

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>5</h1>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>7 June 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/05/0207
Planning Proposal:	Erection of 36 Flatted Semi-Detached and Terraced Houses, together with Environmental Improvements

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : West of Scotland Housing Association
- Location : Margaret Road/Hunter Road  
Whitehill  
Hamilton

## 2 Recommendation(s)

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

- (1) Grant Detailed Permission (Subject to Conditions – based on the conditions attached).

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Hypostyle Architects
- ◆ Council Area/Ward: 38 Whitehill
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
POLICY RES1 – Residential Areas – General

### ◆ Representation(s):

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

◆ Consultation(s):

Scottish Water

TRANSCO (Plant Location)

Power Systems

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

Roads and Transportation Services (Hamilton Area)

Environmental Services

Strathclyde Police - Community Safety Dept. (SLC)

# Planning Application Report

## 1 Application Site

- 1.1 This report relates to a 12 hectare site located between Margaret Road and Hunter Road in Whitehill, Hamilton. The site comprises land occupied by the Whitehill Sports Barn and associated kickabout area, together with land formerly occupied by blocks of housing on Margaret Road and Hunter Road which have recently been demolished.
- 1.2 The site is bounded to the north west by the Hanover Housing Association site which is currently being developed to provide a sheltered housing and day care centre. Land to the south east contains the recently erected Whitehill neighbourhood centre and toddlers play area. The surrounding areas to the east and west comprise two-storey residential properties.
- 1.3 The application site is located within the North Hamilton/Blantyre Social Inclusion Partnership area.

## 2 Proposal(s)

- 2.1 The application involves the erection of 36 dwellings comprising of 12 two-storey cottage flats, 12 two-storey semi-detached dwellings and 12 two-storey terraced dwellings. Ten of the proposed dwellings will be for shared ownership, with the remaining 26 designated for rent. 12 units will provide amenity housing and the remainder will be mainstream accommodation.
- 2.2 The development will be accessed via the existing road network and from a new cul-de-sac formed from Margaret Road. Externally, the dwellings will be finished in a mixture of facing brick and render, with concrete roof tiles.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 The site is covered by Policy RES 1 in the Hamilton District Local Plan. This recognises the predominantly residential character of the area and states that the Council will oppose the loss of houses to other uses and will resist developments that would be detrimental to the amenity of the area. The policy also seeks the maintenance and improvement of open spaces within housing areas and opposes the loss of such areas for housing or other purposes. However, members will be aware of proposals to regenerate the Whitehill area.

### 3.2 Relevant Government Advice/ Guidance

- 3.2.1 Scottish Planning Policy 3 (Planning for Housing) advises that planning authorities should promote the re-use of previously developed land in preference to greenfield land, providing that a satisfactory residential environment can be created. It also states that redevelopment in existing neighbourhoods can support the wider regeneration of these areas by providing greater choice in terms of housing type and tenure, as well as high quality residential environments. In terms of detailed proposals, SPP3 seeks schemes which enrich the built environment with careful attention paid to siting, density, scale, massing, materials, landscape setting, access and local design characteristics.

### 3.3 Site History

- 3.3.1 There are no recent planning applications affecting the site. However, detailed planning consent has recently been granted for a 22 unit sheltered housing development and day care facility and also for a new neighbourhood centre on adjacent sites in Margaret Road/Hunter Road, forming part of the wider proposals for the area.

## 4 **Consultation(s)**

- 4.1 **Roads and Transportation Services** - .No objections subject to visibility splays being maintained at the junction of Margaret Road and the new road, together with the turning area at the end of the new road being amended to comply with guidelines. Parking standards have been met.

**Response:** A condition will be imposed to ensure maintenance of the required visibility splays and the applicant has amended the turning areas to meet required standards.

- 4.2 **Environmental Health** – No objections subject to restrictions on hours of working, the employment of measures to avoid dust nuisance and the formulation of an Action Plan in the event of any contaminants being encountered on site.

**Response:** The issues of noise, hours of working and dust are more properly dealt with under Environmental Health legislation. A condition can be imposed re provision of an Action Plan.

- 4.3 **Scottish Water** – advise that connections for both foul and surface water sewers have been laid to serve the development. No objections raised.

**Response:** Noted.

- 4.4 **Scottish Environmental Protection Agency** – no objections. Foul drainage to be connected to the public sewer. Assurances will be sought from Scottish Water that the additional flow arising from the development will not cause or contribute to the premature operation of consented storm overflows. Surface water from the site will be collected separately prior to discharging to the network.

**Response:** Noted.

- 4.5 **Transco**: advise of the presence of a low/medium/intermediate gas main in the vicinity of the site and advises that no mechanical excavations should take place above or within 0.5m of the low pressure system, 2m of the medium pressure system and 3 m of the intermediate pressure system.

**Response:** Noted.

- 4.6 **Power Systems**: advise that underground apparatus is located in the vicinity of the site and that they reserve the right to protect/deviate this apparatus at the applicant's expense if necessary.

