



Report

Report to:	East Kilbride Area Committee
Date of Meeting:	8 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0122
Planning Proposal:	Erection of two detached houses

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Allan Crooks
- Location : Arrotshole Farm
Arrotshole Road
East Kilbride

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 attached conditions).

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: DTA Chartered Architects
- ◆ Council Area/Ward: 29 Stewartfield
- ◆ Policy Reference(s): SLP6

- ◆ Representation(s):
 - ▶ 3 Objection Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Scottish Water

Planning Application Report

1 Application Site

The application relates to a site in Arrotshole Road, Stewartfield in the north of East Kilbride. The site is currently occupied by Arrotshole Farm and its garden grounds. The site is bounded to the north by the Stewartfield District Centre, to the east by vacant ground which has planning consent for the erection of flatted dwellings, to the south by dwellings in Arrotshole Court, a converted farm steading and modern two storey dwellings in Maclean Place. The site slopes from north to south and is bounded by mature trees and planting.

2 Proposal

The applicant intends to erect two detached dwellings to the rear of Arrotshole Farm. The site will be accessed from the same access although this will be widened with sight lines improved. The two dwellings will be constructed over two storeys and will be finished in facing brick and render with concrete roof tiles and white upvc windows. Internally, the dwellings contain five bedrooms (two en-suite), family bathroom, wc, lounge, family room, dining room, kitchen and study. Given the sloping nature of the site, some retaining walls will be required on site.

3 Background

The proposal can be assessed against the policies contained in the adopted South Lanarkshire Local Plan. The site is zoned for residential use within the adopted Local Plan and any development can be assessed against Policy SLP6 – Development Control – General. A full discussion of the proposal against Policy SLP6 is contained in Section 6 below.

4 Consultations

- 4.1 **SLC Roads and Transportation Services** raised no objections to the proposal subject to conditions relating to visibility splays.
Response – Noted and a condition will be added to any consent issued. (Condition No. 13)

- 4.2 **Scottish Water** objected to the proposal as it drains to Philipshill Wastewater Treatment Works which are currently over capacity.
Response – Noted. Philipshill Wastewater Treatment Works are currently being upgraded. A condition will be added to any consent issued to ensure that a suitable sewerage scheme is provided.(Condition No.7)

5 Representations

Following statutory neighbour notification, three letters of objection were received. The points raised are summarised below.

1. **The removal of the large, mature trees within the site will remove the screening of the retail unit and community buildings north of the site.**

Response – Whilst some trees will be removed, a number will be retained. I am satisfied that the site will retain sufficient trees to screen the Commercial Centre and provide a mature setting for the new dwellings. A full tree survey and details of tree protection measures will be provided prior to works commencing on site.

2. **Given the size of the dwellings there will be a significant increase in the number of vehicles using Arrotshole Road.**

Response – There are two additional dwellings being provided onsite. I do not consider that there will be a significant increase in the volume of traffic generated by this development, particularly given the surrounding developments.

3. **The proposed dwellings are large and of a modern design and are not of a similar design of materials to those in Arrotshole Court or the existing farmhouse.**

Response – The proposed dwellings consist of two storeys and are proposed to be finished in facing brick and render. Whilst I am satisfied with the design, I have attached a condition requiring samples of the finishes to ensure that quality materials, sympathetic to the surroundings are used (Condition No 3).

4. **There could be significant disturbance to existing infrastructure including gas, electricity, water and drainage.**

Response – Noted and conditions will be attached to this effect (Condition No 11).

6 Assessment and Conclusions

6.1 The applicant intends to erect two detached dwellings consisting of two storeys to the rear of the existing Arrotshole Farm dwelling. The dwellings will be accessed from the existing entrance via a monoblocked driveway.

6.2 The site is zoned for residential use within the adopted East Kilbride and District Local Plan and the principle of two additional dwellings is therefore acceptable. The proposal can be assessed against the general development control policy, SLP6 which states that all planning applications should take into account the local context and built form. Developments should be compatible in terms of scale, massing and materials with surrounding buildings. Proposals should seek to incorporate quality external materials.

6.3 In assessing the proposed dwellings against Policy SLP6, the site's location and surroundings must be considered. The site is bounded by mature planting and Stewartfield District Centre to the north, traditional farm buildings, converted to dwellings to the east and south of the existing farmhouse and modern two storey dwellings in Stewartfield to the south and west. The proposed dwellings consist of two storeys which reflect the development form in Maclean Place, Stewartfield,

however, I am satisfied that the use of quality materials can provide a cohesive development which relates well to the traditional farm buildings to the south and east. The two dwellings face into the common ground and access road and create a small courtyard. In terms of tree loss whilst some trees will be lost to facilitate the development this should be kept to a minimum and suitable replacement trees should be planted. The site is currently garden ground associated with Arrotshole Farm and the planting is mature. A tree survey will be required, together with details of tree and shrub protection measures prior to any works commencing on site. I am satisfied that the retention of mature trees and planting will provide a mature setting for the new dwellings and provide screening for both new and existing residents in the area. I am therefore satisfied that the proposal complies with the adopted East Kilbride and District Local Plan.

