

Report

Report to:	Planning Committee
Date of Meeting:	11 June 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/1585
Planning proposal:	Erection of dwellinghouse, formation of garden terraces, alteration to vehicle access and installation of garden lighting poles.

1 Summary application information

Application type:	Detailed planning application
Applicant:	M Loia
Location:	Site of the Crossford Inn 99 Lanark Road Crossford ML8 5RA

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: Alex Cullen And Co
- ♦ Council Area/Ward: 01 Clydesdale West
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 4 Development management and placemaking
Policy 6 General urban area/settlements
Policy 15 Protection of the Natural & Built Environment
Supplementary Guidance 3: Development Management, Placemaking and Design
Policy DM7 Demolition and redevelopment for residential use
Proposed SLDP2
Policy 3 General Urban Areas
Policy 5 Development Management and Placemaking
Policy DM7 Demolition and Redevelopment for Residential Use

◆ **Representation(s):**

▶	1	Petition (72 Signatures)
▶	19	Objection Letters
▶	1	Support Letter
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

SEPA West Region

Planning Application Report

1 Application Site

- 1.1 The application site is part of the land formerly occupied by the Crossford Inn on Lanark Road, Crossford. The site represents approximately 70% of the former pub site, with the remainder of the site which fronts the road and the former car park for the pub being retained for a future development project.
- 1.2 The development site for the new house sits back off the main road and occupies the gap between existing residential properties on either side, namely 1 Braidwood Road and 95 Lanark Road. The site bounds the river Clyde and the applicant has formed new terraces between the rear elevation and the river edge to maximise the usable garden ground available. The site is surrounded by a mixture of house types ranging from single storey cottages to two storey detached properties.

2 Proposal(s)

- 2.1 The applicant has applied to erect a contemporarily designed house which makes the most of its location overlooking the Clyde. The proposed single storey house is of contemporary design with a mixture of flat roof and traditional pitched roof with a slate finish. The pitched roof has a small element of first floor accommodation in the form of a mezzanine over the main living space utilising the space in the roof. The building would use a steel and glazed finish on the pitched roof section with large glazed walling panels to the front and rear elevations. The remainder of the building is flat roofed and would be clad in white stone cladding to give a contemporary sleek finish with grey aluminium windows and door.
- 2.2 The site would take access from Lanark Road with the entry point being adjusted slightly so it is set further back from the gable elevation of 101 Lanark road, thereby improving the access arrangement which operated when the public house was trading.
- 2.3 The proposal incorporates the creation of garden terraces with steps down to the river, alterations to the existing grass banking and the installation of feature lighting on the middle terrace. That part of the application is, therefore, retrospective as the work has already been completed.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the Adopted South Lanarkshire Local Development Plan (2015), the site is located within the settlement boundary of Crossford, therefore, Policy 6 Development Management and Placemaking and Policy 4 Development Management and Placemaking are relevant. Policy 6 states that within the urban areas and settlements identified on the proposals map, residential developments may be acceptable provided they do not have a significant adverse effect on the amenity and character of the area. Policy 4 states that development proposals will be required to take account of and be integrated with the local context and built form and should have no significant adverse impacts on the local community. Supplementary guidance on Development Management, Placemaking and Design

and Natural and Historic Environment is also relevant to the assessment of this application.

- 3.1.2 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 General Urban Areas, 5 Development Management and Placemaking and DM7 Demolition and Redevelopment for Residential Use are considered to be of relevance to the application.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy (SPP) provides advice on national planning policy issues. The SPP states that the planning system should make provision for most new urban development to take place within, or in planned extensions to, existing settlements.

3.3 Planning Background

- 3.3.1 The site was part of the land formerly occupied by the Crossford Inn which was demolished in 2018 following the submission of a prior approval application P/18/0804 for demolition of the vacant public house and associated flatted dwelling.

4 Consultation(s)

- 4.1 **SEPA** - In their initial response, SEPA objected to the planning application on the grounds of lack of information. The applicant then employed an environmental consultant to liaise with SEPA and to provide additional information as required. Following the submission of further information to SEPA in relation to the terracing of the banking, SEPA have now advised that they have no objections to the application.

Response: Noted

- 4.2 **Roads and Transportation Services (Development Management)** - Offered no objections to the proposed development subject to conditions relating to provision of appropriate visibility splays and car parking provision.

