

Report

Report to:	Planning Committee
Date of Meeting:	10 August 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/1890
Planning proposal:	Erection of flatted residential development (18 no. units) with associated parking and landscaping

1 Summary application information

Application type:	Detailed planning application
Applicant:	Abbey Construction
Location:	Land 46M Northwest Of 4 Cloverhill Gardens Overton Avenue Strathaven South Lanarkshire

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: DTA Chartered Architects
- ◆ Council Area/Ward: 05 Avondale And Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Development Plan 2 (Adopted)**
 - Policy 2 Climate change
 - Policy 3 General Urban Areas
 - Policy 4 Green Belt and Rural Area
 - Policy 5 Development Management and Placemaking
 - Policy 7 Community Infrastructure Assessment
 - Policy DM1 New Development Design
 - Policy DM15 Water Supply
 - Policy DM16 Foul Drainage and Sewerage
 - Policy SDCC2 Flood risk
 - Policy SDCC3 Sustainable Drainage Systems

- ◆ **Representation(s):**

▶	36	Objection Letters
▶	0	Support Letters
▶	10	Comment Letters

♦ **Consultation(s):**

Community and Enterprise Resources Play Provision Community Contributions

Estates Services - Housing and Technical Resources

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

Countryside and Greenspace

Arboricultural Services

Strathaven and Glassford Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to a section of Strathaven Golf Club and course located along the southern boundary of Strathaven Golf Club. For several years a large part of the site had been a committed site for residential development within the adopted Local Development Plan and comprises of some surplus land located to the east of the golf club car park and equipment sheds. More recently within the newly adopted SLDP2, the majority of the application site has become part of the General Urban Area of Strathaven. A small western and an even smaller north eastern section of the site falls within the Greenbelt. The site is bound to the north by the golf course, to the south by established modern, two storey detached dwellings, to the east by a woodland and openspace strip and beyond to established two storey modern houses. The golf clubhouse and members' car park are located to the west.
- 1.2 The site is currently unkempt and overgrown surplus land with old equipment sheds in the western section and earth spoil from golf course maintenance over several years in the wider eastern section. Several mature trees of mixed coniferous and deciduous and of mixed quality exist on the site. A field drain/watercourse runs along the southern boundary together with a right of way pedestrian path used by dog walkers which lies outwith the application site boundary.

2 Proposal(s)

- 2.1 Permission is sought for the erection of a flatted development comprising 18 units. The proposed 3 No. three storey blocks of six flats would sit diagonally within the site with parking (for 36 cars) to the front and areas of amenity space to the sides, front and, in particular, the rear overlooking the golf course. The submitted scheme indicates that a new singular vehicular entrance and exit arrangement from Overton Avenue via a long tree-lined access lane with passing places to the flatted development. The flats would contain 2 bedrooms (one with en-suite), a bathroom and an open-plan kitchen/living/dining space. Each block of flats has a lift as well as stairs.
- 2.2 As noted above, each block comprises of three storeys under a flat roof concealed behind an extended parapet wall. The flats are dual aspect and allows each flat uninterrupted views across the golf course, maximising views over the surrounding landscape. The blocks are of contemporary design with a simple pallet of brick finish and dark grey framed glazing. A lot of glazing and feature glass balustrades to the balconies are proposed on the rear elevations, facing northwest, overlooking the golf course with more traditional style windows on the front elevations overlooking the front landscaped areas and private parking. The proposals sit more than 30 metres from the nearest surrounding properties and also sit within existing mature landscaped buffer strips separating the application site from the existing surrounding dwellings.

3 Background

3.1 Local Plan Status

- 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 (SLDP2).
- 3.1.2 Given the nature of the application, it is considered that Policies 2 – Climate Change, 3 – General Urban Areas, 4 – Green Belt and Rural Area, 5 - Development Management and Place Making, 7 - Community Infrastructure Assessment are appropriate to the determination of this application. In addition, the following policies

and guidance are of relevance; namely Development Management, Place Making and Design (Policies DM1 – New Development Design and DM15 – Water Supply, DM16 – Foul Drainage and Sewerage), Sustainable Development and Climate Change (Policies SDCC2 - Flood Risk and SDCC3 – Sustainable Drainage System), and the Council's approved Residential Design Guide.

