

	<h1>Report</h1>	Agenda Item <h2>3</h2>
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Report to: **Planning Committee**
 Date of Meeting: **14 December 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No: HM/10/0414
 Planning Proposal: Erection of 45 Dwellinghouses and Associated Roads, Drainage and Landscaping Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clydevew Developments Ltd
- Location : Toftcombs Crescent
Stonehouse

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 Listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has the delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a financial contribution of £23,500 for the improvement of community facilities in the area is agreed and submitted by the applicant.
- (3) If planning consent is granted, the decision notice should be withheld until a landscaping bond is agreed and submitted by the applicant.

3 Other Information

- ◆ Applicant's Agent: Crawford Architectural Design Services
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 Policy RES 6 – Residential Land Use Policy
 Policy ENV 2 – Local Green Network Policy
 Policy ENV 31 – New Housing Development Policy
 Policy DM 1 – Development Management Policy

- ◆ Representation(s):
 - ▶ 99 Objection Letters
 - ▶ 0 Support Letters

◆ Consultation(s):

Environmental Services

Stonehouse Community Council

Roads and Transportation Services (Hamilton Area)

Leisure Services (Arboriculture)

Countryside & Greenspace

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

S.E.P.A. (West Region)

Roads & Transportation Services H.Q. (Geotechnical)

Scotland Gas Networks

SP Energy Networks

Estates Service

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land on the south-western side of Stonehouse. The application site is bounded to the north by recently constructed dwellinghouses, agricultural land and an informal footpath, to the south by the former grounds of Stonehouse Hospital, to the east partly by residential properties and partly by a former railway embankment and to the west by agricultural land.
- 1.2 The site extends to approximately 2.05 hectares and is currently undeveloped. The main part of the site is generally flat with the remainder sloping gently in various directions. The southern part of the site includes a former railway embankment which levels off towards the western side of the site. A substantial network of paths and informal desire lines run across the area with the main entry points located at the adjacent Whinriggs housing development, the line of the proposed Stonehouse bypass and the former Stonehouse Hospital site. A number of mature and semi-mature trees are located within the site particularly along the railway embankment. The site also incorporates a pumping station and open watercourse which are located towards its north-western boundary.

2 Proposal(s)

- 2.1 This is a detailed planning application for the erection of 45 dwellinghouses and associated roads, drainage and landscaping works. The proposal includes the infilling of the former railway embankment located along the southern part of the site. The proposed dwellings would comprise a mixture of detached, semi-detached and terraced houses incorporating three and four bedroom properties. The dwellings would be two storeys in height and would be constructed in with brick exterior walls, concrete roof tiles and white UPVC windows.
- 2.2 Access to the site would be taken from Toftcombs Crescent which serves the existing residential development located to the east of the site. The dwellings would have associated driveways and several dwellings would incorporate integral or detached garages.
- 2.3 A number of the dwellings would be constructed upon the infilled railway embankment which would be graded towards its eastern side with a footpath providing access to the remainder of the embankment. The drawings show the provision of a footpath running along the southern boundary of the site and linking into the network of formal footpaths and informal desire lines in the area. The layout also incorporates a formal toddler's play area within the site, an area of level space for mobile play facilities in addition to further areas of open space located throughout the development. A ten metre wide planted screen buffer would be located along the north-western boundary of the site and a wayleave for existing drainage is shown extending from the adjacent Whinriggs to the existing open watercourse. In addition a SUDS dry basin would be incorporated adjacent to the existing open watercourse.
- 2.4 As the application site measures more than two hectares the proposal is classed as a major development under The Planning etc. (Scotland) Act 2006. To satisfy the requirements of these regulations pre-application consultation with the Council and the local community was required a minimum of twelve weeks prior to the submission of the planning application and a public information event was held as part of this consultation in July 2010 at The Stonehouse Institute. A Pre-Application Consultation (PAC) report was submitted with the planning application as a

supporting document in addition to a Design and Access Statement, Geo-Environmental Investigation and a Flood Risk Assessment.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located within a residential policy area in the adopted South Lanarkshire Local Plan with part of the site covered by the Local Green Network. The relevant policies covering the site are Policies RES 6 – Residential Land Use Policy, ENV 2 – Local Green Network Policy, ENV 31 – New Housing Development Policy and DM 1 – Development Management Policy. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development Scottish Planning Policy 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 across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.
- 3.2.2 In terms of green networks Scottish Planning Policy advises that access to good quality open spaces can encourage people to be physically active and aid health and wellbeing. In settlements, networks of linked, good quality open space are important for their contribution to amenity and their role in nature conservation, biodiversity, recreation and physical activity. Authorities are encouraged to improve access to existing areas of open space via green networks and paths.
- 3.2.3 Designing Streets - A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

3.3 Planning Background

- 3.3.1 Two planning applications have been submitted for the site in recent history. Persimmon Homes submitted a mineral application for the infilling of the existing railway cutting within the site in July 2006 and to date this application has not been withdrawn (HM/06/0574). In association with this application Persimmon Homes submitted a detailed planning application for the erection of 33 houses and associated works on the site in September 2005. This application was withdrawn in January 2010 on the basis of insufficient information regarding flood risk (HM/06/0683).
- 3.3.2 It is worth noting that Persimmon Homes were granted planning permission for the erection of 60 dwellinghouses on an area of land directly to the north of the site known as East Mains in April 2006 subject to referral to the Scottish Government and the submission of a landscaping bond and a financial contribution for the

improvement of community facilities in the area (HM/05/0339). These houses have recently been constructed.