- 6.4 Given the above, I would raise no objections to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

24 May 2005

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride) 11/03/05
 - Scottish Water 22/03/05
- ▶ Representations
 - Representation from : Eric & Maureen Watt, 4 Arrotshole Court
East Kilbride
G74 4XA, DATED 14/03/05
 - Representation from : Hugh c Fraser, 1 Arrotshole Court
East Kilbride
G74 4XA, DATED 14/03/05

Representation from : Henry & Rita Coysh, 2 Arrothole Court
 Stewartfield
 East Kilbride
 G74 4XA, DATED 17/03/05

Contact for Further Information

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

Lesley Campbell, Planning Officer

Ext 6314 (Tel :01355 806314)

E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/05/0122

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 5 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.
- 6 That all trees 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.
- 7 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 8 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.
- 9 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.

- 10 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.9 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 11 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 12 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.; (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.
- 13 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line area and thereafter nothing exceeding 1.05 metres shall be planted, placed or erected within these sight lines.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 5 To ensure the protection and maintenance of the existing mature trees within the site and to retain effective planning control.
- 6 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 7 To ensure the provision of a satisfactory sewerage system
- 8 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 off-site flooding.
- 9 These details have not been submitted or approved.
- 10 In order to retain effective planning control
- 11 In order to retain effective planning control
- 12 In the interests of the visual amenity of the area.
- 13 In the interests of road safety.

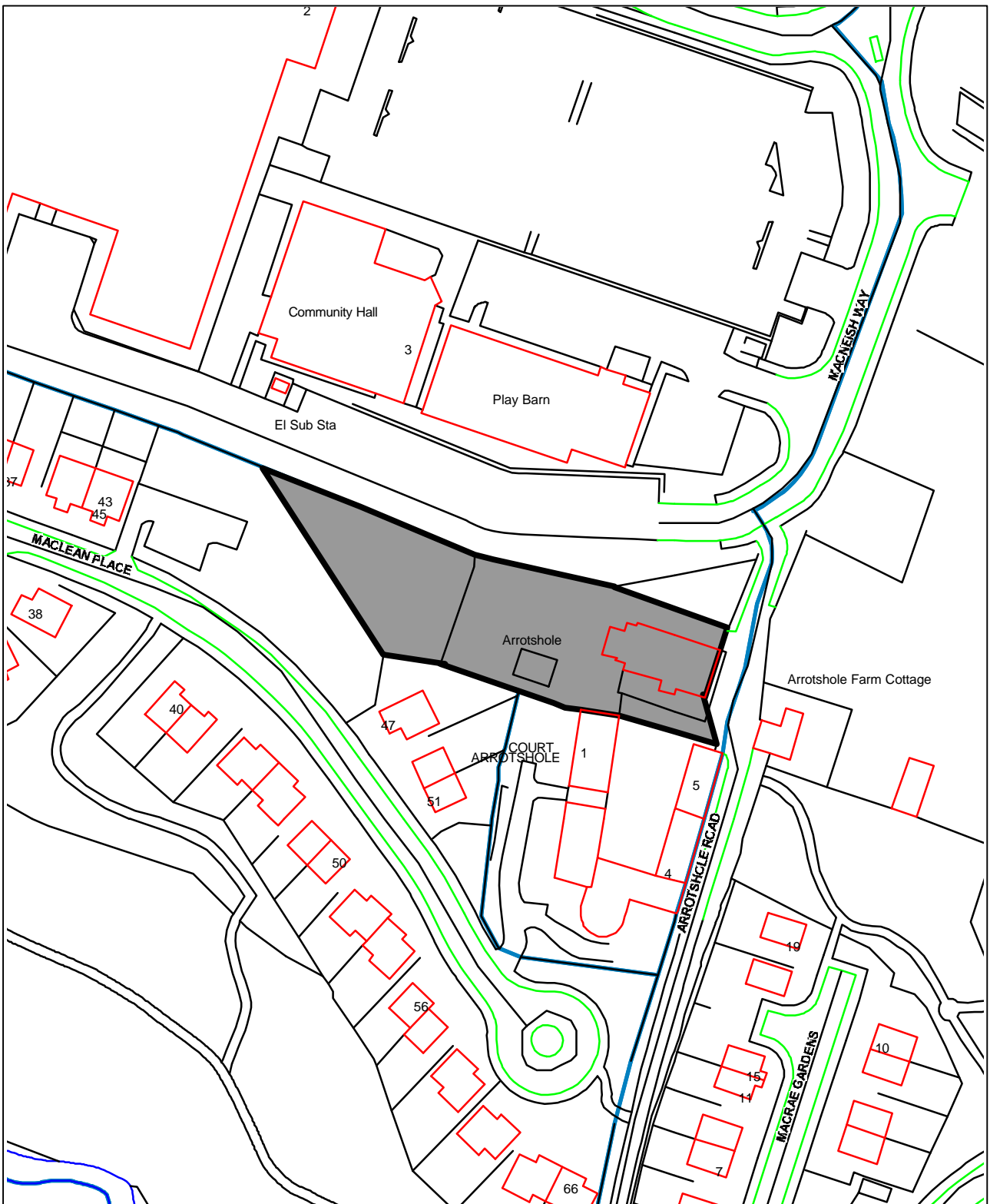
EK/05/0122

Planning and Building Control Services

ARROTSKOLE FARM, ARROTSKOLE ROAD, EAST
KILBRIDE

Scale: 1: 1250

For information only



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