Response: Noted: Conditions to cover the points raised will be added to the consent notice if planning approval is granted.

5 Representation(s)

- 5.1 Following statutory neighbour notification, 1 petition with 72 signatures, 19 letters of objection and 1 letter of support have been received. The points raised are summarised as follows:

- a) **The proposed development design is out of keeping with the street scape and the buildings in the surrounding area as the street frontage on Lanark Road is mainly traditional local sandstone buildings and therefore the proposed dwelling does not contribute positively to the character of the area. It is considered that the proposal does not**

reinforce the sense of place, demonstrate an understanding of local building materials or design aesthetic nor does it enhance the environment and is therefore contrary to Policy 4 of the adopted local plan.

Response: Although the preamble section within the adopted local plan giving background and the rationale behind Policy 4: Development Management and Placemaking does use phrases such as “establish a sense of place and identity, contribute positively towards the existing character of an area” and “contribute to a sense of place and have an understanding of local building traditions and materials”, these are taken out of context of the wider text of this section of the local plan as the remainder of the text from which these statements have been lifted refers to placemaking, design and layout of new developments including community growth areas, development framework sites and residential masterplan sites and states that the outcome should be the creation of valued/appreciated places people can identify with, which can integrate the activities and services used by their community and where people will want to live, work, visit and enjoy.

These statements and outcomes, therefore, refer to larger developments, either residential, commercial or mixed use, and do not necessarily relate to small scale infill development sites for single houses. However, Policy 4 does state that “all development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment as well as address the six qualities of placemaking”. This is an overarching policy and points towards other policies within the local plan that relate to specific development types and scales. The policy states that “where appropriate” development “should include measures to enhance the environment”; again, this is considered to apply to larger scale developments. There is no requirement to deliver environment improvements on this small single house site within the existing settlement boundary.

The policies relevant to the scale of development being assessed at this location are Policy 6: General urban area/settlements and DM7: Demolition and redevelopment for residential use. Policy 6 states that, within the urban areas, residential developments may be acceptable provided they do not have a significant adverse effect on the amenity and character of the area. Policy DM 7 states that residential redevelopment proposals involving demolition of existing properties will require to comply with the specific criteria on scale and design, visual character, overlooking, overshadowing, access and parking. Section 6 of this report covers the policy requirements appropriate for this application and fully assesses the proposed development against these policies.

- b) **It is of some concern that the application includes the formation of garden terraces and installation of garden lighting poles, work which has already been done.**

Response: The Planning Service was aware that some ground works had been carried out on the site and at that time the land owner was advised

that the terracing and lighting required planning consent. The applicant advised that he intended to submit a planning application for a dwelling house for the site and was finalising the house design with his architect. He further advised that he would include the terracing and lighting columns in the application so they could be considered by the Planning Service at the same time. The planning system allows for development that has been carried out to be applied for in retrospect and the applicant was advised that any works carried out and any further works carried out before consent was granted would be at his own risk and with no guarantee of approval.

- c) **There is a concern that the current application does not include the whole of the land that was associated with the now demolished public house. What are the plans for the remainder of the land, formerly the car park for the public house? Surely it can't remain a car park and needs a change of use?**

Response: The applicant has only applied for part of the site occupied by the former public house and has left a portion of the site directly fronting onto Lanark Road for a future project. Following the demolition of the public house on this site, the land has effectively become a gap site within the settlement boundary of Crossford and, therefore, the land is available for development that is compatible with Policy 6: 'General urban area/settlements' of the adopted local plan. This policy advises that, as well as residential development other development of an ancillary nature such as guest houses, children's nurseries, medical facilities, community uses etc. may be acceptable. We do not require to know what the applicant is planning to use the remainder of the site for in order to make a decision on this application as the site being assessed stands alone and is not dependent on the adjoining land to make it viable. If and when an application is submitted for the remainder of the site, it will be assessed independently and on its own merits against the policies of the adopted local plan at that time.

- d) **Over the past six months the objector's life has been made unbearable by the building work on this site. The public house building was demolished over a weekend last June with little regard for the safety of residents in the area. There was no input from the highways agency in regard to traffic control and high viz jackets were nowhere to be seen, nor were masks. The noise and dust was unbelievable.**

Response: None of the issues raised in these comments are relevant to the assessment of the planning application. The issues experienced by the neighbour should have been reported to the appropriate Council departments at the time i.e, Environmental Services in terms of noise and air pollution and the Roads Service if there were concerns for road safety.

