

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>27 February 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/06/0398
Planning Proposal:	Demolition of Day Care Centre and Erection of 12 Supported Living Cottages

### 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Arklet Housing Association
- Location : Day Centre, West Coats Road  
Cambuslang

### 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

The Planning Committee has delegated powers to determine this application

### 3 Other Information

- ◆ Applicant's Agent: G L Design
- ◆ Council Area/Ward: 63 Cambuslang Central
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002  
Policy RES9 – 'Residential Land Use'

South Lanarkshire Local Plan (Finalised Draft)  
Policy RES6 – 'Residential Land Use Policy'

#### ◆ Representation(s):

- ▶ 2 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Cambuslang Community Council

SLC Enterprise (Estates)

Scottish Water

Roads and Transportation Services (North Division)

## Planning Application Report

### 1 Application Site

- 1.1 The application site is an existing day care centre to the rear of Hamilton Drive and West Coats Road, both in Cambuslang. The site slopes from north to south and is accessed through a public car park at the rear of the Cambuslang Telephone Exchange. At present this access is shared with the YMCA hostel and West Coats Evangelical Church. These two buildings are directly in front of the site, to the north, and to the rear of the site are properties on Hamilton Drive (19-29). To the west is Cambuslang Telephone Exchange and to the east, Busheyhill Street. A large number of mature trees are located on the southern boundary.

### 2 Proposal(s)

- 2.1 The applicants propose the demolition of the existing day care centre and the erection of 12 supported living cottages. The cottages will be single storey and will consist of three main sections, each containing four cottages around a central courtyard. Each section will have staff accommodation and maintenance facilities. There will be five ramped entrances on the front (north) elevation with three ramped entrances on the south (rear) elevation two of which lead into a garden area. The applicants propose 15 car parking spaces. The cottages will be finished in facing brick and render and the roof in concrete tiles.

### 3 Background

- 3.1 The site is covered by a residential land use zoning in both the Cambuslang/Rutherglen Local Plan and the South Lanarkshire Local Plan (Finalised Draft). Policies RES9 and RES6 apply respectively.

#### 3.2 Government Advice Policy

SPP3 – Planning for Housing – States that infill sites often make a useful contribution to the supply of housing land. All such proposals should respect scale, form and density of their surroundings and should enhance the character and amenity of existing residential areas.

#### 3.3 Planning Background

None

### 4 Consultation(s)

- 4.1 Roads and Transportation Services – No objections subject to conditions relating to fencing, pedestrian visibility and surface water drainage  
Response: Noted. These conditions have been attached.
- 4.2 Scottish Water – No objections due to sufficient water supply and sewerage provision  
Response: Noted
- 4.3 Cambuslang Community Council – No objections.  
Response: Noted.
- 4.4 SLC Enterprise (Estates) – No objections.  
Response: Noted

## **5 Representation(s)**

5.1 Following statutory neighbour notification, two letters of representation have been received. The main points raised are summarised as follows:

a) **The YMCA has a shared access with the site. Planning permission should not be granted until matters relating to this have been resolved.**

**Response:** This is a separate legal matter and not a relevant planning issue. The applicants have been advised of the comments made by the YMCA.

b) **The area surrounding the site has major parking problems, particularly blocking access to the church adjacent.**

**Response:** The Roads and Transportation Service are satisfied with the applicants parking proposals. Car parking in the church grounds is a matter for the church.

c) **The site should be developed as a whole to remove continued anti-social behaviour problems.**

**Response:** This is a matter for all the owners. The current proposal is acceptable and must be determined on its own merits.

d) **The potential disruption during construction.**

**Response:** Some impact during construction periods are an inevitable part of the development process; nevertheless in view of the site's close proximity to a church a condition preventing work when Sunday services are likely to be taking place has been recommended.

## **6 Assessment and Conclusions**

6.1 The determining issue in this instance is the proposals compliance with Local Plan Policy.

6.2 The site is covered by a residential land use zoning in both the adopted and proposed Local Plans. This zoning requires that all proposals should have regard to the residential character and amenity of the locality in which they are situated. Where this relates to residential proposals, any design should not have a detrimental impact on privacy, sunlight/daylight and overlooking/overshadowing.

6.3 The proposal constitutes the redevelopment of an existing day care centre. The existing site will be cleared and 12 supported living cottages will be erected. As a result, the proposal complies, in principle, with the residential land use zoning. The development has been well designed through the formation of courtyards and gardens, making clever use of the space to provide an attractive setting for the development. The cottages will all be single storey, avoiding the potential for any significant overshadowing, even allowing for the change in level to the properties to the south. This will also be maintained through the retention of mature trees along the boundary. In addition to this, there are no directly facing windows within 20 metres of neighbouring dwellings to the south. The development will not therefore have any material impact on the privacy of the neighbouring houses.