- 3.1.3 The aim of the above policies and guidance is to seek a development that is appropriately designed, located, serviced and results in no adverse impact on the surrounding area. 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 noted earlier in the report, the majority of the site is located within the General Urban Area as detailed in the adopted Local Development Plan 2. Therefore, the principle of some form of housing development on the site has been established. There is a small western and north eastern section of the site which is within the Greenbelt. As a result the application was advertised as Contrary to the Development Plan.

- 3.2.2 Through detailed consideration of this application, the Planning Service sought changes in design to the flatted proposals. This entailed reducing the height and scale of the blocks by introducing a flat roofed design and a more contemporary appearance. It was considered this design approach would sit more successfully into the surrounding established semi-rural golf course landscape setting.

4 Consultation(s)

- 4.1 **Roads (Development Management)** – have offered no objections, subject to conditions relative to access, parking standards, visibility splay provision and surface water trapping.

Response: Appropriately worded conditions can be attached to any consent issued to address these points.

- 4.2 **Roads (Flood Risk Management)** – have no objections to the application subject to the undertaking of a Flood Risk/Drainage Assessment in accordance with the latest industry guidance listed within the Council's Developer Design Guidance Note dated May 2020 and the provision of a sustainable urban drainage system (SUDS) within the site.

Response: Appropriately worded conditions can be attached to any consent issued.

- 4.3 **Environmental Services (ES)** – Has no objections to the proposals subject to a condition regarding maintaining required internal noise level standards.

Response: An appropriately worded condition and advisory notes can be attached to any consent issued.

- 4.4 **Community and Enterprise Play Provision** - No financial contribution is required in this instance given the scale and nature of development.

Response: Noted.

- 4.5 **SLC Estates** – No objections.

Response - Noted

- 4.6 **Scottish Water** – No objections.

Response: Noted

- 4.7 **SLC Countryside and Greenspace** – requested that additional native species of trees and shrubs should be introduced and the retention of some of the better quality existing mature trees should also be considered. Treatment of the open ditch running along part of the southern boundary is not mentioned and the hawthorn hedge should be protected. A recorded right of way SE12 (wider network path EK/3646/2) runs along the southern boundary outwith the development site. This route should be protected from any adverse impact during works.

Response: The developer's Agent has supplied an updated landscape plan and story board which addresses the above comments including the retention and protection of some tree existing mature trees. The open ditch is being retained and the hawthorn hedge will be protected throughout the construction period of the development. I would confirm that the right of way lies outwith the application site and there is no proposal to disturb this path.

- 4.8 **Arboriculture Services** – No response to date.

Response: While no formal response has been received to date, the Council's Arboricultural Officer was keen to see as many trees retained as possible.

Response: In this instance the developer has sought to retain some of the mature trees along the southern edge of the new access lane and has sought to take cognisance of the findings of the Tree Report. A revised landscape plan and planting story board has been submitted which shows tree protection fences (to be erected during construction) to protect retained trees/vegetation. Tree protection fencing is also shown along sections of the southern boundary. Substantial tree planting will also take place with several Extra Heavy Standard and Heavy Standard sized trees being introduced. In addition shrubs, heathers and a significant quantity of mixed native hedgerow will be planted.

- 4.9 **Strathaven and Glassford Community Council** – No response to date.

Response: Noted

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken in respect of the development and the application was advertised in the East Kilbride News due to Non-Notification of Neighbours and Development Contrary to the Development Plan due to a section of the site being within the Greenbelt. In response 28 letters of representations were received. Thereafter, due to a significant design change to the proposal statutory neighbour notification procedures were undertaken again, including a second Non-Notification of Neighbours advert in the local newspaper. In response, a further 18 letters of representation were received.

- 5.2 The grounds of objection can be summarised as follows:-

- a) **This project will cause severe traffic congestion as there are already cars parking on the grass verges from golf club members.**

Response: Roads Development Management has considered the proposal and has no objections in principle subject to adequate sight lines, car parking provision and passing places. Appropriate conditions would be added to any approval to reflect the Roads Engineer's requirements. Congestion resulting from the operation of the golf club is a separate matter outwith the remit of this application.

- b) **Incorrect information in the design statement pertaining to a mature bank of trees between the site and Golf View, stating that they will be retained. This bank of trees is owned by the residents of Golf View and as such they are allowed to do with this land as they see fit. The developer should not take cognisance of a piece of land they do not own and do not control.**

Response: This land lies to the east and outwith the application site boundary. The developer has no control over this land, however it is relevant to mention it in the design statement as it is a 20 metre mature tree buffer separating the application site from the established housing in Golf View.