- e) **The proposed dwelling is in close proximity to a B listed property and due to its design will have a detrimental effect on its character.**

Response: The listed building next to the site is the tollhouse for the adjoining listed Crossford Bridge. The proposed dwelling would be set back from the river bank so it sits behind the rear elevation of the listed building and, therefore, all four elevations of the listed building would be viewed without interruption and none of the views from habitable rooms within the

listed building to the river or the wider countryside would be affected by the proposed dwelling. The proposed house would be set off the boundary with the listed property by 3m and offset from the listed building itself by 6.5m. The street elevation of the proposed house read in conjunction with the listed building is single storey with a pitched slated roof, with the scale and massing being subservient to the listed structure. It is, therefore, considered that there would be no detrimental effect on the character of the listed building.

- f) **The proposed dwelling due to its scale and location will be detrimental to the residential amenity of the objector's house due to overlooking, overshadowing and a loss of privacy. In addition the proposed lighting and garden design do not fit in with the surrounding area to its detriment.**

Response: The new dwelling is single storey and, with the pitched roof section sloping away from the boundary on one side of the site and being flat roofed on the other, there is no significant overshadowing of the neighbouring properties. There are no first floor windows facing the side boundaries that would create overlooking. There are two windows at ground floor level on one side elevation, however, these are serving the master bedroom en-suite and dressing room and look onto an existing boundary with mature screening. In addition, the proposed ground levels would not noticeably increase the level of overlooking into the neighbouring properties. It is, therefore, considered that the proposed development does not significantly affect the amenity of the neighbouring properties.

- g) **The traditional street frontage of Crossford will be disrupted by a building that is out of character due to its appearance when compared with the existing properties proximate to the site.**

Response: The proposed dwelling being some 18 metres off Lanark Road will not have a significant impact on the streetscape of Crossford. In addition, due to its scale and design it does not dominate or overpower the adjoining residential units and has no negative impact on the surrounding environment.

- h) **A petition containing 72 signatures** was received; the petition outlined why the proposed development was unacceptable due to the proposed materials.

Response: The proposed dwelling is proposed to be built with a mixture of contemporary and traditional building materials in keeping with the contemporary design of the proposed house and the existing buildings surrounding the site. It is considered that the type and quality of the proposed materials are acceptable for this location and will not be detrimental to the visual amenity of the area.

- i) **One letter of support** was received that commended the applicant on his house design and his frustration at what he feels is a lack of ambition and resistance towards good modern designed houses in general.

Response: The points raised in support of the application have been noted.

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

6 Assessment and Conclusions

- 6.1 The main determining issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area. More specifically, the proposal can be assessed firstly in terms of whether the principle of the development is likely to be acceptable in both land use terms and in the context of its proximity to a listed building and the site characteristics and, if so, whether the detail of the proposal is acceptable in terms of visual and residential amenity.
- 6.2 In terms of the adopted South Lanarkshire Local Development Plan, the site is identified as being in the existing urban area within the settlement of Crossford, therefore, the principle of residential development of the site is considered acceptable in land use terms. The proposal can be assessed against Policy 4: Development Management, Placemaking and Design. This policy states that all proposals should take fully into account the local context and built form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to incorporate quality external materials. Appropriate access and parking standards also require to be provided and criteria require to be met on lighting, outlook, refuse collection and garden ground.
- 6.3 Policies 6: General urban area/settlements and DM7 are also relevant in this instance. These state that new housing development will have to be of a design, scale and materials appropriate to the site and its surroundings, be sympathetic to the scale / mass / height and materials of adjacent buildings and should conform to the approved South Lanarkshire Council Residential Design Guide. The residential design guide sets out a number of criteria such as plot ratios, garden sizes, window to window distances and parking and access standards. Policy 15: Protection of the Natural and Built Environment states that the Council will oppose any proposals which would have an adverse impact on the natural and built environment and safeguard listed buildings.
- 6.4 Roads and Transportation Services have confirmed that the proposed development is acceptable and that the altered access to the site will not raise any road safety issues. Similarly, adequate parking has been provided and I am of the opinion that issues of privacy loss would not arise due to the proposed layout and house design.
- 6.5 It is considered that the proposed house is of an appropriate scale and massing for the site and would not have a significantly adverse effect on the amenity of neighbouring residential properties or on the character of the area. Furthermore, it is proposed to be finished in a pallet of good quality materials that are sympathetic to the adjacent buildings. In addition, the location of the new house within the plot is sufficiently off-set from the adjoining listed building and is of a scale considered not to affect its character. I am therefore satisfied that the proposal complies with Policies 4, 6, 15 and DM7 of the adopted local plan together with the Residential Design Guide.

