

Report

Report to:	Planning Committee
Date of Meeting:	25 September 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/1024
Planning proposal:	Demolition of existing dwelling and erection of flatted block of 7 flats with associated parking

1 Summary application information

Application type:	Detailed planning application
Applicant:	MCL Estates
Location:	1 Wellknowe Avenue Thorntonhall G74 5AR

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Committee has delegated powers to determine this application.

3 Other information

- ♦ Applicant's Agent: Jacqueline Forbes
- ♦ Council Area/Ward: 09 East Kilbride West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4- Development management and placemaking
Policy 6 - General urban area/settlements
Policy 16 - Travel and transport
Policy 17 - Water environment and flooding

Development Management, Placemaking and Design Supplementary Guidance (2015)
DM1 - Design
DM7 Demolition and redevelopment for residential use
DM13 Development within general urban area/settlement

**Sustainable Development and Climate Change
Supplementary Guidance (2015)**

SDCC 2 - Flood risk

SDCC 3 - Sustainable drainage systems

SDCC 4 - Water supply

SDCC 5 - Foul drainage and sewerage

**Proposed South Lanarkshire Local
Development Plan 2 (2018)**

Policy 3 – General Urban Areas and Settlements

Policy 5 – Development Management and
Placemaking

Policy 15 – Travel and Transport

Policy 16 – Water Environment and Flooding

SDCC2 – Flood Risk

SDCC3 – Sustainable Drainage Systems

DM1 – New Development Design

DM15 – Water Supply

DM16 – Foul Drainage and Sewerage

♦ **Representation(s):**

▶	15	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

♦ **Consultation(s):**

Jackton And Thorntonhall Community Council

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The application site is located in Wellknowe Avenue in Thorntonhall. It is the site of a single detached dwelling accessed from Wellknowe Avenue. It is bounded by a wooded area to the north and east, by a residential property to the south and across Wellknowe Avenue to the west by a wooded area which form the grounds of the Bishops Gate flatted development. The area is an established residential area of Thorntonhall. The site covers 0.155 hectares and is generally level, however, the rear garden of the existing dwelling rises up slightly to the east.

2 Proposal(s)

- 2.1 The proposal is demolish the existing detached dwelling and to erect a three storey flatted development consisting of 7 flats. The ground and first floor will consist of 2 no two bed flats and 1 no three bed flats on each floor and the top floor will consist of a single three bed penthouse flat. Vehicular access to the site will be relocated to the south of the existing vehicular access, and widened to 6 metres. There will be 14 parking spaces located at the side of the building, a bin store and outdoor stores for each flat and communal garden ground surrounding the building.
- 2.2 The proposed building measures approximately 29m across the frontage, is a maximum of 27.4m front to back and is 10.5m at its highest point. The roof is a pitch roof which has a low pitch to the south and north and is constructed of grey single ply membrane. The building is finished in a range of materials including buff reconstituted stone, buff render and grey cladding with grey UPVC windows. There are a number of glazed balconies both at the front and the rear of the building together with a large partly glazed terrace on the penthouse floor to the rear.
- 2.3 The applicants submitted a number of documents in support of the proposed development including a Design Statement and 3D Images of the proposed development.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Scottish Planning Policy (2014) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

3.2 Local Plan Status

- 3.2.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.2.2 In land use terms, the application site is identified, within the adopted SLLDP, as being within the settlement of Thorntonhall. With regard to development management criteria, a number of policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and

Placemaking, Policy 6 - General Urban Area/Settlements, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.2.3 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics,

- Development Management, Place Making and Design SG 3
Policy DM 1 – Design, DM7 Demolition and redevelopment for residential use and DM13 Development within general urban area/settlement.
- Sustainable Development and Climate Change SG 1
Policy SDCC 2 - Flood Risk, Policy SDCC 3 - Sustainable Drainage Systems, Policy SDCC 4 - Water Supply and Policy SDCC 5 - Foul Drainage and Sewerage.

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2.4 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies, 3, 5, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 are relevant.