4 Consultation(s)

- 4.1 **Countryside and Greenspace** – the proposed access network for the site appears acceptable in principle. However the applicant is still required to provide detailed constructional specifications for the paths. Clarification is required on the planting specification for the structural landscaping and greenspace, amenity and SUDS areas associated with the development. Some form of landscape specification is required together with details of the future maintenance arrangements for these areas.

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

- 4.2 **Estates Service** - No response to date.

Response: Noted.

- 4.3 **Environmental Services** – have no objection to the proposal subject to conditions requiring the submission of details relating to dust control measures within the site and an action plan dealing with any contaminants encountered within the site. Informatives should also be attached advising the applicant of appropriate hours for audible construction works at the site.

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

- 4.4 **Leisure Services – Arboricultural Manager** - no response to date

Response: Noted.

- 4.5 **Roads and Transportation Services (Hamilton Area)** – have no objections to the proposal subject to the provision of adequate car parking within the site and acceptable visibility splays at the access to the site.

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

- 4.6 **Roads and Transportation Services (Flooding)** – have no objections to the proposal subject to conditions requiring the submission of full details of proposed flood prevention works, the provision of a sustainable urban drainage system (SUDS) within the site and subject to the Council's SUDS design criteria being satisfied through the completion of a self certification document.

Response: Noted and appropriately worded conditions would be incorporated into any consent granted to address the matters raised. A copy of the SUDS self certification document has been forwarded to the applicant.

- 4.7 **Roads and Transportation Services (Geotechnical)** – have no objections to the proposal subject to the inclusion of a condition requiring the submission of a method statement to ensure that the proposed cut and fill design can be implemented. The geotechnical issues on the site relate to the infilling of the railway cutting. The cutting is of the order of 7 metres in depth and the developer proposes to lower the whole site, reducing the cutting depth, and infill what remains using the cut material. The cut fill balance will determine the site levels so that, if the analysis is not accurate, the finished level may be varied. The cut fill balance is dependant on the suitability of the arisings for re-use as infill material. The suitability of the arisings will affect the volume of material which needs to be exported to tip and also the volume which needs to be imported. The earthworks specification and the material will

influence the magnitude and timescales of the settlement experienced over the infilled cutting.

Response: Noted and an appropriately worded condition would be incorporated into any consent granted to address the matters raised.

- 4.8 **Scotland Gas Networks** – have no objections to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

Response: - Noted and this information will be passed on to the applicant.

- 4.9 **Scottish Power Energy Networks** - have no objection to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

Response: - Noted and this information will be passed on to the applicant.

- 4.10 **Scottish Water** – have no objections to the proposal subject to the provision of a suitable sewerage system and a sustainable urban drainage system within the site. Scottish Water notes that Stonehouse Waste Water Treatment Works currently has capacity to service this proposed development.

Response: Noted and any consent granted would be conditioned to ensure that no dwellings are occupied until a satisfactory sewerage scheme is in place.

- 4.11 **SEPA** – initially objected to the application on the grounds of a lack of information regarding flood risk. However, due to additional flooding information submitted by the applicant SEPA have removed their objection to the application subject to the provision of a suitable sewerage system and a sustainable urban drainage system within the site.

Response: Noted and any planning consent granted would be conditioned to this effect.

- 4.12 **Stonehouse Community Council** – raised no objections to the proposal, however, they offered the following observations and comments:

- (a) **The developer has not proposed any plans to initiate any developer led initiative for the Stonehouse bypass which is part of the Plan. Planning needs to take into account this part of the Local Plan as it appears to have been dropped for previous developments.**

Response: Whilst these comments are noted it is considered that it would be unreasonable to require the applicant to undertake the scale of works suggested. However, in order not to prejudice the completion of Phase II of the Stonehouse Bypass the proposed layout incorporates the provision of a ten metre wide landscape strip along this boundary which would continue the landscape buffer for the residential development recently constructed to the north of the site. This landscape strip would provide a robust buffer zone between the development and the Bypass, should it proceed, and an improved level of amenity for future residents living on this part of the site.

- (b) **It is not clear if the access from Toftcombs Crescent is for construction traffic or for residents once built. If construction traffic is accessing from this route careful consideration must be given to existing residents, children and road cleaning.**

Response: The proposed access to the site is via the existing access road for Toftcombs Crescent. In terms of access for construction traffic a detailed drawing was submitted by the applicant indicating that construction traffic would access the site via a temporary haul road running through the grounds of the former Stonehouse Hospital to the south of the site.

- (c) **A roads bond deposit should be incorporated into the planning conditions. The Council will be required to adopt the roads on completion and clear guidance on the adoption of shared surface roads requires to be provided.**

Response: Should planning permission be granted for the development the above matters would be addressed by Roads and Transportation Services through their normal procedures and under the required roads construction consent

- (d) **Clear details of walls or fencing or otherwise should be provided. Any feu fences should be clearly laid out, an open plan condition should be incorporated and the detail of perimeter boundary fences should be clear within the planning conditons.**

Response: Any consent granted would include conditions requiring the submission of full details of the design and location of all fences and walls for the Council's approval and restricting the development to an open plan design.

- (e) **A landscaping bond should be submitted and a satisfactory management plan be put in place for amenity open space to allow the Council to take over maintenance or manage any subsequent contracts placed.**

Response: Any consent granted would be withheld until an appropriate landscaping bond is agreed with the Council and submitted by the applicant.

- (f) **No less than £1000 per house should be requested as a financial contribution for the improvement of existing sport/recreational facilities in the area when works commence or the first house has been completed.**

Response: In line with the guidance set out in the Council's Residential Development Guide, a financial contribution would be required for the improvement of existing sport/recreation facilities within the local area. This contribution would equate to £23,500 which is calculated on the basis of £600 per four bedroom dwellinghouse and £500 per three bedroom house.

