

Report

Report to:	Planning Committee
Date of Meeting:	19 November 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application No	P/19/1232
Planning Proposal:	Amendments to planning consent HM/16/0022 in relation to reduction of plot numbers (114 to 108), update of house types and various house type changes at 37 plots

1 Summary Application Information

Application Type :	Further application
Applicant :	Stewart Milne Homes
Location :	Area D Site of former Brackenhill Farm Meikle Earnock Road Hamilton

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 Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 4 – Development Management and Place Making
Policy 6 – General Urban Area/Settlements

**South Lanarkshire Local Development Plan:
Supplementary Guidance**
**Development Management, Place Making
and Design SG**

Policy DM1 – Design

Policy DM 13 – Development within General
Urban Area/Settlements

Residential Design Guide

**South Lanarkshire Local Development Plan
2**

Policy 3 – General Urban Areas/Settlements

Policy 5 – Development Management and
Place Making

Policy DM1 – New Development Design

◆ Representation(s):

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

◆ Consultation(s):

Roads (Development Management)

Environmental Services

Facilities, Waste & Ground Services (Arboriculture)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site relates to an existing residential development site, located to the north of Meikle Earnock Road, Hamilton, on land formerly associated with Brackenhill Farm. The land is currently being developed as part of the wider Hamilton Community Growth Area. Land surrounding the application site is either being developed as part of the Hamilton CGA proposals, or earmarked for that purpose.
- 1.2 The applicants received planning consent in 2017 for a residential development of approximately 320 units (application no.: HM/16/0022).

2 Proposal(s)

- 2.1 The applicants now seek consent for the amendment of the previously approved scheme through the revision of the proposed house types within 37 plots. The proposed revision will see an overall reduction in the number of units from 114 to 108. The reduction of numbers is as a result of the replacement of 14 terraced properties with 8 detached units.
- 2.2 In terms of the revised designs, the proposed houses are fairly typical of the other houses being built within the Hamilton CGA, which are a mix of detached, semi-detached and terraced properties. The proposed changes also reflect the housing developer's product changes and customer requirements.
- 2.3 A revised Ecological Report, Tree Survey, Tree Protection Plan, Drainage Layout, Engineering Layout, Refuse Vehicle Tracking Plan and Landscape Plans were submitted in support of the application.

3 Background

3.1 Local Plan Policy

- 3.1.1 In determining planning applications, the Council must assess the proposal against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP) and associated Supplementary Guidance (SG) produced in support of the SLLDP.
- 3.1.2 The use of the site for residential purposes is established through both the area's designation as a Community Growth Area for Hamilton in the SLLDP and subsequent planning consents.
- 3.1.3 Given the nature of the application, it is considered that Policy 4 – Development Management and Place Making and Policy 6 – General Urban Area/Settlements are appropriate to the determination of this application. In addition, Policies DM1 – Design and DM 13 – Development within General Urban Area/Settlements, within the Council's adopted Supplementary Guidance on Development Management, Place Making and Design are of relevance. In addition, 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 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 – General Urban Areas/Settlements, 5 – Development Management and Place Making and DM1 – New Development Design are relevant.

- 3.1.4 The aim of the above policies and guidance is to seek well designed development that is appropriately located, serviced and results in no adverse impact. 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 Planning Background

- 3.2.1 As previously noted, the application site forms part of the designated Hamilton CGA. An application was submitted in 2010 which sought “Planning Permission in Principle” (Application no. HM/10/0052, approved May 2017) for the delivery of a large part of the designated Hamilton CGA. A subsequent application, for the approval of Matters Specified in Conditions attached to HM/10/0052 (application no. HM/16/0022, approved May 2017), proposed the residential development of the land at Meikle Earnock Road, Hamilton.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Hamilton Area)** – have advised that they have no objections to the proposal, subject to conditions relative to visibility splays, road surface finishes, swept path analysis of junctions, footway standards, parking and driveway standards.

Response: - Appropriately worded conditions can be incorporated into any consent to address the matters raised.

- 4.2 **Environmental Services** – have confirmed that they have no objection to the proposal subject to the inclusion of an informative relative to construction noise.

Response: - An appropriately worded informative can be attached to any consent to address this matter.

- 4.3 **Facilities, Waste and Ground Services (Arboriculture)** – have offered no comments to date.

Response: - Whilst it is noted that no response has yet been received, it is confirmed that the site was the subject of assessment, in terms of the impact on trees, through the determination of the previously approved scheme (HM/16/0022). Furthermore, the applicants have submitted further details in respect of the proposed amendments.

- 4.4 **Scottish Water** – have offered no objections to the proposed changes.

Response: - Noted.