3.3 Planning History

3.3.1 Planning Consent was granted in August 2000 (EK/00/0232) for the construction of a rear extension to form a garden room. A further Planning Consent was granted in November 2000 (EK/00/0272) for an upper floor extension to the garage. A Planning Application (EK/18/0031) was submitted in January 2018 for the demolition of the existing dwelling and erection of flatted block of 7 flats with associated parking which was withdrawn by the applicant in July 2018.

4 Consultation(s)

4.1 **Roads and Transportation Services (Development Management)** – have no objections to the proposal subject to conditions being attached in respect of drainage, access, parking, closure of the existing access, road cleaning during construction and construction traffic parking.

Response: Noted. Appropriate conditions will be added to any consent issued.

4.2 **Environmental Services** – have no objections, subject to conditions and advice notes being attached in respect of contaminated land site investigation, construction noise and dust management and monitoring.

Response: Noted. Appropriate conditions and informatives will be added to any consent issued.

4.3 **Jackton and Thorntonhall Community Council** – object to the proposed development on the grounds that there is a lack of need for further flatted

developments in Thorntonhall given that there are a number of flatted developments providing similar properties for sale. The proposed development would set a precedent for this type of flatted development. The proposed development would have an adverse impact on neighbouring properties and on the character of the village. The proposal is considered to be over development of the site. The proposed parking provision is insufficient and would lead to safety concerns caused by on-street parking.

Response: Noted. The proposed development is considered to help towards providing a range of housing types in the Council area and is consistent with the aims and objectives of the South Lanarkshire Local Development Plan. The scale and location of the proposed development is considered to be acceptable and is not considered to have an unacceptable adverse impact on neighbouring properties or on the character of Thorntonhall given the range of property types, including similar flatted developments in close proximity to the site. Roads and Transportation Services raised no objection to the proposed development and the parking provision is consistent with the requirements for a development of this scale.

5 Representation(s)

5.1 Statutory notification was undertaken and the proposals advertised in the local press for non-notification of neighbours. Following this, 16 letters of representation were received, consisting of 15 objections and 1 letter of comment. The issues raised in all representations can be summarised as follows:

(a) **The proposed development is considered an over development of the site and out of character with the surrounding area. The development would result in an increase in plot ratio from approximately 0.14 of the existing dwelling to 0.30 of the proposed flatted development which would be unacceptably high for the area. The proposal is therefore contrary to Policy 1 and Policy 4 of the South Lanarkshire Local Development Plan and Policies DM3, DM7 and DM13 of Supplementary Guidance 3: Development Management and Placemaking.**

Response: There is a range of property types and plot ratios in Thorntonhall and it is considered that the proposed development will not result in a significant adverse impact in terms of layout, scale, massing or design and meets with the standards set out in the Residential Design Guide. The proposal provides suitable outside space and off street parking and is not considered to be detrimental to the visual character of the area.

(b) **The footprint of the proposed building is significantly larger than that of the existing dwelling. The proposal is therefore contrary to Policy 4 of the South Lanarkshire Local Development Plan and Policies DM3, DM7 and DM13 of Supplementary Guidance 3: Development Management and Placemaking.**

Response: It is considered that the footprint of the proposed development is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and meets with the standards set out in the Residential Design Guide. The proposal provides suitable outside space and off street parking and is not considered to be detrimental to the visual character of the area.

(c) **The scale, height and mass of the proposed building is not in keeping with, is out of context with and does not compliment the character or environment of the surrounding area. The development will be to the detriment of the visual character of Wellknowe Avenue and have a negative effect on amenity. The principal elevation is forward of the established building line and would have a bulky and dominant appearance when**

viewed in context with the adjacent houses on similar sized plots, as set out in a recent appeal decision in Thorntonhall. The proposal is therefore contrary to Policy 4 of the South Lanarkshire Local Development Plan and Policies DM3, DM7 and DM13 of Supplementary Guidance 3: Development Management and Placemaking.

Response: It is considered that the proposed development is acceptable and will not result in a significant adverse impact in terms of layout, scale, massing or design, takes account of and integrates with the local context and built form and meets with the standards set out in the Residential Design Guide. The position of the building on the site provides a separation distance ranging from 14 metres to 18.3 metres from the adjacent property to the north and 6.5 metres from the southern boundary. The proposed scale of the flatted development is considered acceptable, being only 2.17 metres higher than the adjacent dwelling, at the highest point and benefiting from a gently pitched roof. The existing woodland to the side and rear of the proposed development provides an appropriate setting for the development and the development is not considered to be detrimental to the visual character of the area.