- (g) **Whilst it is noted that a play area is planned why is it designated as a toddlers play area. What about the maintenance of the play area and the design of the equipment who decides what equipment is installed and how long it is maintained for. This should be detailed as a planning condition.**

Response: Any consent granted would incorporate a condition requiring the submission of full design and maintenance details of the proposed play area for the Council's approval.

- (h) **Issues on common shared ground, SUDS area or amenity areas will need to be thought out if they become binding through any Section 75 Agreement.**

Response: It is not considered necessary to instigate a Section 75 Agreement to address these matters. All of the open space and landscaping would be managed in accordance with an agreed maintenance regime by an appointed factor.

- (i) **No plots should be sold for individual builds outwith the developer.**

Response: It is not anticipated that any of the development would be marketed for self build plots.

- (j) **Sewage and water disposal should be fully investigated at the site. The existing pumping station has been prone to breakdown and overflows to the stream which eventually runs to the Avon have been subject to reports to SEPA.**

Response: Both Scottish Water and SEPA were consulted on the application and neither organisation raised any objections to the proposal subject to the provision of a suitable sewerage system and a sustainable urban drainage system within the site. Any consent granted would be conditioned to ensure that no dwellings are occupied until satisfactory sewerage and surface water drainage systems are in place.

- (k) **There is no indication of a SUDS area boundary fencing which requires to be provided in detail and should be of a nature to exclude young children.**

Response: The applicant has advised that the SUDS facility would be a dry pond, however, any consent granted would be conditioned to ensure the submission of appropriate fencing details for the Council's approval.

- (l) **Provision for social housing within the site should be considered and linked to the local housing strategy.**

Response: Detailed discussions relating to the development of this site have been ongoing for a number of years prior to the production of the Council's Affordable Housing guidelines. In this instance, therefore, it is considered that it would be unreasonable to insist on the provision of social housing as part of the proposal.

- (m) **Strategic Environmental Assessment should be carried out prior to work commencing on site.**

Response: Strategic Environmental Assessments are a requirement for consideration of environmental factors, however, these Assessments are required at a strategic level and not for individual sites in relation to specific planning applications.

- (n) **Site working should be kept to hours that minimise disruption to nearby residents and should also be restricted at weekends.**

Response: An informative would be incorporated into any consent granted advising the applicant of appropriate hours for audible construction activity at the site.

- (o) **Careful monitoring of the infill areas will be required.**

Response: The applicant has confirmed in writing that the material to be used for the proposed cut and fill exercise would be generated from the earthworks within the confines of the application site and that any material that may require to be imported to the site would be clean and inert. However, a condition would be incorporated into any consent granted requiring the submission of a full site investigation and an earthworks method statement for the Council's approval.

- (p) **Footpath links require to be specified and laid in a manner that provides adequate lighting and confirmation is required as to who is responsible for their maintenance.**

Response: A condition would be attached to any consent granted requiring the submission full detailed constructional specifications for the proposed remote footpaths within the site. With regards to lighting of the footpaths, it is

not the applicant's intention to have these lit as there are no other lit footpaths in the adjacent area, namely the existing bridle path and the railway cutting in its current state. All of the open space, remote footpaths and landscaping would be managed in accordance with an agreed maintenance regime by an appointed factor.

(q) Car parking spaces require to be checked.

Response: Roads and Transportation Services are satisfied that adequate car parking is being provided for the development.

5 Representation(s)

5.1 Neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser under Article 12 (5) Non-notification of Neighbours. Ninety nine letters of objection were submitted. The grounds of objection are summarised as follows:

(a) Is there a formalised current local plan to which Persimmon's development will comply. It is understood that the current local plan for South Lanarkshire has yet to be updated.

Response: The application site is located within a residential policy area in the adopted South Lanarkshire Local Plan, therefore, the principle of residential development on the site is considered to be acceptable.

(b) There are concerns that the proposed number of dwellings will lead to overwhelming traffic, access, safety and parking problems at Whinriggs and Toftcombs Crescent. It should be noted that the existing access to the A71 is already proving problematic and any increase in numbers will be hazardous.

Response: Roads and Transportation Services are satisfied that the proposed access to the site raises no road safety issues and that the required car parking can be accommodated within the site.

(c) There would be objections to any construction traffic using Toftcombs Crescent for access to the proposed development. This is a well established family residential area with many young children.

Response: A detailed drawing was submitted by the applicant indicating that construction traffic would access the site via a temporary haul road running through the grounds of the former Stonehouse Hospital to the south of the site. In addition, a condition would be attached to any consent granted restricting access for construction traffic through Toftcombs Crescent.

(d) It is understood that there have already been numerous documented objections by Scottish Water with regard to the sewerage and surface water drainage capacities available in Stonehouse. Will the SUDS basin be adequate given these objections. There are well documented safety issues regarding SUDS and the attraction they are to children when full of water, most recently at Torhead Farm in Hamilton.

Response: Both Scottish Water and SEPA were consulted on the application. Neither organisation raised any objections to the proposal in terms of surface water or sewerage matters subject to the provision of a suitable sewerage system and a sustainable urban drainage system within the site. Any planning consent granted would require the submission of full details for the Council's approval.

- (e) **Based on the number of dwellings proposed there is a concern that the development does not meet the current legislation requirements for open space.**

Response: It is considered that the proposal meets the requirements set out in the Council's Residential Development Guide and the guidance contained within Designing Streets in relation to the provision of amenity open space.