5 Representation(s)

- 5.1 None.

6 Assessment and Conclusions

- 6.1 The application site is located to north of Meikle Earnock Road, to the west of

Hamilton and forms part of the wider Hamilton Community Growth Area. Planning permission was granted for a residential development of approximately 320 dwellinghouses, associated roads, footpaths, open space, SUDs and landscaping (application no.: HM/16/0022). This development is currently under construction. The applicants now seek consent for the amendment of a number of plots within the previously approved scheme.

- 6.2 The determining issues in consideration of this application are its compliance with local plan policy and its impact on the amenity of adjacent properties and on the local road network. The site is identified within the adopted local plan as being suitable for residential development through its designation as a part of the Community Growth Area for Hamilton, and subsequent planning consents.
- 6.5 The matters considered appropriate in the determination of this application are set out within Section 3.1.3 above. Principally, the stated policies and guidance seek to ensure that any development does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in manner which takes cognisance of appropriate guidance and the area within which it is located. Having considered the design and layout of the revised proposal, I am satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance.
- 6.6 In terms of the detailed design of the development, it is considered that the proposed layout for the development is acceptable and that it meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. It is considered that the proposed development is of a high quality design incorporating a suitably high standard of materials. The proposed changes relate primarily to the change of house type/design within specified plots; 37 plots within a development of 320 units. It is considered that the proposed house types are acceptable and reflect the nature and style of surrounding development. The proposed changes will also result in a minor reduction of units, through the removal of a small number of terraced units, within this phase of the development, and replacement with detached dwellings.
- 6.7 It is considered that there is no detrimental impact to the amenity or privacy of future residents resultant from the proposed changes. The proposed layout for the development is acceptable and meets the main standards set out in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, etc. The proposed development remains of a high quality design incorporating a suitably high standard of materials. The proposed development raises no road safety concerns, amenity or privacy concerns and, therefore, accords with Policies 4, 6, DM 1 and DM 13 of the SLLDP and supplementary guidance. Furthermore, the proposals raise no new issues in terms of Policies 3 and DM1 of the emerging South Lanarkshire Local Development Plan 2, the requirements of which are similar to those within the adopted Plan.
- 6.8 The proposals for the development of the wider area as part of the Hamilton CGA were assessed, and considered acceptable, in terms of flood risk, and drainage will be developed in accordance with the principles of sustainable urban drainage. The current application site formed part of the overall assessment for the wider

CGA with regards to drainage and flood risk. In addition, foul drainage will be treated in accordance with the specification and requirements of both Scottish Water and the Council's Flood Risk Management guidance.

- 6.9 No specific concerns, subject to conditions, have been raised by the various consultees. Any matters raised can be addressed through the use of conditions, when appropriate to do so. No neighbour notifications were required in respect of the application.
- 6.10 On the basis of the above assessment, I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal accords with the policies of the South Lanarkshire Local Development Plan and Supplementary Guidance (namely Policies 4 - Development Management and Placemaking, 6 – General Urban Area/Settlements, DM1 – Design and DM 13 – Development within General Urban Area/Settlements).

Furthermore, the proposal accords with the requirements of the policies and guidance within the proposed South Lanarkshire Local Development Plan 2 (namely Policies 3 - General Urban Areas, 5 - Development Management and Place Making and DM1 – Design).

There are no other material considerations that would justify the refusal of consent.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Dated 30 October 2019

Previous References

- ◆ HM/10/0052
- ◆ HM/16/0022

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (2015)(adopted)
- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance

- ▶ Consultations

Roads (Development Management)

03/09/2019

Environmental Services

29/08/2019

► Representations: None

Contact for Further Information

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

James Watters, Planning Officer
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154 Montrose Crescent,
Hamilton
ML3 6LB
Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

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

- 2 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.

- 3 That the open space relating to the development shall be laid out simultaneously with the development or each phase thereof, and shall be completed to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

- 4 That proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.

Reason: In the interests of amenity

- 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.

Reason: In the interests of amenity

- 6 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity

- 7 That the landscaping scheme as shown on the approved plan 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 the 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 amenity

- 8 That before any work commences on the site details of the proposed equipped play area(s) within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include :
- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
 - (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 area(s); and
 - (d) details of the phasing of these works.

Reason: To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.

- 9 That prior to the completion or occupation of the last dwellinghouses within the development or phase within which is located, all of the works required for the provision of equipped play area(s) included in the scheme approved under the terms of Condition 8 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: In order to retain effective planning control.

- 10 That prior to the completion of the development hereby permitted, the woodland maintenance and management scheme approved under by virtue of this consent, as per The Woodland Management Plan (by Alan Morton Tree Consulting Ltd, dated 21 August 2011) shall be in operation.