- (d) The proposed building line is less than 4 m from the footway and considerably forward of the building line in Wellknowe Avenue and 8 m in front of the adjacent property.**

Response: The location of the proposed building is considered acceptable, given the location of the site in the street, there being no properties directly opposite and the variation in the location of buildings on plots in Thorntonhall. Although the building is 3.4 metres from the street frontage, at the closest point, the position of the building adjacent to the woodland, opposite a open wooded area and some distance from the nearest property to the south, on Park Drive, is considered acceptable.

- (e) The proposal is considered over development as the height of the proposed 3 storey flatted development is significantly higher than the adjacent property at 3 Wellknowe Avenue which is a 1.5 storey dwelling and other 2 storey dwellings in the surrounding area.**

Response: The proposed building is 10.53 metres at its highest point and the adjacent property at 3 Wellknowe Avenue is 8.36 meters at its highest point, a difference of 2.17 metres at the highest point. The roof of the proposed building also slopes down towards the boundary and is at a lower height of 8.99 metres at the closest point to the adjacent property. This small increase in height is considered acceptable in terms of scale and massing. The existing flats at Bishops Gate are of a similar design and scale being three storey in height.

- (f) The two existing blocks of flats, Bishops Gate, cannot be compared to the proposed development as they are different in character, set in large landscaped grounds with the provision of garages and set well back from the road. They cannot be seen to be in the same context as the proposed development.**

Response: The existing flats in Bishops Gate and other flats in Thorntonhall form part of the context in which the proposed development has been considered. The proposed development is considered acceptable in terms of layout, scale, massing or design and meets with the standards set out in the Residential Design Guide.

- (g) The proposed 2 and 3 bedroomed flats are too small and are at the minimum size for flatted developments.**

Response: The proposed development is considered to help towards providing a range of housing types in the Council area and is consistent with the aims and

objectives of the South Lanarkshire Local Development Plan. The proposed development will also require to comply with Building Standards Regulations.

- (h) **The proposed parking at the side of the property will have a negative effect on the character of Wellknowe Avenue and on the adjacent property at 3 Wellknowe Avenue. As set out in a recent appeal decision in Thorntonhall, the major part of the front and rear gardens should remain in use as garden. The proposal is therefore contrary to Policy 4 of the South Lanarkshire Local Development Plan and Policies DM3 and DM7 of Supplementary Guidance 3: Development Management and Placemaking.**

Response: The proposed development is considered acceptable in terms of layout, scale, massing or design and meets with the standards set out in the Residential Design Guide. Each planning application is considered on its own merits and the appeal decision referred to relates to a site in a different location and setting.

- (i) **The design of the proposed development will lead to overlooking and overshadowing of the adjacent property at 3 Wellknowe Avenue. There are habitable rooms on the side elevation, glazed doors and balconies and a rooftop barbeque patio area.**

Response: The proposed development meets with the guidelines for habitable room window to window distance. There are no habitable room windows other than roof lights in the north elevation of the property at 3 Wellknowe Avenue. The proposed flatted block has a limited number of windows in the southern elevation and the windows on the rear portion of this elevation are set back at a distance of 18.3 metres from the adjacent dwellinghouse. It is, therefore, not considered that the proposed development will not result in an unacceptable level of overlooking. The proposed development will not significantly increase the overshadowing of the adjacent property given the proximity of the existing woodland to the rear of the property and the existing dwelling at 1 Wellknowe Avenue.

- (j) **The architectural treatment and use of materials is out of keeping with the surrounding buildings and detrimental to the character of the surrounding area.**

Response: The proposed design and materials are considered to be sympathetic to the design and materials in surrounding properties, including the existing flatted development at Bishops Gate and the variety of designs and materials on individual properties in Wellknowe Avenue.

- (k) **The loss of landscaping, hedges, trees and a mature woodland will adversely affect the quality and character of the existing residential area.**

Response: The site benefits from the woodland to the side and the rear of the site, outwith the site boundary, and although a number of smaller trees within the site and the existing hedge along the front of the site will require to be removed, a condition will be attached requiring the submission and approval of a landscaping scheme.