6.4 The proposed development will provide parking that is sufficient to meet its own requirements, it should not therefore add to any existing parking problems. Furthermore the Roads and Transportation Service are satisfied with both the parking and access proposals. As a result of the above I see no reason to withhold planning permission in this instance.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policy RES9 of the Cambuslang/Rutherglen Local Plan and Policy RES6 of the South Lanarkshire Local Plan (Finalised Draft)

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**13 February 2007**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour Notification Certificate Dated 06/12/06
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ South Lanarkshire Local Plan (Finalised Draft) 2006
  
- ▶ Consultations
  - Roads and Transportation Services (North Division) 01/02/2007
  - Enterprise Resources - Estates 26/01/2007
  - Scottish Water 02/02/2007
  - Cambuslang Community Council 21/12/2006
  
- ▶ Representations
  - Representation from : Westcoats Evangelical Church, Westcoats Road  
Cambuslang G72 8AB, DATED 21/12/2006
  
  - Representation from : YMCA Glasgow, 33 Petershill Drive  
Glasgow G21 4QQ, DATED

### **Contact for Further Information**

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

Iain Morton, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen  
Ext 5138 (Tel: 0141 613 5138)  
E-mail: Enterprise.cam-ruth@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 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.
- 4 That no gates or other obstructions shall be erected within the first 6.0 metres of the driveway as measured from the heel of the footway.
- 5 That before 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.
- 6 The surface of access shall be so trapped and finished in hard standing as to prevent any surface water or deleterious material from running onto or entering the highway.
- 7 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.
- 8 That no works shall take place on a Sunday prior to 12 noon and thereafter any activity shall not generate audible noise at the boundary of the site.
- 9 That no trees within the application site shall be lopped topped or felled without the prior written consent of the Planning Authority.

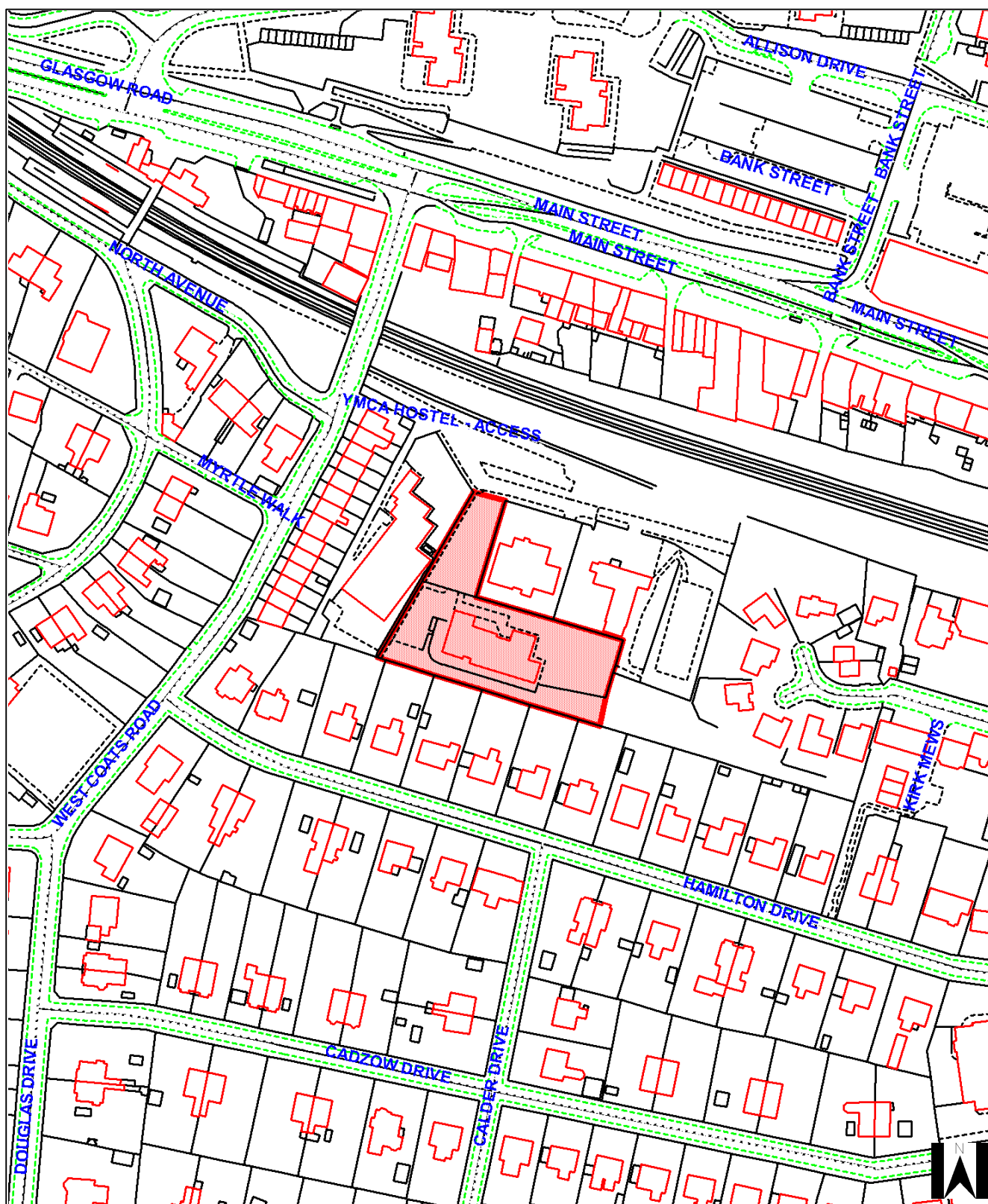
## **REASONS**

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 These details have not been submitted or approved.
- 4 In the interest of public safety
- 5 In the interest of road safety
- 6 In the interest of public safety

- 7 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.
- 8 In the interests of the amenity of the neighbouring church.
- 9 In the interests of amenity by protecting the trees within the application site.

For information only

For information only



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
 © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 South Lanarkshire Council, Licence number 100020730. 2005