse Road,
Hamilton ML39TB, DATED 28/06/2017

Contact for Further Information

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

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 3657(Tel : 01698 453657)
E-mail: jim.blake@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/17/0292

CONDITIONS

- 1 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.
- 2 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.
- 3 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.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before any of the flatted dwellings are occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That no flatted dwelling shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 7 Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved 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. Monitoring results shall be readily available to Officers of the Council investigation adverse comments.
- 8 That before any of the flatted dwellings hereby approved are occupied, details for the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority and thereafter

maintained all to the satisfaction of the Council.

- 9 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 10 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.
- 11 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.
- 12 That prior to any work starting on site, a Flood Risk/Drainage Assessment and Independent Check shall be carried out, submitted to, and approved in writing by the Council as Planning Authority. This Assessment shall include confirmation that a suitable FFL is provided and procedures are considered to ensure access/egress can be obtained should flooding occur. The Assessment and Independent Check shall be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's SuDS Design Criteria Guidance Note.
- 13 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 14 That no trees on the site shall be lopped, topped or felled without the prior written consent of the Council as Planning Authority and that two copies of a plan shall be submitted to the Council indicating the existing trees on the site, including a note of height, species, base level and extent of canopy or branch spread, those to be retained and any proposed planting of trees and that no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of the visual amenity of the area.
- 3.1 In the interests of amenity.
- 4.1 These details have not been submitted or approved.
- 5.1 In order to retain effective planning control
- 6.1 To ensure the provision of a satisfactory sewerage system
- 7.1 To minimise the risk of nuisance from dust to nearby occupants.
- 8.1 In the interests of amenity and in order to retain effective planning control.
- 9.1 In the interest of public safety
- 10.1 In the interest of road safety
- 11.1 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.
- 12.1 To alleviate the potential for on-site and off-site flooding.
- 13.1 To ensure the provision of adequate parking facilities within the site.
- 14.1 To ensure the protection and maintenance of the existing mature trees within the site and to retain effective planning control.