- (l) **The eastern boundary of the site shows no boundary treatment and the corner of the flats is approximately 1 m from this boundary.**

Response: The design of the proposed development is considered acceptable and conditions will be attached in respect of landscaping, fencing and boundary treatments for the development which will require to be submitted and approved prior to any works starting on site.

- (m) The proposed development will have an adverse impact on wildlife and endangered species in the area, including the deer colony which lives in the adjacent woodland.**

Response: The proposed development does not expand development into the woodland at the rear of the site and the area currently set out as an enclosed garden will not increase with the proposed development. It is, therefore, not considered that the development will have an adverse impact on the wildlife in the adjacent area.

- (n) The construction of the proposed development will require piling which will disturb bats and badgers in the local area.**

Response: It is not considered that the development, or the construction of the proposed development, will have an adverse impact on the wildlife in the adjacent area. A condition will be attached requiring the submission of a bat survey for approval prior to any works starting on site. Compliance with legislation and regulations in respect of any protected species would be a matter for the applicant.

- (o) The proposed bin storage area along the southern boundary of the property adjacent to 3 Wellknowe Avenue is unacceptable in its location and size. The bin storage area is too small for the number of flats. The proposed bin storage area can only be accessed from the front door of the flats and its location is not suitable.**

Response: The bin storage area is considered acceptable and Environmental Services raised no objection to the proposed waste storage facilities. A condition will be attached to any consent requiring the submission and approval of details of the storage and collection of refuse prior to the occupation of any of the flats.

- (p) The proposed development will have an adverse impact on the provision of services in the area, including water, sewerage, roads, surface water drainage, domestic utilities and broadband. Conditions should be attached to any consent requiring the developer to provide the necessary improvements to ensure there is no detriment to the existing community.**

Response: No objections have been raised in respect of the proposed development by Roads and Transportation Services, Environmental Services or any statutory undertakers.

- (q) The development will result in an unacceptable increase in traffic which will have an adverse impact on road and public safety. Conditions should be attached to any consent requiring the developer to provide the necessary improvements to access, roads and footpaths in the surrounding area.**

Response: Roads and Transportation Services raised no objections to the proposal subject to conditions being attached in respect of drainage, access, parking, closure of the existing access, road cleaning during construction and construction traffic parking. Relevant conditions will be attached to any consent.

- (r) The development does not provide sufficient parking spaces or visitor parking, the spaces are too small for the large luxury vehicles owned by Thorntonhall residents, there are no disabled spaces and the layout does not allow for turning.**

Response: Roads and Transportation Services raised no objections to the proposal subject to conditions being attached including access and parking. The provision of 14 spaces, as detailed on the site layout, is considered to be acceptable for the development of 7 flats. Relevant conditions will be attached to any consent.

- (s) **Should the proposed development be granted, planning consent it would set an unwelcome precedent, in Thorntohall, for the demolition of other dwellings and replacement with flats.**

Response: Each planning application is considered on its own merits and the specific development is assessed in respect of the location of the site.

- (t) **The site area specified on the application form as 0.38 hectares is incorrect and should be approximately 0.15 hectares.**

Response: Noted. The correct site area has been clarified as 0.155 hectares. The application form had given the figure of 0.38 hectares rather than the correct 0.38 acres. An amended application form has now been submitted by the applicant.

- (u) **The 3D images provided by the applicant are not to scale and misleading.**

Response: The 3D images are indicative and not formal plans for approval and provided as supporting information only.

- (v) **The site plan does not show any boundary treatment along the rear boundary, eastern boundary, of the site where the building will be within 1m of this boundary.**

Response: The design of the proposed development is considered acceptable and conditions will be attached to any consent in respect of landscaping, fencing and boundary treatments for the development which will require to be submitted and approved prior to any works starting on site, allowing clarification and assessment of the detailed boundary treatments proposed.

- (w) **There appears to be a conflict on the plans regarding the boundary along the front of the site, with the three-dimensional drawings showing a low boundary treatment and the Site Plan showing the retention of the existing hedge.**

Response: The site layout plan shows a hedge along the front boundary with gaps where the vehicular and pedestrian entrances are located. The 3D images are indicative and are not formal plans for approval and provided as supporting information only. Conditions will be attached to any consent in respect of landscaping, fencing and boundary treatments for the development which will require to be submitted and approved prior to any works starting on site, allowing clarification and assessment of the detailed boundary treatments proposed.