**Response:** Noted.

- 4.7 **Police Architectural Liaison Officer**: no response to date.

**Response:** Noted.

## 5 **Representation(s)**

- 5.1 Statutory neighbour notification procedure has been carried out and no representations have been received.

## **6 Assessment and Conclusions**

- 6.1 The main planning considerations in determining the application are whether the proposals comply with local plan policy, the impact on residential and visual amenity and the roads/infrastructure implications.
- 6.2 The site is identified in the adopted Hamilton District Local Plan as being within a residential area which reflects the former local authority housing which was located on part of the site prior to demolition. The redevelopment of this area for housing is therefore acceptable in principle. However, policy RES 1 also states that the development of open space will be resisted. In this case, a large part of the site comprises land occupied by a sports barn and associated kickabout pitch areas that serve the local community. SPP3 states that new housing should not be located on open space which contributes to local need.
- 6.3 The proposed development forms part of the wider proposals for the regeneration of Whitehill which have been developed in association with local residents. A survey carried out by Housing and Technical Resources found that only 4% of respondents regularly used the sports barn, while 49% indicated that they wished to see it replaced with an alternative community facility. In this respect, the new neighbourhood hall on the adjacent site is nearing completion and will incorporate some of the facilities currently provided by the sports barn. In addition, a sports hall to be provided within the new Holy Cross School will be available for wider public use, while improvements to the nearby Backmuir Plantation should encourage more use by residents than at present. These proposals have been developed after the adoption of the Hamilton Local Plan and are therefore not reflected in policies and proposals contained in the Plan for this area. However, in view of the provision of the new facilities detailed above, I do not consider that the housing proposals will prejudice the recreational and leisure needs of the local community and are therefore not contrary to policy.
- 6.4 In addition, the proposals are also in keeping with the objectives of national planning policy on new housing which seeks the creation of mixed communities in terms of tenure and house types and which encourages the redevelopment of brownfield sites such as this. It also complies with national policy and guidance on delivering the provision of affordable housing where such a need has been identified at the local level.
- 6.5 In terms of the impact on amenity, the proposed layout and two-storey design of dwellings reflects the scale and form of development in the surrounding area and the proposals will not have any adverse impact on adjacent residents in terms of overlooking or loss of privacy. The proposals comply with standards contained in the Council's Residential Development Guide and I consider that the development will improve the appearance of the area through the introduction of a range of house types, design styles and provision of areas of landscaping.
- 6.6 Finally, in terms of roads and infrastructure issues, no objections have been raised by the consultees which have not been addressed.

- 6.7 In view of the above, I consider that the proposals will contribute to the ongoing regeneration of the Whitehill area and recommend that planning permission be granted. The Council would normally withhold planning consent until a financial contribution has been submitted for the provision of upgrading or community facilities in the area. In this case, the applicants are one of the Council partners in the Whitehill regeneration programme and are committed through a legal agreement to contributing to environmental improvements and play provision in the wider area.

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

**19 May 2005**

### **Previous References**

- ◆ HM/04/0204

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - TRANSCO (Plant Location) 08/04/2005
  - Scottish Water 13/04/2005
  - Environmental Services 28/04/2005
  - Power Systems 26/04/2005
  - S.E.P.A. (West Region) 06/05/2005
- ▶ Representations

### **Contact for Further Information**

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

Karen Brown, Planning Officer, Brandon Gate, Hamilton  
Tel: Ext 3509 (01698 453509)  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 3 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.
- 4 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.
- 5 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That before 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 Condition 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of and to the satisfaction of the Council as Roads and Planning Authority.
- 9 That before any dwellinghouse hereby permitted is occupied, one car parking space shall be provided within the curtilage of the plot of each of the two and three bedroom houses and outwith the public road or footway and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

- 10 That before any of the cottage flats hereby permitted is occupied, one car parking space per flat shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.
- 11 That before any dwelling on plots 23-32 is occupied, a visibility splay of 2.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 12 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.
- 13 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.
- 14 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.
- 15 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 16 Should any previously unsuspected contamination become evident during the development of the site, then it 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 hazards shall then require to be submitted to and approved by the Council as Planning Authority. An Action Plan shall be formulated and be available in the event of any contaminated material being encountered. This should address the safe handling of the material, its storage and disposal, for which the advice of SEPA should be sought.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 These details have not been submitted or approved.
- 7 In order to retain effective planning control
- 8 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 9 To ensure the provision of adequate parking facilities within the site.
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 In the interest of road safety
- 12 To ensure the provision of a satisfactory land drainage system.
- 13 To ensure the provision of a satisfactory land drainage system.



- 14 To ensure the provision of a satisfactory sewerage system
- 15 To ensure the provision of a satisfactory sewerage system
- 16 To ensure that the land is free from contamination and suitable for its future use.

For information only

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