Reason: In order to retain effective planning control.

- 11 That before any work commences on site, a maintenance and management scheme shall be submitted to and approved by the Council as Planning Authority and it shall include proposals for the continuing care, maintenance and protection of: -
- (a) The proposed footpaths;
 - (b) The proposed parking areas;
 - (c) The proposed external lighting provided for the area(s);
 - (d) The proposed play areas;
 - (e) The proposed grassed, planted and landscaped areas;
 - (f) The proposed fences to be erected along the boundaries of the site.

Reason: To safeguard the amenity of the area.

- 12 That prior to the completion of the development hereby approved, the maintenance and management scheme approved under the terms of Condition 11 above shall be in operation.

Reason: To safeguard the amenity of the area.

- 13 That the findings and recommendations of the submitted Biodiversity Survey and Management Plan (Envirocentre, dated August 2015) shall be fully complied with, unless otherwise agreed, in writing, with the Council as Planning Authority.

Reason: To ensure the protection of ecological interests within the site.

- 14 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.

Reason: In the interests of amenity and in order to retain effective planning control.

- 15 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 this consent, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

- 16 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.

- 17 Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved 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. Monitoring results shall be readily available to Officers of the Council investigating adverse comments.

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

- 18 That before development 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 of the Council as Roads and Planning Authority.

Unless otherwise agreed with the Council as Planning and Roads Authority, a road width of 5.5 metres shall be provided throughout the development and the access to each phase of development from Meikle Earnock Road should be increase to 7.3 metres up to the first internal junction.

Horizontal traffic calming at appropriate locations, to be agreed with the Council

as Roads Authority, shall be provided in accordance with the Principles of Designing Streets.

Reason: In the interest of public safety.

- 19 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. Unless otherwise agreed with the Council as Planning and Roads Authority, all footpaths shall be 2.0 metres in width and be of a bound construction.

The layout of the proposed footpaths shall be agreed with the Council as Roads Authority and thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

- 20 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving that phase of the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the site.

- 21 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.

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

- 22 That all private vehicular accesses or driveways are provided to the following standards, unless otherwise agreed by the Council as Planning and Roads Authority:

- i) Driveways should be accessed via a drop kerb.
- ii) Double width driveways should be a minimum 5.0m wide and be a minimum of 6.0m in length.
- iii) Single width driveways should be 2.75m wide and be a minimum of 12.0m in length.
- iv) The first 2.0m of this should be of bound or block construction to ensure that loose material is not deposited on to the road.
- v) All driveways should be perpendicular to the road with 45 degree splays on either side (over verges).
- vi) The minimum gradient of the driveways should be 1:10.
- vii) All surface water should be contained, controlled and discharged within the confines of the driveway so that there is no discharge of water onto the footway/road and compliant with SEPA and Scottish Water requirements.

Reason: To ensure the provision of adequate parking facilities to serve the development.

- 23 That before the development, or any phase of development, hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 90.0 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.

All internal visibility splays shall be 2.4 metres x 25 metres in both directions.

Reason: In the interest of road safety.

- 24 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the provision of a satisfactory land drainage system.

- 25 That before the development or each phase of development, hereby approved is completed or brought into use, a turning space shall be provided within the site to enable vehicles to enter and leave the application site in forward gears at all times. All turning facilities shall be designed in accordance with the National Roads Development Guide incorporating South Lanarkshire Council Supplementary Guidance.

Reason: In the interest of public safety.

- 26 That, unless otherwise agreed with the Council as Planning and Roads Authority, before the development hereby approved is completed or brought into use, parking shall be provided to the following standards and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Parking Standards

All terraced and detached units up to 3 bedrooms - 2 spaces

All terraced and detached units of 4 or more bedrooms - 3 spaces

Under National Roads Development Guide, a single garage can be counted towards a parking space providing the minimum internal dimensions are equal to or greater than 7.0m x 3.0m.

All parking bays serving terraced properties should be at right angles to the road and be 6.0m in length. All parking courtyards shall have a central aisle width of 6.0m with parking bays of 2.5m x 5.0m.

Reason: To ensure the provision of adequate parking facilities within the site.

- 27 That the junction spacing in Area C shall be revised to ensure a minimum spacing of 25m centre to centre is achieved. A revised layout plan shall be submitted to and agreed by the Council as Planning and Roads Authority.

Reason: In the interest of road safety.

- 28 That prior to works commencing on site a full vehicle swept path analysis (full size refuse vehicle) and forward visibility envelopes shall be submitted to, and agreed by, the Council as Planning and Roads Authority.