- c) **Express deep disappointment that neighbours who previously lodged objections were not notified of revisions or progression of the application. An advert in the EK news is wholly inadequate.**

Response: Statutory Neighbour Notification procedures were correctly followed.

- d) **Overbearing and visually intrusive for neighbours. Removal of the pitched roof is arguably even uglier as it leaves a side elevation of a brick cube.**

Response: It is considered that in design terms a more contemporary design with a flat roof, thus reducing the mass and scale of development, is acceptable. With the use of quality finishing materials, controlled through a planning condition, it is considered that the development will satisfactorily fit into the landscape at this location.

- e) **Overlooking to neighbours in Golf View's private green space from windows on the northeast elevation or southeast facing windows resulting in loss of privacy which would be detrimental to the residents' amenity.**

Response: The northeast and southeast elevations of the new flatted development are some 37 metres distance from the nearest dwellings in the Golf View estate. A 20metre wide buffer strip outwith the application site is located within this 37 metres which acts as heavy screening. Therefore no significant and adverse heavily loss of privacy will prevail as a result of the development of the flats.

- f) **Impact on environment and wildlife due to clearance of a large area of trees.**

Response: While it is recognised that there will be disruption and some clearance within the development site, this will be required to be undertaken outwith the bird breeding season. The developer is retaining some mature trees and vegetation and a substantial amount of new planting is to take place.

- g) **The proposed changes to the development do not address the concerns raised in my previous letter of objection. Concern over layout and density; overlooking/loss of privacy; nature conservation; road safety; traffic generation; noise and disturbance.**

Response: This proposal has been very carefully assessed and design changes were sought to reduce the mass and scale of the development by the removal of the pitched roof design. It was considered that rather than mimic the style of finishes of development within the surrounding area that there was positive merit in introducing a more contemporary style of flatted development which would 'sit' successfully in a mature landscape setting, i.e that of Strathaven Golf Course. The Roads Service has considered the proposal and changes have been made to reflect their comments. In terms of overlooking and loss of privacy it is considered after careful assessment that surrounding established dwellings will not suffer significant adverse overlooking and privacy issues. While it is recognised that during the construction phase there will be noise emanating from the site, once the development is completed it is considered that any further noise and disturbance by the existence of an additional 18 flats will be within normal and acceptable limits. A condition would be imposed on any approval to control internal noise levels from the new development through sound insulation standards complying with up to date BS standards.

- h) **The residents of Golf View communally own the private strip of land between the houses and the golf course. People living close to this land will try to use this land as a thoroughfare or a short cut through to Hamilton Road.**
Response: This land is outwith the application site. A suitable barrier fence will be erected to prevent any trespassing.
- i) **The proposed three storey blocks are completely inappropriate for this location and would not be in keeping with the surrounding properties.**
Response: While it is recognised that surrounding dwellings are only two storey in height, it is considered that these flat-roofed, three storey blocks, carefully orientated within the application site are acceptable in design terms. Set within an established surrounding landscape and by using quality external finishing materials they will not appear incongruous.
- j) **Previous (similar) planning applications for this site have been unsuccessful which highlights the unsuitability of the site for a development of this scale and confirms the negative impact it would have on neighbouring properties.**
Response: There have been no recent planning applications for residential development at this site. The adopted local development plan zones most of this site as part of the General Urban Area of Strathaven. Therefore the principle of residential development is acceptable.
- k) **Ensure that all wildlife, flora and fauna including hedgehogs and moles are given full protection according to current legislation.**
Response: The developer has followed procedure and has submitted a Habitat Survey, which has been taken cognisance of consideration of this development proposal.
- l) **Despite the alterations of the plans including flat roof rather than pitched roof, these still remain flats comprising of three levels. This would result in a complete invasion of privacy with top floor flat bedroom windows of flats looking directly into bedrooms in Golf View houses.**
Response: No windows in the new flatted blocks are orientated such that they would align directly with existing dwellings' bedrooms windows. The blocks have been angled to ensure that overlooking does not result from this development.
- m) **The safe area for children to play will no longer exist.**
Response: The communally owned buffer strip between the development site and Golf View dwellings will remain untouched and barrier fencing, to the Council's satisfaction, will be erected along the eastern boundary of the site.
- n) **Sunlight will be blocked from adjacent gardens.**
Response: Currently a 20 metre buffer strip of established trees and shrubs exists between the eastern boundary of the site and the rear gardens of the existing housing in Golf View. The flats would be constructed to the west of this strip, some 37 metres from the Golf View dwellings. It is concluded that the flats will not result in significant and adverse daylight loss to existing properties.
- o) **The proposal represents backland development.**
Response: This development site forms an enclave and has its own dedicated vehicular access which opens out to an area of dedicated car parking. Each proposal is considered on its own merits against the policies of the adopted local development plan. This proposal is not considered to be backland development.