- (f) **There appears to be a large amount of infilling required on the new site. Clarification should be provided on the landfill materials that would be proposed to level the southern area of the site, their environmental impact and long term health and safety to future homeowners and surrounding areas. Clarification is also sought on how the material will be brought into the site as Toftcombs Crescent has several mono-blocked traffic calming measures unsuitable for heavy goods vehicles. Currently Toftcombs Crescent is not adopted by the Council and still private.**

Response: The applicant has confirmed in writing that the material to be used for the cut and fill exercise would be generated from the earthworks within the confines of the application site. The applicant's consulting engineers have provided calculations showing a balanced cut and fill and advised that any material that may require to be imported to the site would be clean and inert. However, conditions would be attached to any consent granted requiring the submission of a full site investigation and an earthworks method statement for the Council's approval to ensure that the cut and fill exercise is acceptable.

- (g) **There is poor provision for recreation. Given the number of dwellings proposed a larger play area should be provided to prevent overspill into the privately maintained play area of Canderside Gait to the north- east.**

Response: The proposal incorporates the provision of a toddlers play area and an area of level space for mobile play equipment. In addition, the applicant has agreed to provide a financial contribution of £23,500 towards upgrading recreational provision in the area in lieu of providing the full range of play facilities in the site, which would be payable to the Council prior to the issue of consent.

- (h) **It is hoped it is the responsibility of the planning department to ensure adequate provision for children's safety where possible, namely substantially improving the crossing area on the A71 and speed camera measures. Concerns have been raised regarding excessive speeding on the A71 at a point where crossing is necessary for school areas.**

Response: Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues.

- (i) **The proposal will require removal of a substantial area of established native woodland and hedgerow. This is currently home to a number of bats and other animals that would be displaced if building work takes place, therefore, it is expected that an EIA be carried out.**

Response: A number of trees and hedges would be cleared as a result of the development, however, any consent granted would be conditioned to ensure the submission of a landscaping scheme including details of proposed replacement planting for the Council's approval. The applicant submitted a Phase 1 Habitat Survey for the Council's approval which incorporated an expert-eye walkover of the site in October 2010 to provide an overview of the

area in relation to the presence or likely presence of protected or notable habitats and species. The content, conclusions and recommendations are considered to be acceptable.

- (j) **The sale brochure for the Canderside Gait development did not show an access road or a further phase development leading off Toftcombs Crescent.**

Response: This is a matter which would have to be resolved between any residents of the Canderside Gait development and the developer at the time Persimmon Homes. Persimmon Homes had previously intended to develop the current application site taking access off Canderside Gait, however, they withdrew their planning application in January 2010 (HM /06/0683).

- (k) **It is unclear what the split of housing will be as the schedule of accommodation does not match the representations on the drawing.**

Response: The proposed dwellings would comprise a mixture of detached, semi-detached and terraced houses incorporating three and four bedroom properties.

- (l) **It was not easy to find the application on the Council's website as the address has been mis-spelt so others may have missed the application due to this error.**

Response: The error referred to above was quickly rectified and in addition to the appropriate neighbour notification procedures undertaken the application was advertised in the Hamilton Advertiser under Article 12 (5) Non-notification of Neighbours. I am, therefore, satisfied that sufficient time and publicity has been provided to allow the submission of any representations to this application.

- (m) **A footpath link is shown located behind the property at 31 Toftcombs Crescent . Clarification is sought on what this link will be as there is currently no footpath in place.**

Response: The proposed footpath is required to allow continued access between the existing formal and informal footpath network in the area and the remainder of the former railway embankment.

- (n) **Drawing Loc-01 is not correct as it does not show plots 15 - 20 and does not show the correct road and roundabout layout.**

Response: The drawing referred to is a location plan which is required to identify the application site. The information included in the drawing is considered to be acceptable in terms of planning legislation.

- (o) **The new access road will lead to pollution, noise and light disturbance.**

Response: Environmental Services were consulted on the application and raised no objections to the proposal subject to conditions requiring the submission of details relating to dust control measures within the site and an action plan dealing with any contaminants encountered within the site.

- (p) **A group of proposed houses will overlook existing properties in the adjacent street Whinriggs.**

Response: Due to the distances involved and the orientation of the dwellings it is considered that the proposed dwellings would not have any significant adverse impact on the privacy of existing adjacent properties.

- (q) **A 10 metre environmental barrier would be provided where there are no houses. This would be better provided between Whinriggs and the proposed new development.**

Response: A ten metre wide area of screen planting would be planted along the north-western boundary of the site to continue the landscape buffer included in the recently constructed development to the north of the site and to provide a robust boundary to the Green Belt.

- (r) **Building on what is believed to be Greenbelt would result in an impact on residential amenity.**

Response: The application site is located within a residential policy area in the adopted South Lanarkshire Local Plan, therefore, the principle of residential development on the site is considered to be acceptable.

- (s) **The boundary between the existing development in Whinriggs was to be fenced off with no linkage to adjacent land. The area is now open to noise, nuisance and pollution.**

Response: The open aspect of this part of the site is included to enable continued access between the existing formal and informal footpath network in the area.

These letters are available for inspection in the usual manner and on the Councils Planning Portal.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with both national and local plan policy and the impact on surrounding development.
- 6.2 The application relates to the erection of 45 detached dwellinghouses and associated roads, drainage and landscaping works. In terms of national planning policy relative to residential development, Scottish Planning Policy 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 across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development. In terms of green networks, Scottish Planning Policy advises that access to good quality open spaces can encourage people to be physically active and aid health and wellbeing. In settlements, networks of linked, good quality open space are important for their contribution to amenity and their role in nature conservation, biodiversity, recreation and physical activity. Authorities are encouraged to improve access to existing areas of open space via green networks and paths. In this instance, the application site is located in a residential policy area in the adopted Local Plan and the site would be easily accessible by public transport and well integrated into existing walking and cycling networks. The proposed layout incorporates the provision of footpath infrastructure to ensure that access to the remainder of the existing railway embankment and the network of formal footpaths and informal desire lines in the area is retained.
- 6.3 Designing Streets - A Policy Statement for Scotland was introduced in March 2010 and marks the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements.

Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

- 6.4 In terms of local plan policy the application site is located within a residential policy area in the adopted South Lanarkshire Local Plan with part of the site covered by the Local Green Network. The proposal can be assessed against Policies RES 6 – Residential Land Use Policy, ENV 2 – Local Green Network Policy, ENV 31 – New Housing Development Policy and DM 1 – Development Management Policy.
- 6.5 Policy RES 6 states that within these areas, the Council will oppose the loss of houses to other uses and resist any developments which will be detrimental to the amenity of those areas. Any new development must relate satisfactorily to adjacent and surrounding development in terms of scale, massing, materials and intensity of use. The character and amenity of the area must not be impaired by reason of traffic generation, parking or visual intrusion. In this instance, it is considered that the proposal for residential development relates satisfactorily to adjacent and surrounding development in terms of its scale, massing, materials and intensity of use. I am satisfied that the character and amenity of the area would not be impaired by reason of traffic generation, parking or visual intrusion. I am, therefore, satisfied that the proposal meets the terms of this policy.
- 6.6 Policy ENV 2 states that the Council will seek to protect and support actions to enhance the Local Green Network as identified on the Proposals Map. Development that is likely to have an adverse effect on its connectivity or its value for biodiversity or as an amenity, will not be supported. Loss of an area in whole or part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access. The Council will support extension and enhancement of the Green Network. Opportunities for creating new links to the Network will be promoted by the Council as part of planning consents for new developments and in partnership with other public sector agencies. As discussed above, the proposed layout incorporates the provision of footpath infrastructure to ensure that access to the remainder of the existing railway embankment and the network of formal footpaths and informal desire lines in the area is retained. In addition, the proposed landscaping, including a ten metre wide planted screen buffer along the western boundary of the site, SUDS facility and areas of general amenity open space should ensure the enhancement of the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access. I am, therefore, satisfied that the proposal meets the terms of this policy.
- 6.7 In terms of the detail of the proposal Policies ENV 31 and DM 1 generally require all development to take account of the layout, form, design and local context of the area and to make provision for suitable access, sustainability and safety measures. It is considered that the proposed layout is acceptable and that it meets the main standards set out in the Council's Residential Development Guide, particularly in relation to access and car parking, house to plot ratios, landscaping and amenity open space. As discussed, it is also considered that the layout generally complies with the guidance contained within Designing Streets. I am satisfied that the proposal incorporates a high quality design and a suitably high standard of materials to ensure that the dwellings will not be out of character with surrounding development. I am also satisfied that the proposed dwellings would be positioned a sufficient distance away from existing properties to ensure that there would be no adverse impact on those properties in terms of overshadowing or loss of privacy. Furthermore, the applicant has agreed to provide a financial contribution of £23,500 towards upgrading recreational provision in the area in lieu of providing the full range of play facilities in the site, which would be payable to the Council prior to the issue

of consent. I am, therefore, satisfied that the proposal meets the terms of Policies ENV 31 and DM 1.

- 6.8 Whilst the issue of additional traffic generation has been a matter of concern amongst local residents Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues and the applicant has confirmed that construction traffic would access the site via a temporary haul road through the grounds of the former Stonehouse Hospital located to the south of the site and this matter would also be addressed with an appropriate condition. I also acknowledge the views of the representations received in relation to drainage issues and the infilling of the railway embankment, however, it is considered that these concerns can also be addressed through the use of appropriate conditions.
- 6.9 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 submission of both a financial contribution for the improvement of community facilities in the area and an appropriate landscaping bond.

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 RES 6, ENV 2, ENV 31 and DM 1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

1 December 2010

Previous References

HM/06/0574

HM /06/0683

HM/05/0339

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Countryside & Greenspace 15/09/2010
 - Stonehouse Community Council 11/09/2010
 - S.E.P.A. (West Region) 05/10/2010
 - Scottish Water 09/09/2010
 - TRANSCO (Plant Location) 21/09/2010
 - S.E.P.A. (West Region) (Flooding) 31/08/2010

SP Energy Networks (Correspondence Service)	10/09/2010
Roads & Transportation Services H.Q. (Flooding)	17/09/2010
Stonehouse Community Council	13/09/2010
Environmental Services	20/09/2010
Roads and Transportation Services (Geotechnical)	24/11/2010

► Representations

- Representation from : Will McMurtrie, 5 Pebble Drive, Stonehouse, ML9 3RD, DATED 07/09/2010
- Representation from : Stewart McGowan , 32 Toftcombs Crescent, Stonehouse, ML9 3RA, DATED 14/09/2010
- Representation from : Susan Whyte , 6 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010
- Representation from : Helen Rae , 7 Rock Gardens, Caderside Gait , Stonehouse , ML9 3RE, DATED 14/09/2010
- Representation from : John Stevenson , 5 Rock Gardens, Canderside Gait , Stonehouse , ML9 3RE, DATED 14/09/2010
- Representation from : Mrs Carol Stevenson , 5 Rock Gardens , Canderside Gait , Stonehouse , ML9 3RE, DATED 14/09/2010
- Representation from : Kent Murray , 4 Peeble Drive, Stonehouse , ML9 3RD, DATED 14/09/2010
- Representation from : Mrs Liz Murray , 4 Pebble Drive, Stonehouse, ML9 3RD, DATED 14/09/2010
- Representation from : John Murray , 4 Peeble Drive, Stonehouse , ML9 3RD, DATED 14/09/2010
- Representation from : Iain Leggate , 6 Toftcombs Crescent , Canderside Gait , Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Morag Leggate , 6 Toftcombs Crescent, Canderside Gait , Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Angus Tweedale , 3 Rock Gardens , Stonehouse , ML9 3RE, DATED 14/09/2010
- Representation from : Rose Tweedale , 3 Rock Gardens , Stonehouse , ML9 3RE, DATED 14/09/2010
- Representation from : Julie Sheeha, 38 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010
- Representation from : James Sheehan , 38 Toftcombs Avenue, Stonehouse , ML9