Reason: In the interest of road safety.

- 29 Notwithstanding the above conditions, and the details provide within the submitted Outdoor Action Plan, the upgrading of Meikle Earnock Road shall be constructed to national cycle route standards and bench seating be provided at various locations, to be agreed with the Council as Planning Authority, adjacent to the proposed SUDs ponds and peripheral footpaths.

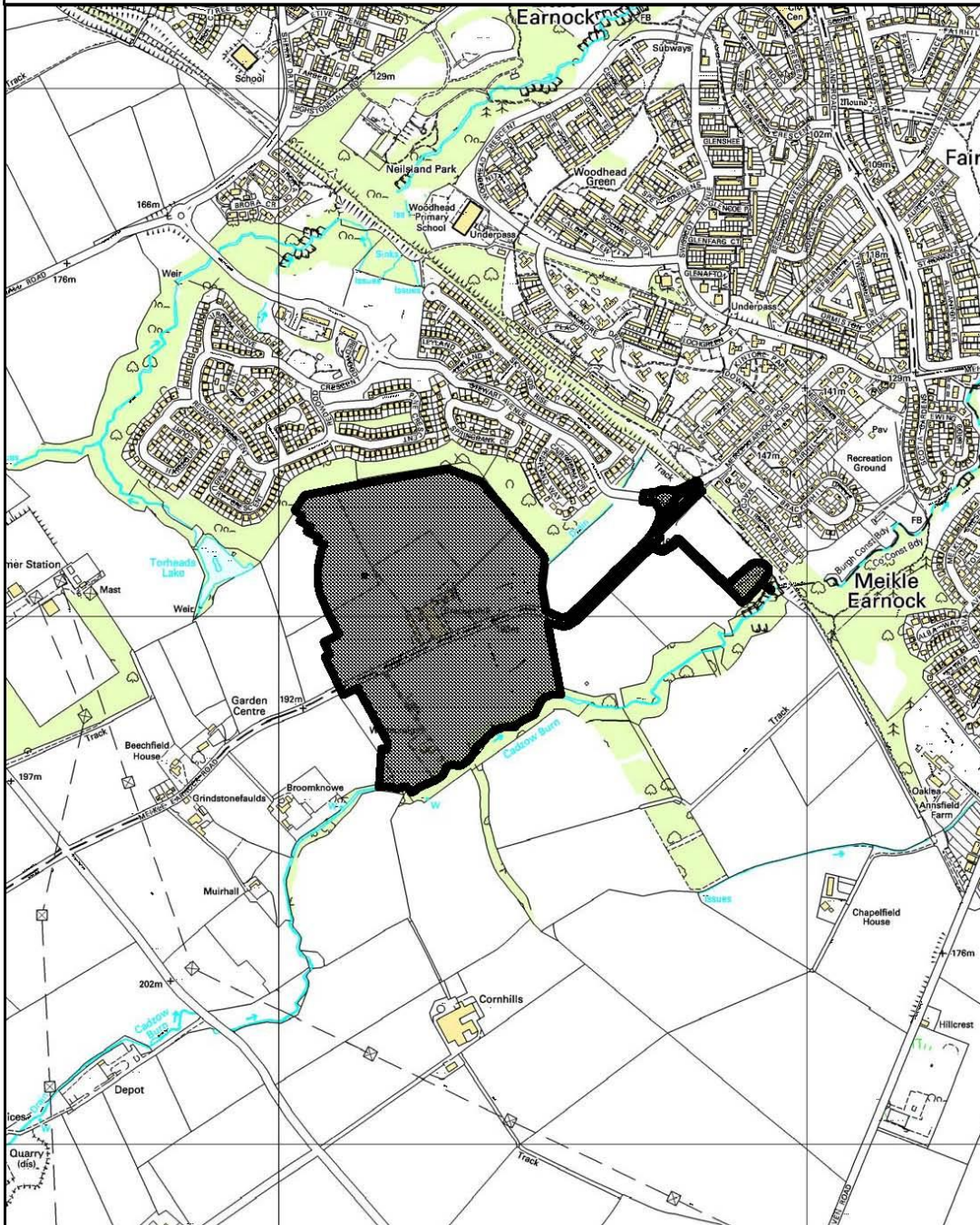
Reason: To ensure the satisfactory integration of the development in terms of pedestrian and cycle movement.

- 30 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of the retaining walls shown on the submitted layout plans (as detailed in Informative 1 attached). Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design and construction of the development approved under this consent.

Reason: In the interest of public safety.

P/19/1232

Area D, Site of Former Brackenhill Farm, Meikle Earnock Road, Hamilton



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Scale:
1:10,000
Date:
28/10/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development