- (x) **The proposed development is contrary to restrictions set out in the title deeds of properties in Wellknowe Avenue which only allow for replacement with a single dwelling.**

Response: This is a private legal matter and not a valid planning consideration.

- (y) **No Design Statement has been submitted with the application.**

Response: A Design Statement was submitted with the application and is available to view on the public portal.

- (z) **There are no additional transport links or infrastructure proposed.**

Response: The development is not of a scale that would require additional facilities to be provided. Thorntonhall has an existing rail service and a bus service is provided close by with a footpath link to the settlement. Roads and Transportation Services raised no objections to the proposal.

- (aa) **The proposed development will have an adverse impact on the value of properties in Thorntonhall.**

Response: Property values are not a valid planning consideration.

(bb)One letter of comment seeks to ensure the protection of flora, fauna and species throughout the development process.

Response: Given the nature of the proposed development and the development location, it is considered unlikely that there would be any such impacts in this case. However, compliance with legislation and regulations in respect of any protected species would be a matter for the applicant.

- 5.3 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicants propose to demolish the existing detached dwelling and to erect a three storey flatted development consisting of 7 flats at 1 Wellknowe Avenue in Thorntonhall. In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.
- 6.2 Policy 4 (Development Management and Placemaking) seeks to ensure that development takes account of and is integrated with the local context and built form. Proposals should have no significant adverse impacts on the local community and include, where appropriate, measures to enhance the environment. Policy 6 - General urban area/settlements states that residential developments may be acceptable provided they do not have a significant adverse impact on the amenity and character of the area. The design and scale of the proposed development is considered acceptable in this location, given the variety of properties in the immediate area including several developments of similar flats both in Wellknowe Avenue and to the rear at Ravenscourt. The adjacent property at 3 Wellknowe Avenue, was recently demolished and a replacement dwelling constructed. The building has been located to the northern side of the site, providing an acceptable distance between the proposed flats and the adjacent property. The proposed development is considered acceptable in respect of window to window distance, as there are no habitable room windows other than roof lights in the north elevation of the adjacent property and the proposed flatted block has a limited number of windows in the southern elevation and the rear portion of this elevation is set back at a distance of 18.3 meters from the adjacent dwellinghouse. It is, therefore, not considered that the proposed development will not result in an unacceptable level of overlooking. Roads and Transportation Services are satisfied with the proposed access and the provision of 14 off street parking spaces. The proposed layout and scale and design of the flats complies with the Residential Design Guide in terms of window to window distances, outside space and other amenity issues. The proposed development is considered to be consistent with Policy 4 and Policy 6 of the SDLLP and with the policy guidance set out within the associated Supplementary Guidance Development Management, Placemaking and Design.
- 6.3 With regard to road safety, Policy 16 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The impact of the proposal on the local road network and in terms of parking provision has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can, therefore, be considered acceptable in transportation and road safety terms.

- 6.4 The application site is a brownfield site in the settlement of Thorntonhall and is close to public transport. It is, therefore, in a sustainable location. Given the site's location it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. Conditions will be attached in respect of the detailed submission and implementation of a Sustainable Drainage Design. The proposal is, therefore, acceptable when assessed against Policy 2 – Climate Change and Policy 17 - Water Environment and Flooding of the SLLDP and the Sustainable Development and Climate Change SG.
- 6.5 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposal accords with Policies 3, 5, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 in the Proposed plan.
- 6.6 Sixteen letters of representation were received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.7 In summary, it is considered that the proposal conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance and the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and, on that basis, it is recommended that planning permission is granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 4, 6, 16 and 17 of the Adopted South Lanarkshire Local Development Plan and with associated Supplementary Guidance Development Management Place Making & Design and Sustainable Development. The proposal also complies with Policies 3, 5, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 of the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

7 September 2018

Previous references

- ◆ Planning Application EK/18/0031 (Withdrawn)

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Sustainable Development and Climate Change Supplementary Guidance (2015)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 20/07/2018