- p) **The proposal suffers from poor access arrangements.**

Response: The proposal has its own dedicated vehicular access with passing places. This has been assessed by the Council's Roads Service and is acceptable.

- q) **With a huge increase in traffic and noise and disruption during the construction phase concern is expressed regarding pedestrian safety especially for children.**

Response: While it is accepted that there will be noise, disturbance and construction traffic during the construction phase, the contractors will require to operate with the health and safety of the public being a priority.

- r) **There seems to be plenty of land in and around Strathaven for a development such as this which would result in far less disruption and destruction than the current proposed site.**

Response: This development proposal on this site is the one before the Council for consideration. The Council does not necessarily have control over other potential sites within Strathaven.

- s) **The development is not aligned with policies and proposals in the local development plan - mainly the sustainable development and climate change strategy. How will this proposed development be designed & built to minimise climate change through the full project lifecycle.**

Response: The proposal has been assessed against Policy 2 - Climate Change as referred to in Section 6 of this report. The fabric of the new buildings will require to be to the up to date building standards in terms of climate change.

- t) **There is a strong probability that the site provides habitat for the UK protected amphibian species including the Great Crested Newt, therefore a Great Crested Newt survey must be commissioned.**

Response: A habitat survey has been produced. No nationally notable examples of any habitat were found within the application site.

- u) **If the numerous beech trees on the site are not already subject to a Tree Protection Order, then they should be as they are an important part of our community and natural habitat.**

Response: I would confirm that the trees on the application site are not subject of a Tree Protection Order and are not of notable quality to merit being protected.

- v) **The Council should carefully consider the rejection of a previous planning application in 2001 on the same site where the strength of local objection was deemed strong enough to stop the development of this site.**

Response: Each application is considered on its own merits taking account of the most up to date adopted local development plan.

- w) **The location of the communal land between the site and Golf View necessitates the need to notify all of the Golf View residents in order that the views of all those residents may be fairly represented in the process.**

Response: The correct neighbour Notification procedures were carried out in this instance including advertising the proposal for non-notification reasons in the local newspaper. Due to local residents' interest in the proposal the majority of the local community are aware of this proposal being subject of a planning application and therefore have had the opportunity to make representation.

- x) **At present, the Strathaven road network cannot cope with the volume of traffic passing through the town and without major infrastructure improvements, this is a disaster waiting to happen, not to mention the schools and medical centre facilities being overstretched.**

Response: This proposal is for 18 new flatted units. It is considered that existing amenities and infrastructure within the town is adequate to serve this development.

- y) **The construction of a tarmac road from East Kilbride Road to Hamilton road via Golf View strip of private land will create a new access point from one side of Strathaven to another. This will bring a further unwanted risk to all our properties.**

Response: Such a link road does not form part of the proposals. The only new road is the access road from Overton Avenue to serve the new flatted development which is a cul de sac. A barrier fence would be erected between the new development site and the buffer strip belonging to the Golf View residents.

- z) **The plan shows that my Golf View property will have 36 cars shining their lights directly into the rear of my house windows which will mean intrusion on kitchen, sunroom, living room, bedrooms and bathroom. The drawing also shows 36 bedroom windows also facing directly at the same windows which is completely unacceptable.**

Response: This is incorrect. There exists a 20 metre buffer strip of established trees and shrubs between the Golf View dwellings and the application site's eastern boundary. The car parking spaces are located in the southern section of the site. No intrusion from cars headlights or from bedroom windows will result due to the car parking layout and the presence of the 20 metre buffer strip.

- aa) **Clarification sought on whether the strip of woodland between the site and Golf View is to be touched.**

Response: The buffer strip is outwith the control of the developer and will remain untouched by same.