- 6.6 Following consultation, SEPA had originally objected to the application over concerns in relation to the applicant having carried out ground raising development within the flood plain and its potential to cause flooding outwith the site. The applicant has subsequently provided additional information to SEPA in relation to this matter which has demonstrated that there are no flooding concerns with the development as proposed, therefore, SEPA have now removed their objection.
- 6.7 In terms of the proposed local development plan, the aims are similar to those of the adopted plan and as such I am satisfied the proposal complies with this document. There is nothing raised by any objectors or consultees that would justify the refusal of planning consent. A number of conditions have been applied to ensure adequate provision of parking, that access meets appropriate standards and the use of suitable materials. These material choices will require to be agreed prior to any development commencing.
- 6.8 I am, therefore, satisfied that the proposal can meet the aims of all the relevant policies of the adopted local development plan. In addition, the proposal also complies with the relevant policies in the proposed local development plan.

7 Reasons for Decision

- 7.1 The proposed use of the site for residential and the scale, location and design of the new dwelling is considered to be suitable for this site at this location within the settlement boundary. It is considered that it would not adversely impact upon the residential amenity or the visual character of the surrounding area. The proposal, therefore, complies with policies 4, 6, 15 and DM 7 of the adopted South Lanarkshire Local Development Plan and policies 3, 5 and DM7 of the proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 23 May 2019

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 23 November 2018
- ▶ Consultations

Roads Development Management Team	28.03.2019
SEPA West Region	08.03.2019 & 20.05/2019

► Representations	Dated:
Mrs Helen Brown, 1 Braidwood Road, Crossford, Carluke, South Lanarkshire, ML8 5RD	19.12.2018
John And Mae Fraioli, 95 Lanark Road, Crossford, Carluke, South Lanarkshire, ML8 5RA	19.12.2018
George Bryson, 91 Lanark Road, Crossford, Carluke, ML8 5A	18.12.2018
Neil Pringle, Received Via Email	07.01.2019
Alan And Alison White, 3 Holm Road, Crossford, ML8 5RG	17.12.2018
W Egan, 80 Lanark Road, Crossford, ML8 5RS	19.12.2018
Alice Morrow, 81 Lanark Road, Crossford, ML8 5RE	19.12.2018
Robert Morrow, 81 Lanark Road, Crossford, ML8 5RE	19.12.2018
Jonathan Gibson, 100 Lanark Road, Crossford, ML8 5RA	19.12.2018
C Symington, 82 Lanark Road, Crossford, ML8 5RA	19.12.2018
Robert Symington, 82 Lanark Road, Crossford, ML8 5RA	19.12.2018
T A Stodart, 136 Lanark Road, Crossford, ML8 5QQ	19.12.2018
P Stodart, 136 Lanark Road, Crossford, ML8 5QQ	19.12.2018
David Sweeney, Bridge Cottage, 4 Braidwood Road, Crossford, ML8 5RD	19.12.2018
Terri Stark, 83 Lanark Road, Crossford, ML8 5RE	19.12.2018
John Stark, 83 Lanark Road, Crossford, ML8 5RE	19.12.2018
George Boyd, Bridge Cottage, 4 Braidwood Road, Crossford, ML8 5RD	19.12.2018
Allison White, 3 Holm Road, Crossford, ML8 5RG	19.12.2018
Alan White, 3 Holm Road, Crossford, ML8 5RG	19.12.2018
Mr John Hinshelwood, Holmlea, Braidwood Road, Crossford , Carluke, ML8 5NH	07.03.2019

Contact for further information

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

Steven Boertien,
Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455116
Email: steven.boertien@southlanarkshire.gov.uk

Conditions and reasons

01. That the type and distribution of external finishes shall be as shown on the approved plan, but prior to the commencement of any work on site, samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority.

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

02. That before the dwellinghouse 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.

Reason: In the interests of traffic and public safety.

03. That before the development hereby approved is completed or brought into use, 3 no. parking spaces (2.9m x 5.8m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

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

04. That before the dwellinghouse 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.

06. 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.

