

Report

Report to:	Planning Committee
Date of Meeting:	12 April 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/04/0795
Planning Proposal:	Erection of Six Flats and Four Detached Dwellinghouses

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs Stuart Pelling
- Location : 4-6 Climpby Road
Forth

2 Recommendation(s)

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

- (1) GRANT DETAILED PLANNING PERMISSION (SUBJECT TO CONDITIONS – BASED ON CONDITIONS LISTED OVERLEAF)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: D Stewart Toy
- ◆ Council Area/Ward: 12 Forth
- ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy 74: Settlement Boundaries/Infill Development
 - Policy 8: Existing Housing – Ancillary Development
 - Policy 2: New Housing – Location Policy
- ◆ Representation(s):
 - ▶ 2 Objection Letters
- ◆ Consultation(s):
 - Roads and Transportation Services (South Division)
 - S.E.P.A. (West Region)
 - Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site is located in the village of Forth, extends to 0.24 ha and is situated on vacant ground which contains dilapidated brick buildings. Access is taken from Climpy Road. The surroundings are predominately residential in character.
- 1.2 The site is bounded to the north by dwellinghouses and communal gardens, to the west by dwellinghouses and to the east by terraced houses which front onto Main Street and are accessed to the rear via a track which crosses the application site. The south of the site is bounded by Climpy Road and beyond by amenity open space, public toilets and a workshop.

2 Proposal(s)

- 2.1 The proposal involves the erection of six, two storey, flats fronting onto Climpy Road and four, two storey, detached dwellings situated to the rear of the site. A new access from Climpy Road will be formed to give access to car parking and the rear of existing dwellings on Main Street. A small area of communal amenity space and landscaping will be laid out.

3 Background

3.1 Local Plan Status

In the Upper Clydesdale Local Plan the relevant policies are Policy 2 'New Housing – Location Policy'; Policy 8 'Existing Housing – Ancillary Development' and Policy 74 'Settlement Boundaries / Infill Development'. Policy 2 indicates that new housing shall be directed to suitable infill sites within existing built-up areas subject to infrastructure and environmental criteria. Policy 8 aims to protect residential amenity. Developments compatible with the established residential character will be considered on their merits. Policy 74 indicates that preference will be given to developments within settlement boundaries.

- 3.1.2 The Council's Residential Development Guide recommends that window to window distances should be no less than 20 metres between habitable rooms and the minimum garden area for detached dwellings should be 70m². Amenity space for flats should be provided at 30m² per flatted unit.

3.2 Relevant Government Advice/Policy

SPP3 Planning for Housing recommends that previously developed sites should be used in preference to greenfield locations and should be located on sites accessible to public transport.

3.3 Planning Background

Over the past five years there has been no previous planning applications.

4 Consultation(s)

- 4.1 Roads and Transportation Services – No objection as long as access and drainage meets necessary requirements. Access road will be required to be constructed to an adoptable standard.

Response: If consent is granted then conditions can be incorporated to ensure appropriate access and drainage.

- 4.2 Scottish Water** – Objects because infrastructure is insufficient, however, they will remove any objection if the applicant covers the cost of and promotes a scheme acceptable to them.

Response: The applicant has agreed to meet such costs in agreement with Scottish Water.

- 4.3 SEPA** – Have concerns regarding sewerage capacity.

Response: The issue of sewerage capacity will be dealt with by the applicant in direct discussion with Scottish Water and will be safeguarded by means of condition.

5 Representation(s)

- 5.1** Following neighbour notification two letters of objection were received. The main points of these letters are summarised below: -

- (a)** No access to the rear of properties fronting Main Street have been detailed on the submitted plans.

Response: A proposed access has been detailed on the submitted plans and this will not preclude access being taken to the rear of existing properties.

- (b)** There is asbestos on the roof of the present property and therefore necessary measures will be necessary to ensure safe removal.

Response: If permission is granted a condition will be applied stipulating that the removal of any asbestos shall adhere to current standards.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1** The proposal involves the clearance of dilapidated buildings and the redevelopment of a vacant site. The current nature of the site represents an eyesore within a residential area and therefore the construction of a new development will result in environmental improvements and facilitate housing choice and supply within Forth.
- 6.2** The development is compatible with Government Guidance and local plan policies in that it is located within the settlement boundary of Forth, will reuse previously developed brownfield land and will not adversely affect amenity.
- 6.3** Scottish Water initially objected, however, are prepared to withdraw their objection subject to the applicant meeting up-grading costs of infrastructure. The applicant has agreed in principle to this requirement. The other consultees have not objected subject to the use of appropriate conditions. Adjacent residents raised concerns regarding access to their properties, however, the development will not impinge upon this.

6.4 In summary, I consider that the proposal complies with the local plan and will result in a considerable improvement to the amenity of this part of Forth.

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

4 April 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (South Division) 26/11/04
 - Scottish Water 03/12/04
 - S.E.P.A. (West Region) 23/12/04
- ▶ Representations
 - Representation from : Ms. Lorraine C. Graham, 37 Main Street, Forth, ML11 8BS
DATED 19/11/04
 - Representation from : Miss J Witham, 39 Main Street, Forth
DATED 23/11/04

Contact for Further Information

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

Ian Hamilton, Planning Officer, Clydesdale Area Office
Ext 3186 (Tel : 01555 673186)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before 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.
- 4 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.
- 5 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.
- 6 That before the development hereby approved is completed two standard trees per dwelling shall be planted within the application site boundary to the satisfaction of the Council as Planning Authority.
- 7 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 buildings 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.
- 8 That before the development hereby approved is completed or brought into use, the driveways accessing the dwellings shall be at least 12 metres in length and the first 2 metres of the driveways from the heel of the footway shall be paved.
- 9 That before the dwellinghouses hereby approved are occupied; a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.

- 10 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water.
- 11 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 complying with the principles of sustainable urban drainage systems.
- 12 That prior to the demolition of the existing buildings on site the buildings shall be surveyed for the presence of asbestos. Where asbestos has been identified removal shall be in accordance with current requirements.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 In the interests of amenity.
- 8 To prevent deleterious material being carried into the highway.
- 9 To ensure the provision of a satisfactory drainage system.
- 10 To ensure the provision of a satisfactory sewerage system.
- 11 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 off-site flooding.
- 12 In the interests of public health.

4-6 CLIMPY ROAD, FORTH



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Drawn 23/03/05

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