- bb) **Clarification sought on why my comments regarding tawny owls and bats have been redacted. These are relevant to my objections and should be considered in the decision.**

Response: The Planning Service has considered the non-redacted representations. Generally, any reference to wildlife is redacted to protect the wildlife and their locations.

- cc) **The trees are protected by a Tree Preservation Order (TPO) and should not be removed.**

Response: No TPO exists within the confines of this application site.

- dd) **A full and detailed ecological study would need to be conducted for the site.**

Response: For this scale of development, the habitat survey which has been submitted is adequate. Any further measures considered necessary to protect wildlife as highlighted within the submitted report can be dealt with through the imposition of conditions and or advisory notes.

5.3 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

- 6.1 This application proposes the erection of a flatted residential development, with associated parking and amenity space within the grounds of Strathaven Golf Club/Course on a site which is largely identified within the adopted Local

Development Plan 2 as within the General Urban Area. The site would be accessed from a new vehicular access off Overton Avenue, Strathaven. During the consideration of the application the design of the scheme has been revised to improve the appearance, mass and scale in order that it sits more satisfactorily into a mature semi-rural landscape setting.

- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997, requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy.
- 6.3 The adopted South Lanarkshire Development Plan (SLDP2) designates the majority of the site as being primarily within the General urban Area (Policy 3), with only a small western and northeastern section lying within the Greenbelt. Notwithstanding this, it is evident from a site inspection that the western section of the site could be classed as 'brownfield' given the presence of old equipment sheds and hard surfaced areas associated with the maintenance of the golf course. It is therefore considered that the principle of the use of the site for residential purposes is acceptable in this regard, subject to compliance with relevant development management criteria.
- 6.4 Policy 2 - Climate Change advises that proposals for new development must minimise and mitigate against the effects of climate change. There is various assessment criteria but of importance, in this instance, is the need to be sustainably located, reuse of vacant land and use of low and zero-carbon generating technologies. In this instance public transport is within walking distance of the site, the buildings will be constructed to a high standard in terms of meeting up to date building regulations and the developer will be required to install some electric vehicle charging points as well as cycle stands.
- 6.5 In terms of the impact on the area designated as a Greenbelt (Policy 4) which applies to mainly a small western part of the site, it is noted that this small element within the application site would be classed as 'brownfield' albeit located within the Greenbelt designation as identified within SLDP2. Whilst some work will be undertaken within this area, in relation to the provision of the access road and tree planting together with landscaped amenity space, it is considered that the effectiveness of the Greenbelt will remain. This is compatible with the aims of this policy and supplementary policies.
- 6.6 The matters considered appropriate, in terms of development management criterion, are set out within Section 3.1.2 above. Principally, the stated policies and guidance seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas, can be adequately serviced and has been designed in a manner which takes cognisance of appropriate guidance and the area within which it is located. The revised design, layout and scale of the development and finishing materials proposed are all acceptable whilst adequate off street parking would be provided. Overall, it is considered that the proposal complies with the relevant policies contained in the adopted local development plan and additional guidance.
- 6.7 Through Policy 3 and Policy 5 - Development Management and Placemaking, the Council seeks to ensure that development proposals take account of the local context and do not have a significant adverse effect on the amenity and character of the area. These aims are supported by the Council's approved Development

Management, Place Making and Design (Policy DM1 – New Development Design). With regard to 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 open space and car parking provision. It is further considered that the proposed development will be complementary to the existing residential development in the surrounding area. The proposal, therefore, accords with Policies 5 and DM 1 of the SLDP2 and additional guidance.