3QY, DATED 14/09/2010

Representation from : Johnston Murdoch , 27 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : J Morrison , 7 Toftcombs Crescent, Stonehouse , DATED 14/09/2010

Representation from : Janet Morrison , 7 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : David Morrison , 7 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Jenna Morrison , 7 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Catria Smith , 8 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : Mrs Morag Weir , 7 Toftcombs Avenue, Stonehouse, ML9 3QY, DATED 14/09/2010

Representation from : Mr Douglas Weir , 7 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : Alix Reid , 6 Toftcombs Avenue, Stonehouse , DATED 14/09/2010

Representation from : Jess Reid , 6 Toftcombs Avenue, Stonehouse, ML9 3QY, DATED 14/09/2010

Representation from : David Murrie , 3 Toftcombs Avenue, Stonehouse, ML9 3QY, DATED 14/09/2010

Representation from : William and Irene Wight , 24 Toftcombs Crescent, Stonehouse, ML9 3RA, DATED 14/09/2010

Representation from : Marie Gilmour , 33 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Jil Berry , 28 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Russell Berry , 28 Toftcombs Crescent , Stonehouse , , DATED 14/09/2010

Representation from : Georgia Berry , 28 Toftcombs Crescent , Stonehouse , , DATED 14/09/2010

Representation from : Nicholas Berry , 28 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Richard Smith , 35 Toftcombs Crescent, Stonehouse, ML9 3RA, DATED 14/09/2010

Representation from : David Hutchinson , 21 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Mrs Gayle Hutchinson , 21 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Mary Scanlan , 15 Toftcombs Crescent, Stonehouse , ML9 3LA, DATED 14/09/2010

Representation from : William Craw , 2 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010

Representation from : Nancy Craw , 2 Ash Lane , Stonehouse , DATED 14/09/2010

Representation from : Ian Stewart , 10 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010

Representation from : Joanne McGrory , 10 Ash Lane, Stonehouse , ML9 3RB, DATED 14/09/2010

Representation from : Jolene Ali, 29 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Mark Whip , 1 Toftcombs Crescent, Stonehouse , , DATED 14/09/2010

Representation from : Margaret Whip , 1 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Mandy Greig , 11 Toftcombs Crescent, Canderside Gait, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Marianne Stoppard , 2 Rock Gardens, Stonehouse , ML9 3RE, DATED 14/09/2010

Representation from : Anne MacIver , 2 Rock Gardens, Stonehouse , ML9 3RE, DATED 14/09/2010

Representation from : Mrs Margaret Liddle , 4 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Mr Derek Liddle , 4 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Stuart Kinniburgh , 8 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : Carol Kinniburgh , 8 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010

Representation from : N Whyte , 6 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010

Representation from : D K Russell , 17 Toftcombs Crescent, Stonehouse , ,
DATED 14/09/2010

Representation from : D Russell , 17 Toftcombs Crescent , Stonehouse , DATED
14/09/2010

Representation from : Allison Summers , 23 Toftcombs Crescent, Stonehouse,
DATED 14/09/2010

Representation from : Mrs Anne Markey , 25 Toftcombs Crescent , Stonehouse ,
ML9 3RA, DATED 14/09/2010

Representation from : Magule Cavanagh , 23 Toftcombs Crescent , Stonehouse ,
ML9 3RA, DATED 14/09/2010

Representation from : Mrs Sheila Atkinson, 15 Whinriggs, Westmains Estate,
Stonehouse, ML9 3QX, DATED 31/08/2010

Representation from : Malcolm Atkinson, 15 Whinriggs, Westmains Estate,
Stonehouse, ML9 3QX, DATED 31/08/2010

Representation from : Donna Hamilton , 23A Craigbank Road, Stonehouse , ML9
1QF, DATED 16/09/2010

Representation from : Mr and Mrs E L Dixon , 19 Toftcombs Crescent, Canderside
Gait , Stonehouse , DATED 14/09/2010

Representation from : Fiona Murdoch , 27 Toftcombs Crescent, Stonehouse, ML9
3RA, DATED 14/09/2010

Representation from : Lesley Barrie , 4 Ash Lane, Stonehouse , ML9 3RB, DATED
14/09/2010

Representation from : David Barrie , 4 Ash Lane , Stonehouse , ML9 3RB, DATED
14/09/2010

Representation from : H McGowan , 32 Toftcombs Crescent, Stonehouse , ML9
3RA, DATED 14/09/2010

Representation from : Maureen McGowan , 32 Toftcombs Crescent, Stonehouse ,
ML9 3RA, DATED 14/09/2010

Representation from : Lisa Sweeney , 16 Toftcombs Crescent, Stonehouse, ML9
3RA, DATED 14/09/2010

Representation from : John Leck , 22 Toftcombs Crescent, Stonehouse , ML9
3RA, DATED 14/09/2010