►	Consultations	
	Jackton And Thorntonhall Community Council	01.08.2018
	Roads Development Management Team	17.08.2018 & 06/09/2018
	Environmental Services	06.08.2018
►	Representations	Dated:
	Mr Paul McDermott, 11 Park Drive, Thorntonhall, G74 5AS	26.07.2018
	Mr Grant Mitchell, 10 Park Drive, Thorntonhall, G74 5AS	23.07.2018
	Alison Mitchell, 3 Wellknowe Avenue, Thorntonhall, G74 5AR	07.08.2018
	Mrs Jennifer Goldberg, 1 Wellknowe Place, Thorntonhall, G74 5AX	23.07.2018
	George Gibson, 'High Barn', Braehead Road, Thorntonhall, Glasgow, G74 5AQ	03.08.2018
	Mr Warren Sunderland, Via Email	26.07.2018
	Mr Alan & Mrs J McGinness, 4 Park Place, Thorntonhall, Glasgow, G74 5AU	30.07.2018
	Mr Iain Farquhar, 1 Bishops Gate, Thorntonhall, G74 5AR	17.08.2018
	Mr & Mrs A Dickson, 1 Park Drive, Thorntonhall, G74 5AS	26.07.2018
	Mr Neil Davidson, 7 Wellknowe Road, Thorntonhall, Glasgow, G74 5AH	06.08.2018
	J E Allan, 94 Franklin Place, Westwood , East Kilbride, G75 8LS	07.08.2018
	Mr John Mc Geady, 2 Park Drive, Thorntonhall, Glasgow, G74 5AS	25.07.2018
	Harry And Alison Mitchell, 3 Wellknowe Avenue, Thorntonhall, Glasgow, South Lanarkshire, G74 5AR	06.08.2018
	Mr Warren Bader, Via Email	26.07.2018
	Mrs Janice Edwards, 2 Bishops Gate, Thorntonhall, Glasgow, G74 5AR	08.08.2018
	Mrs Margaret McFadzean, 7 Wellknowe Avenue, Thorntonhall, G74 5AR	23.07.2018

Contact for further information

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455053

Email: morag.neill@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/1024

Conditions and reasons

01. That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

02. That before any work commences on the site , a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

03. 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.

Reason: In the interests of the visual amenity of the area.

04. That no consent is hereby granted for the type and distribution of external finishes as shown on the approved plan, and no work shall commence on site until samples of alternative materials have been submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before any of the dwellings hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling,

the approved scheme shall be implemented and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

07. 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.

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

08. 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.

Reason: In order to retain effective planning control

09. (a) The applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to 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, 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.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

10. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

11. That no gates or other obstructions shall be erected within the first 6 metres of the driveway as measured from the heel of the footway.

Reason: In the interests of traffic and public safety.

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.

Reason: To ensure the provision of a satisfactory sewerage system.

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

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

14. That before the development hereby approved is brought into use, a dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

15. That before development hereby approved is completed or brought into use, a private vehicular access shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.

Reason: To prevent deleterious material being carried onto the road.

- 16 The existing access to the site from Wellknowe Avenue shall be permanently closed to vehicular traffic and the ground within the area formerly occupied by the access shall thereafter be reinstated as a public footway prior to the development being occupied.

Reason: In the interests of traffic and public safety.

- 17 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

- 18 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of public safety.

- 19 That before the development is completed or brought into use, the surface of access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

- 20 Appropriate cleaning systems should be put in place within the site to ensure mud and debris is not deposited on the public road to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

- 21 That before any works starts a Traffic Management Plan (TMP) for that construction phase with information such as, but not limited to, construction phasing, site deliveries routing/timings, construction compound layout, turning facilities, site car parking for visitors and site operatives and wheel washing facilities shall be submitted to and approved by the Council as Planning Authority. The TMP shall be produced in consultation with the Council's Roads & Transportation Service.

Reason: In the interests of traffic and public safety.

