

Report to: **Planning Committee**
 Date of Meeting: **17 May 2005**
 Report by: **Executive Director (Enterprise Resources)**

Application No EK/04/0667
 Planning Proposal: Erection of thirty two flatted dwellings and reconfiguration of public house car park

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Brooke Homes
- Location : Land adjacent to Stroud Tavern,
Stroud 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 Conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: C.R.G.P. Architects
- ◆ Council Area/Ward: 24 Heatheryknowe
- ◆ Policy Reference(s): Policies SLP6 of the adopted East Kilbride and District Local Plan would apply
- ◆ Representation(s):
 - ▶ 1 Objection Letter
- ◆ Consultation(s):
British Telecom

Scottish Water

Public Protection - Environmental Health (East Kilbride)

Leisure Services (Horticulture & Landscape Development)

Roads and Transportation Services (East Kilbride)

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application relates to a site in Stroud Road, East Kilbride. The site is adjacent to the Stroud Tavern public house in the south of East Kilbride. The site is bounded by woodland to the north and east, the Stroud Tavern to the west and Stroud Road to the south. The site is relatively level although drops steeply on the north and east ridges of the site.
- 1.2 The site extends to 0.9 hectares and is surfaced with tarmac with the remainder grassed. The western part of the site currently forms part of the parking area for the Stroud Tavern. The site is accessed from Stroud Road using the entrance to the public house.

2 Proposals

- 2.1 The applicant intends to reconfigure the car park which currently serves the Stroud Tavern. This will involve the parking associated with the public house being located to the east of the building. Four staff parking spaces and twenty nine customer parking spaces will be provided to serve the public house.
- 2.2 The remainder of the site will be developed with thirty two flatted dwellings and the associated car parking, garden areas and open space. The flats will be contained within an L-shaped block which runs along the northern and eastern parts of the site. The height of this block varies from two storeys adjacent to Stroud Road with two three storey sections bounding a four storey section located in the north east corner of the site.
- 2.3 Internally the flats will consist of two bedrooms, two bathrooms with open plan living, dining and kitchen areas. Externally, the flats will be finished in facing brick and render, uPVC double glazing, with concrete roof tiles. Sixty one parking spaces will be provided to serve the development.

3 Background

- 3.1 The application can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is identified as being located within a residential area in the adopted local plan. The detail of the proposal can be assessed against Policy SLP6 (Development Control – General). Policy SLP6 states that all new developments should aim to enhance the quality and appearance of the local environment. In assessing new developments, the Council will have regard to the local context, accessibility, materials, layout and landscape treatment.

4 Consultations

- 4.1 **SLC Roads and Transportation Services** - previously requested that the scheme was amended to accord with their guidelines. The applicant has amended the scheme and Roads and Transportation Services raised no objections subject to minor modifications which will be dealt with at Construction Consent stage.
Response: Noted. The applicant has substantially revised the scheme and reduced the number of flats proposed from thirty four to thirty two. The car park layout has been

amended and is now to the satisfaction of Roads and Transportation Services. The modifications required through the Construction Consent are minor and would not require a further planning permission.

- 4.2 **SLC Environmental Services** - recommend that a ground contamination report was submitted.

Response: Noted. The applicants have submitted a ground investigation report and conditions will be attached to any consent issued.

- 4.3 **Transco** raised no objections to the proposal.

Response: Noted.

- 4.4 **BT** raised no objections to the proposal

Response: Noted

- 4.5 **SLC Community Resources** raised no objections but would wish to comment on the detailed landscaping scheme.

Response: Noted. A condition will be attached to any consent requiring the submission of a full landscaping scheme.

- 4.6 **Scottish Water** raised no objection subject to an appropriate sewerage scheme being provided by the applicant.

Response: Noted. The applicant will require to apply to Scottish Water for permission to connect into the public sewer. A condition will be attached to any consent issued.

5 Representations

- 5.1 Following statutory neighbour notification, one letter of representation was received. The point raised is as follows.

a) The proposed informal garden is adjacent to the Kingdom Hall in Whitehills Terrace. This may attract people who are not residents of the flats and encourage anti-social behaviour and litter will be deposited within the grounds of the Kingdom Hall. This area is remote from the flats and would be better positioned elsewhere.

Response : Noted. Given the shape of the site, this area is distant from the flats. Careful consideration of the landscaping and security will be required in order to ensure that the area is used responsibly and does not encourage anti-social behaviour.

6 Assessment and Conclusions

- 6.1 The applicant intends to reconfigure the car park associated with the Stroud Tavern and erect thirty two flats with associated amenity open space and car parking. The flats are built in an L-shaped block varying in height from two storeys to four storeys.

- 6.2 The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is designated as residential in terms of land use within the adopted local plan and therefore the principle of the development is acceptable. The detail of the proposal can be assessed against Policy SLP6 of the adopted local plan. Policy SLP6 relates to Development Control in general and states that all new developments should aim to enhance the quality and appearance of the

local environment. The Council will have regard to the local context, accessibility, layout and form, materials and landscape treatment.

- 6.3 In assessing the proposal against Policy SLP6 I would state that the development of flats on the site is in keeping with surrounding developments, as are the materials. There are a number of different materials used in the surrounding area including facing brick and render and the development reflects this. The layout of the proposal has been redesigned to allow sufficient parking located within a reasonable distance of the entrances to the flats. The parking areas serving both the public house and the flats serves as a buffer between the two uses which should assist in protecting the amenity of the residents. A condition relating to landscaping has been attached. This will require to be carefully designed and assessed to ensure that the final scheme is well used and does not encourage anti-social behaviour.
- 6.4 In terms of consultation responses, no adverse comments were received. One letter of representation was received from a neighbouring property. I am satisfied however that the careful design of the landscaped area will address these concerns.
- 6.5 Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

4 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - TRANSCO (Plant Location) 17/11/04
 - Scottish Water 18/03/05
 - Education Resources 06/12/04
 - Roads and Transportation Services (East Kilbride) 02/12/04
 - Public Protection - Environmental Health (East Kilbride) 25/11/04
 - British Telecom 24/11/04

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

31/12/04

Roads and Transportation Services (East Kilbride)

20/04/05

► Representations

Representation from : Harry Crawford, 29 Tulliallan Place, East Kilbride G74 2EG,
DATED 31/12/04

Contact for Further Information

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

Lesley Campbell, Planning Officer

Tel :01355 806314

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

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 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.
- 5 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.
- 6 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.
- 7 That before the dwellings 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 and to the satisfaction of the Council as Roads and Planning Authority.
- 8 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 and to the satisfaction of the Council as Roads and Planning Authority.
- 9 That before development starts, details of the surface finishes to parking bays, parking courts and curtilage parking areas shall be submitted to and approved by

the Council as Planning Authority.

- 10 The surface of the access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 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 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.
- 13 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.
- 14 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.

- 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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interest of public safety
- 8 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 9 These details have not been submitted or approved.
- 10 In the interest of public safety
- 11 In order to retain effective planning control
- 12 To ensure the provision of a satisfactory sewerage system
- 13 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.
- 14 To ensure the site is free of contamination and suitable for development.