Representation from : Vickie Leck , 22 Toftcombs Crescent, Stonehouse, ML9
3RA, DATED 14/09/2010

Representation from : Owner/Occupier, 26 Toftcombs Crescent, Stonehouse ,
DATED 14/09/2010

Representation from : Kelton Bennett , 26 Toftcombs Crescent, Stonehouse , ML9

3RA, DATED 14/09/2010

- Representation from : Lorna Rock , 20 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Pauline Taylor , 12 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Ian Taylor , 12 Toftcombs Crescent, Stonehouse, ML9 3RA, DATED 14/09/2010
- Representation from : Margaret Duncan , 1 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010
- Representation from : Sarah Duncan , 1 Ash Lane, Stonehouse , ML9 3RB, DATED 14/09/2010
- Representation from : R Duncan , 1 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010
- Representation from : Rachel Duncan , 1 Ash Lane , Stonehouse , ML9 3RB, DATED 14/09/2010
- Representation from : S Reilly , 30 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Angela Reilly , 30 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Lynn Oattes , 31 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : D Reid , 6 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010
- Representation from : Frances Burkill, 2 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : David Burkill , 2 Toftcombs Crescent , Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : Lyall Burkill , 2 Toftcombs Crescent, Stonehouse , ML9 3RA, DATED 14/09/2010
- Representation from : John Crozier, 20 Toftcombs Avenue, Stonehouse, , DATED 14/09/2010
- Representation from : Emma Crozier , 20 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010
- Representation from : Gillian Crozier, 20 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010
- Representation from : Owen Fleming , 23 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : M McLare , 35 Toftcombs Avenue, Stonehouse , , DATED 14/09/2010

Representation from : John McLare , 35 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : James Muir , 40 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 16/09/2010

Representation from : S Muir , 40 Toftcombs Avenue, Stonehouse , DATED 14/09/2010

Representation from : H Scully , 46 Toftcombs Avenue, Stonehouse , DATED 14/09/2010

Representation from : Lindsay J Mains , 37 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : Pam McCahill, 41 Toftcombs Avenue, Stonehouse , DATED 14/09/2010

Representation from : Michael McCahill , 41 Toftcombs Avenue, Stonehouse, DATED 14/09/2010

Representation from : William Ferguson , 49 Toftcombs Avenue, Stonehouse , ML9 3QY, DATED 14/09/2010

Representation from : Lorraine Bustard, 33 Toftcombs Avenue, Stonehouse, ML9 3QY, DATED 14/09/2010

Representation from : Fraser Oattes, 31 Toftcombs Crescent, Canderside Gait, Stonehouse, ML9 3RA, DATED 10/09/2010

Contact for Further Information

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton
Ext 3508 (Tel :01698 453508)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:
AL (00) 001 REV E
AL (00) 002
SK-01
SK-02
Loc-01
Loc-02
Loc-03
Loc-04
HT/01/-01
HT/02-01
HT/03-01
HT/04a-01
HT/04b-01
HT/04c-01
Gar-01
- 2 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.
- 3 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.
- 4 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.
- 5 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 6 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 7 That no further changes in ground levels within the site shall take place without the prior written consent of the Council as Planning Authority.

- 8 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.
- 9 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 9 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 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 requirements.
- 12 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.
- 13 That no dwellinghouse 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.
- 14 That details of the phasing of the development shall be submitted to the Council for approval and no work shall begin until the phasing scheme has been approved in writing. Following approval, the development shall be implemented in accordance with the approved scheme.
- 15 That the use of the garages hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 16 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 17 That wheel washing facilities shall be installed at the entrance/exit to the site in order that all vehicles leaving the site are kept clear and free from debris. The applicant or subsequent operator(s) shall at all time be responsible for the removal of mud or other materials deposited on both the public and private highways leading to the site by vehicles entering or leaving the site.
- 18 That before any work commences on the site, a scheme for the provision of the play areas within the site hatched BLUE on the approved plans shall be submitted

to the Council as Planning Authority for written approval and shall include: (a) details of the type and location of play equipment, seating and litter bins to be situated within the play areas; (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play areas; details of the erection of a traffic calming/safety feature at the entrance to the play facilities; and (e) details of the phasing of these works.

- 19 That prior to the completion or occupation of the 20th dwellinghouse within the development, all of the works required for the provision of an equipped play area included in the scheme approved under the terms of Condition 18 above shall be completed, and thereafter, that area shall not be used for any purpose other than as a play area.
- 20 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 21 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.
- 22 That before any work commences on site full detailed constructional specifications and maintenance details for the proposed remote footpaths shall be submitted to and approved by the Council as Planning Authority and thereafter implemented and maintained to the Council's satisfaction unless otherwise agreed by the Council. The paths shall be:
- 1.5 metre wide;