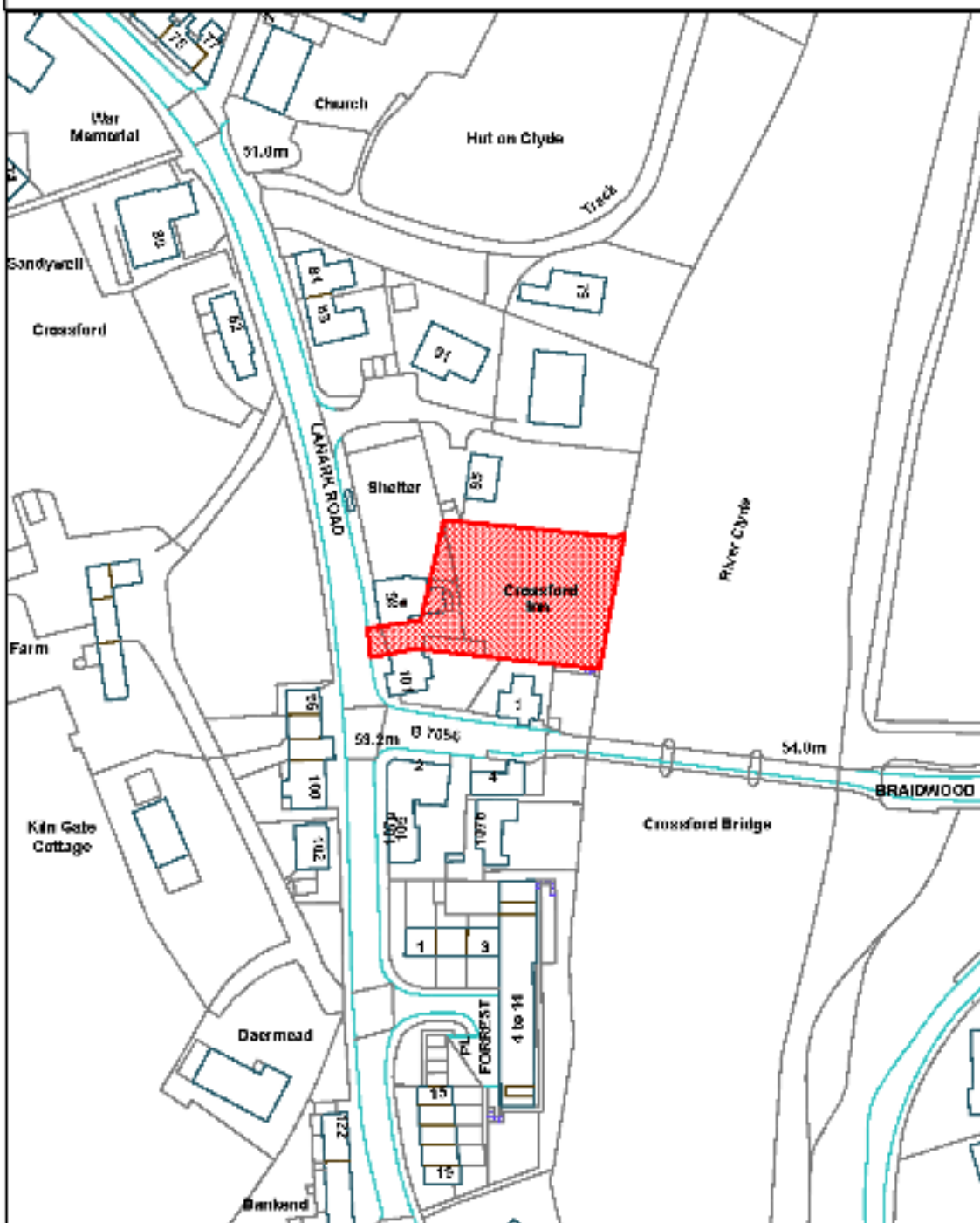
Reason: In the interests of traffic and public safety.

07. A pedestrian visibility splay of 2.4m x 2.4m, measured from the heel of the footway, shall be provided and maintained at the vehicle entrance of the site with nothing above 900mm being placed, erected or grown within the sightlines.

Reason: In the interests of public safety.

P/18/1585

Croxford Inn, 98 Lanark Road, Croxford



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Scale:
1:1,200
Date:
28/05/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development