- 6.8 The site has an urban location with sewerage and water infrastructure nearby. On this basis, it is considered that the proposal accords with DM15, DM16, SDCC 2, and SDCC 3 of the adopted SLDP2.
- 6.9 A small section of the site lies within designated Greenbelt. In this regards Policy 4 – Greenbelt and Rural Area is relevant. It is noted that the small western section of the site, which falls within the Greenbelt is 'brownfield' land given its use over many years as accommodating equipment sheds and storage associated with the maintenance of the golf course. Recently planning permission was obtained to relocate the equipment shed to the west of the golf club buildings. It is considered that the development of the site, as proposed, will have no detrimental impact on the Greenbelt setting to the north, as the design results in open views over the golf course with a natural boundary of mature trees and new planting. The established properties to the south and east include a variety of styles and finishing materials, and along the southern and eastern boundaries of the site there exists mature landscape buffers, therefore, the introduction of 3 No. blocks of flats, three storeys high with a flat roofed design raises no significant issues. In addition, the proposed buildings will be sited in a manner which will not adversely affect overlooking and privacy.
- 6.10 The Council's adopted policy on Developer Contributions as set out within the Residential Design Guide and Policy 7 - Community Infrastructure Assessment and its supplementary guidance has also been considered. In this instance it is considered that a developer contribution is not required towards recreational/open space provision, given that the flats are generally likely to attract residents of retiral age.
- 6.11 Whilst third party representations have been received, these have been carefully considered and in light of the improvement to the design, mass and scale of the development with the submission of revised drawings, the points expressed are not of significant weight or merit to warrant the refusal of the proposal in their own right. Any requirements of the various consultees can be addressed through the use of conditions, where appropriate.
- 6.12 The proposal was advertised as development contrary to the development plan due to a small section of the site falling within the Greenbelt (Policy 4) in the adopted South Lanarkshire Development Plan (SLDP2). However, as outlined above, the majority of the application site falls within the General Urban Area of Strathaven with only a small north eastern section of the site being within the Greenbelt, most of which would be landscaped ground and beyond to the open golf course. Following a detailed assessment of the proposal, taking into account the zoning of the majority of part of the site within the current local development plan as well as previously appearing as a committed housing site in the earlier extant local development plan, it is considered that a departure from the development plan can be justified and planning permission granted for the following reasons:

- 1) In terms of the detailed development of the site, the application proposal raises no significant environmental, infrastructure or road safety issues.
- 2) The proposal has been assessed against Policy 2 – Climate Change and is in accordance.
- 3) The proposal is fully compliant with Policy 5 – Development Management, Placemaking, DM1 – New Development Design, DM15 – Water Supply, DM16 – Foul Drainage and Sewerage, SDCC2 - Flood Risk and SDCC3 – Sustainable Drainage Systems).
- 4) The proposal will deliver a development which is of a high quality design, set within a high quality landscaped setting, consistent with the surrounding development.
- 5) It will provide a house type which is in high demand within the Strathaven area. It is further noted that the current proposals are an improved, contemporary design solution sought through negotiation with the developer and his Agent.
- 6) The development will provide local employment opportunities through the construction phase.

6.13 It is therefore recommended that planning permission be granted.

7 Reasons for Decision

7.1 For the reasons set out in 6.12 above.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

Date: 30 July 2021

Previous references

◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated

- ▶ Consultations

CER Play Provision Community Contributions	13.07.2021
Estates Services - Housing and Technical Resources	19.04.2021
Roads Development Management Team	15.07.2021
Environmental Services	12.05.2021
Roads Flood Risk Management	07.05.2021
Scottish Water	09.04.2021
Countryside And Greenspace	09.04.2021

- ▶ Representations

Ronnie And Elaine Stevenson, 18 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	Dated: 28.01.2020
James Graham, 3 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	28.01.2020

Paul Gillon, 5 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	28.01.2020
Fiona Cameron, via email	29.01.2020
Bryce Whiteford, 17 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	27.01.2020
Craig Kelly, 16 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	27.01.2020
Lesley And Donald Blair, 20 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	27.01.2020
Andrew Watson, 8 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	27.01.2020
Mrs Catherine Hamilton, 24 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	19.01.2020
Maureen McLaren, 28 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	31.01.2020
Mrs Maureen McLaren, 28 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	30.01.2020 31.01.2020 11.04.2020 22.08.2020
James And Catherine McQuade, 148 Glasgow Road, Strathaven, South Lanarkshire, ML10 6NL	18.02.2020
Mrs Angela Main, 23 Turnbull Way, Strathaven, South Lanarkshire, ML10 6UZ	30.01.2020
Ian Baird, 18 Tukalo Drive, Strathaven, South Lanarkshire, ML10 6UX	20.01.2020
Paul Davidson, 23 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	17.01.2020
Sinclair McLaren, 28 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	16.01.2020 27.01.2020
Frank Sharp, 26 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	23.01.2020
G Allan Currie, 4 Cloverhill Gardens, Strathaven, South Lanarkshire, ML10 6XB	30.01.2020
Mr Joe Allan, 94 Franklin Place, East Kilbride, G75 8LS	31.01.2020
Mr Charlie Watt, 12 Turnbull Way, Strathaven, South Lanarkshire, ML10 6UZ	30.01.2020 07.02.2020
Marion Butchart, Received Via Email	23.01.2020
Miss Fiona Sim, 1 Dunlop Court, Strathaven, ML10 6LW	28.09.2020