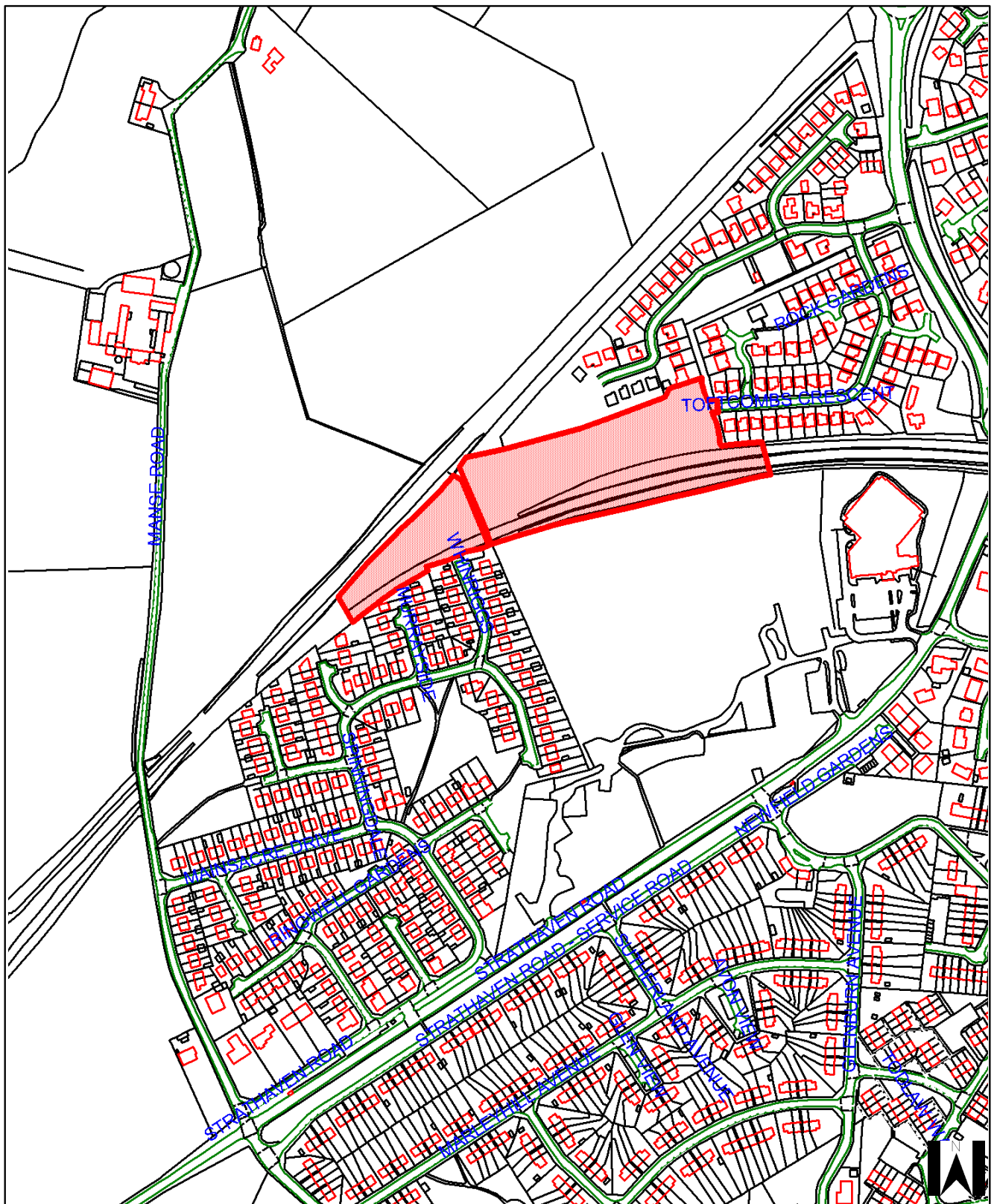
- constructed with a porous and compacted surface to facilitate drainage;
 - 150mm type 1 (40mm to dust crushed stone) sub-base and 50mm whindust wearing course;
 - edged with 25mm x 200mm treated timber edging boards;
 - layed to centre camber;
 - signed with finger post waymarkers.
- 23 That before 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.
- 24 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 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.
- 25 That before development starts, full details of the design and location of the proposed fence to enclose the SUDS pond shall be submitted to and approved by the Council as Planning Authority. Thereafter, the fence shall be implemented and maintained to the Council's satisfaction.
- 26 That before any work commences on site an earthworks method statement shall be submitted to and approved by the Council as Planning Authority and thereafter implemented to the Council's satisfaction unless otherwise agreed by the Council. The method statement shall include:
- an analysis of the suitability of site won material for re-use based on intrusive ground investigation and testing;
 - a cut and fill analysis based on the proven suitability of site won material including relevant topographical models and calculations;
 - an analysis of the import and export quantities to achieve the design levels based on the proven suitability of the site won material;
 - an engineering analysis of the overall and differential settlements expected in the upfill areas and the associated timescales.
- 27 That no construction traffic shall access the site via Toftcombs Crescent without the prior written consent of the Council as Planning Authority.
- 28 That before any work commences on site a completed flood risk assessment shall be submitted to and approved by the Council as Planning Authority.
- 29 That the recommendations included in the Phase 1 Habitat & Expert - Eye Survey undertaken by JDC Ecology Limited in October 2010 shall be carried out throughout the construction period to the satisfaction of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.

- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 6 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 In the interests of amenity and in order to retain effective planning control.
- 11 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 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.
- 13 To ensure the provision of an acceptable sewerage system.
- 14 In the interests of amenity and in order to retain effective planning control.
- 15 To retain effective planning control and safeguard the amenity of the area.
- 16 In order to retain effective planning control
- 17 To prevent deleterious material being carried into the highway.
- 18 These details have not been submitted or approved.
- 19 In the interests of amenity and in order to retain effective planning control.
- 20 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 21 To minimise the risk of nuisance from dust to nearby occupants.
- 22 In the interests of amenity and in order to retain effective planning control.
- 23 To ensure the provision of adequate parking facilities within the site.
- 24 In the interest of road safety
- 25 These details have not been submitted or approved.
- 26 To ensure that the finished site levels are as proposed, that the construction traffic is no more than proposed and to ensure the structural integrity of the roads and dwellings.
- 27 To safeguard the amenity of the area.
- 28 To ensure that there will be no increased risk of flooding or increased surface water run off and/or reduction of flood storage capacity.
- 29 To ensure that there is no adverse impact on habits within the site.

For information only



For information only