- 22 Prior to commencement of development details of a proposed system of site drainage to prevent surface water flowing onto the public road should be submitted to and approved by the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

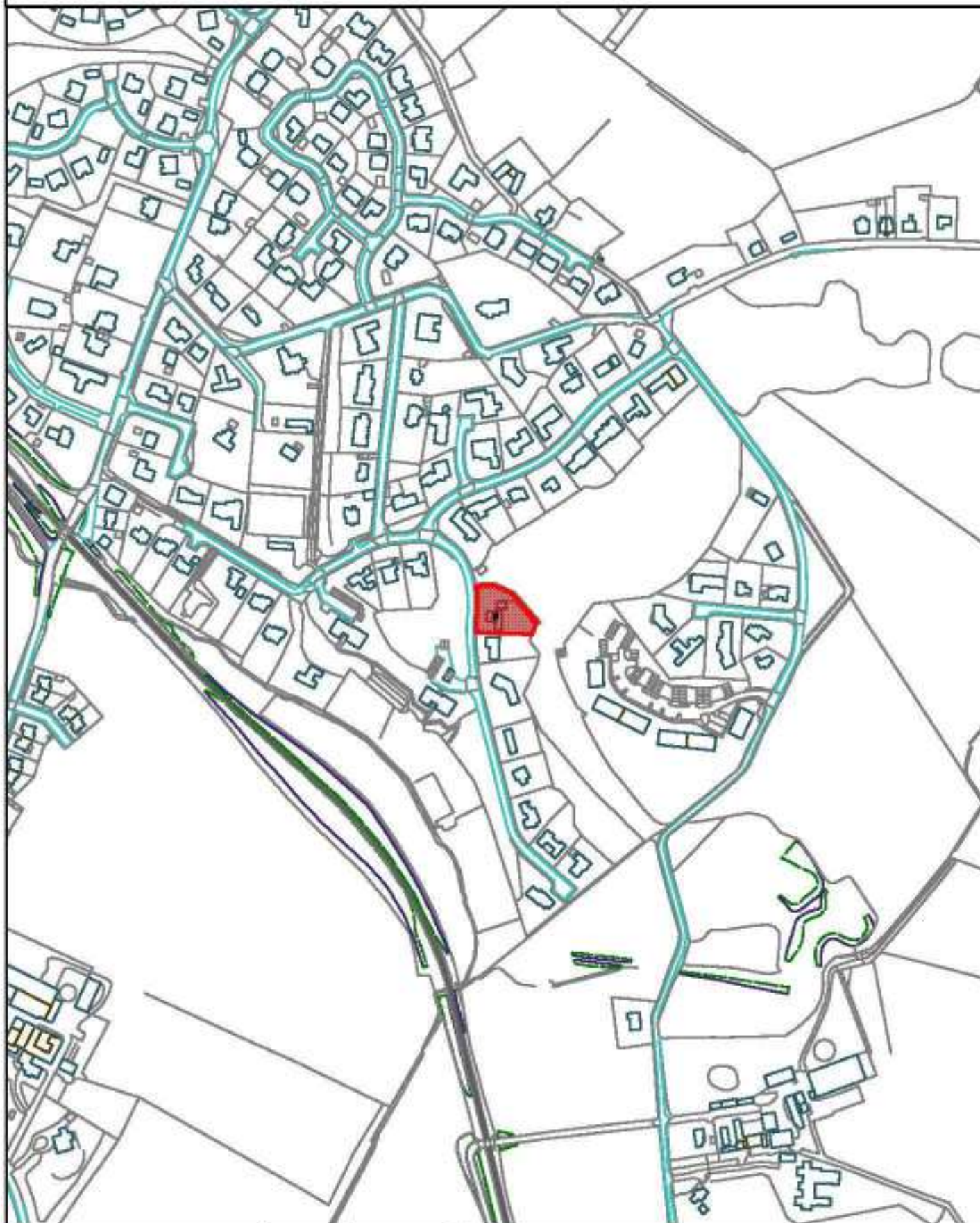
23. That, before any demolition works are carried out on site, a bat survey, carried out during the active season (May to September), shall be submitted to and approved by

the Council as Planning Authority. The recommendations of any survey shall thereafter be followed on site to the satisfaction of the Council as Planning Authority.

Reason: To ensure the protection of bats within the site in accordance with relevant regulations.

P/18/1024

1 Wellknowe Avenue, Thorntonhall G74 5AR



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development