Sinclair McLaren MSc, CEng, MIMechE, 28 Golf View, Strathaven, ML10 6AZ	14.04.2021
Paul Davidson, 23 Golf View, Strathaven, ML10 6AZ	16.04.2021
Mr James McQuade, 148 Glasgow Road, Strathaven, ML10 6NL	12.04.2021
Craig Kelly, 16 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	29.04.2021
Rachel Kelly, 16 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	29.04.2021
Maureen McLaren, 28 Golf View, Strathaven, ML10 6AZ	26.04.2021 28.04.2021
Mrs Robyn Messur, 26 Golf View, Strathaven, ML10 6AZ	20.04.2021
Mr Andrew Watson, 8 Golf View, Strathaven, ML10 6AZ	21.04.2021
Sinclair McLaren, Received Via Email	04.05.2021
Mr J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	28.04.2021
Mr James Graham, 3 Golf View, Strathaven, ML10 6AZ	21.04.2021
Mr Donald Wilkins, 5 Golf View, Strathaven, ML10 6AZ	20.04.2021
Mr Fraser West, 16 Overton Avenue, Strathaven, ML10 6NR	19.04.2021
Ross Messur, 26 Golf View, Strathaven, South Lanarkshire, ML10 6AZ	27.04.2021
Mr Ross Messur, 26 Golf View, Strathaven, ML10 6AZ	20.04.2021
Mr David Wood, 3, overton ave, strathaven, ml10 6nr	04.05.2021
Mrs Ritu Watson, 8 Golf View, Strathaven, ML10 6AZ	21.04.2021
Mrs Marion Butchart, 22 Golf View, Strathaven, Lanarkshire, ML10 6AZ	21.04.2021

Contact for further information

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

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455043
Email: maud.mcintyre@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

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

02. 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: These details have not been submitted or approved.

03. 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.

Reason: These details have not been submitted or approved

04. That before any of the properties 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 3 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

05. That before any of the properties 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.

06. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 165 metres measured from the road channel shall be provided to the west on Overton Avenue and 2.5 metres by 65 metres to the south on Overton Avenue 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 interest of road safety.

07. 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.

08. That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 07 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.

Reason: In the interests of amenity.

09. That no further trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, other than those identified within the submitted Tree Report (by Julian A. Morris dated February 2020), Landscape Proposal Plan 588-01-01a and Planting Story Board 588-01-02a, without the prior written consent of the Council as Planning Authority.

Reason: To ensure the protection and maintenance of the existing mature trees within the site.

10. All trees to be removed must be replaced by semi-mature/mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity.

11. 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.

12. 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.

13. That prior to any work starting on site, a Flood Risk/Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority.

Reason: To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

14. 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.

15. That no residential unit 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.

16. That the internal noise levels shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows-

The scheme shall ensure that-

- a) The internal levels with windows open (or under exceptional circumstances, closed) do not exceed an $L_{Aeq,16hr}$ of 40dB daytime (07:00 – 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an $L_{Aeq,8hr}$ of 30dB night-time (23:00 – 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an $L_{A,max}$ of 45dB night-time (23:00 – 07:00).
- d) The external levels shall not exceed an $L_{Aeq,16hr}$ of 50dB daytime in any garden areas, when measured free-field.

Reason: In the interests of amenity.

17. That prior to the commencement of site works a detailed plan showing site compound area with turning area, site staff/operatives parking requirements, wheel wash facility/road cleaning regime, shall be submitted for approval by the Council as Planning and Roads Authority.

Reason: In the interests of amenity and traffic safety.

18. That a 1.8 metre high fence shall be erected along the entire eastern boundary of the site contiguous with the communal woodland strip, design and details to be submitted and approved by the Council as Planning Authority.

Reason: In the interests of amenity and security.

19. That prior to the demolition or removal of vegetation and or trees, the developer shall undertake a single bat presence/absence survey shall be completed. The survey shall follow bat survey guidelines as set out within the Extended Phase 1 Habitat Survey by Acoma Ecology Ltd, dated February 2020.

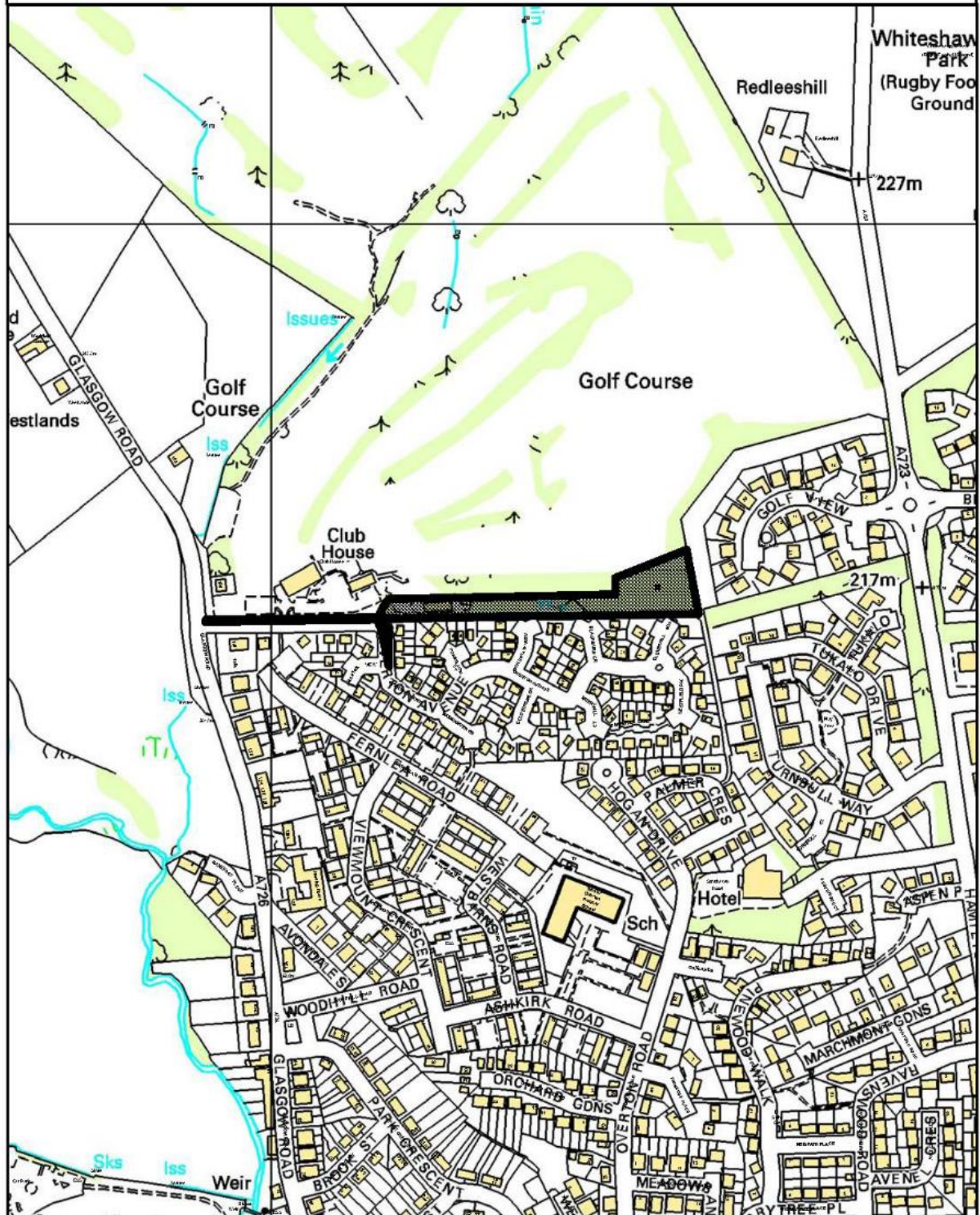
Reason: In the interests of safeguarding European Protected bats.

20. That prior to the commencement of site works, details of the location and specification of cycle stand(s) and electric vehicle charging points within the site shall be submitted for consideration and approval to the Council as Planning and Roads Authority.

Reason: In the interests of climate change and to encourage cycling.

P/19/1890

Land 46M Northwest of 4 Cloverhill Gardens, Strathaven



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Scale:
1:5,000

Date:
07/07/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development