

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>3</h2>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>23 February 2010</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/04/0899
Planning Proposal:	Residential Development (Planning Permission in Principle)

## 1 Summary Application Information

- Application Type : Application for Planning Permission in Principle
- Applicant : Mr. K. Weir
- Location : West Mains  
Stonehouse

## 2 Recommendation(s)

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

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

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Graham Jinks
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan**  
Policy RES 2 – Proposed Housing Sites Policy  
Policy RES 3 – Residential Masterplan Sites Policy  
Policy ENV 31 – New Housing Development Policy  
Policy DM 1 – Development Management Policy

- ◆ Representation(s):  
  - ▶ 95 Objection Letters

- ◆ Consultation(s):

Environmental Services

Glasgow & Clyde Valley Structure Plan

Roads and Transportation Services (Hamilton Area)

Roads and Transportation Services (Transportation)

Roads and Transportation Services (Flooding)

Scottish Water

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

Scottish Power Energy Networks

Scotland Gas Networks

Stonehouse Community Council

West of Scotland Archaeology Service

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application relates to an area of land located at the south-western edge of Stonehouse. The site currently comprises agricultural land and measures approximately 4.9 hectares. The site is essentially triangular in shape and is bounded to the north by a dismantled railway line, to the south by Strathaven Road and adjacent agricultural land, to the east by Manse Road and adjacent residential properties, and to the west by a dismantled railway line and caravan park.

## **2 Proposal(s)**

- 2.1 The applicant seeks planning permission in principle for residential development within the site. No indicative layout has been submitted for consideration as the applicant intends to address these matters through the submission of an application for approval of matters specified in conditions should planning permission in principle be granted.
- 2.2 A Transport Assessment was submitted during the processing of the application as a supporting document.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 The application site is identified for residential use under the terms of Policy RES 2 – Proposed Housing Sites Policy of the adopted South Lanarkshire Local Plan. In addition, the site is identified as a Residential Masterplan Site under the terms of Policy RES 3 – Residential Masterplan Sites Policy. The application also requires to be assessed against Policies DM 1 – Development Management Policy and ENV 31 New Housing Development Policy. 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 Relevant Government Guidance**

- 3.2.1 With regard to Housing Scottish Planning Policy states that planning authorities should promote the efficient use of land and buildings, directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity and to reduce energy consumption. Redevelopment of urban and rural brownfield sites is preferred to development on greenfield sites.

### **3.3 Site History**

- 3.3.1 Whilst there is no recent planning history specifically relating to the site it is worth noting that planning consent was granted to South Lanarkshire Council for the erection of an integrated community facility (including cafe), formation of new roundabout with associated re-alignment of Strathaven Road and formation of associated car park on land directly to the east of the site in June 2009 (HM/09/0207).
- 3.3.2 An application for outline planning permission, now planning permission in principle, was submitted by Stonehouse Ahead and registered with the Council on 24 April 2007 for the erection of a football and sports academy including sports hall and outdoor pitches with associated infrastructure on an area of land to the south of

Strathaven Road and this application has also been referred for a decision to this Planning Committee (HM/07/0268).

#### **4 Consultation(s)**

4.1 It should be noted that this planning application was registered with the Council in December 2004 and at that time the application was considered to be premature to the adoption of the South Lanarkshire Local Plan. The required consultations were undertaken three times due to the period of time that has elapsed since the application was registered and to ensure that any potential changes in circumstances or additional material considerations were taken into account prior to any decision being made. The most up to date consultation responses are set out below.

4.2 **Environmental Services** - have no objections to the proposal subject to the inclusion of a conditions relating to proposed dust mitigation, contamination measures, and domestic waste facilities. Informatives should also be attached advising of appropriate hours and noise levels for audible construction activity at the site.

**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.

4.3 **Glasgow and the Clyde Valley Structure Plan Team** – were consulted when the Hamilton District Local Plan was the Adopted Plan for the area. No response was provided at the time and this consultation is no longer considered relevant to the assessment of this application as the site has since been designated for residential use in the adopted South Lanarkshire Local Plan under the terms of Policy RES 2 – Proposed Housing Sites Policy.

**Response:** Noted.

4.4 **Roads and Transportation Services (Hamilton Area)** - have no objections to the proposal subject to the development being accessed via a new roundabout on the A71. Conditions should be incorporated into any consent granted requiring the provision of the new roundabout, acceptable visibility splays, traffic calming elements positioned every 40 metres along the new road, acceptable surfacing and driveway lengths and parking provision in accordance with the Council's guidelines.

**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.

4.5 **Roads and Transportation Services (Transportation)** - have no objections to the application subject to the development being accessed via a new roundabout on the A71. Conditions should also be incorporated into any consent requiring the formation of this roundabout, the submission of a safety audit for all infrastructure to be constructed and adopted on the public road and the provision of a 2 metre wide footway across the frontage of the development. The design of the internal layout should be in accordance with the Council's Guidelines for Development Roads and subject to more detailed discussion and agreement with Roads and Transportation Services.

**Response:** Noted and appropriately worded conditions and informatives would be incorporated into any consent granted to address the matters raised.

4.6 **Roads and Transportation Services (Flooding)** - have no objections to the proposal subject to the submission of full details of a sustainable urban drainage system (SUDS) and a flood risk assessment for the Council's approval.

**Response:** Noted and appropriately worded conditions would be incorporated into any consent granted to address the matters raised. The Council's SUDS Design Criteria has been forwarded to the applicant.

- 4.7 **SEPA** – have no objections to the proposal subject to the provision of a suitable sewerage system. In addition, SEPA have requested that surface water from the site be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design (SUDS) Manual for Scotland and Northern Ireland. They have also advised that construction works should follow guidance on avoidance of pollution and that construction waste is stored on or removed from the site in accordance with the appropriate Waste Management Regulations. In terms of domestic waste issues, suitable provision should be made with regard to space for waste storage at individual properties and the development as a whole.

**Response:-** Noted and any consent granted would incorporate appropriately worded conditions and informatives to address the matters raised.

- 4.8 **Scottish Water** - have no objections to the proposal subject to the provision of an acceptable sewerage system for the development. They have confirmed that Stonehouse Waste Water Treatment Works currently has sufficient capacity to service the proposed development. They have also advised that they require the provision of a separate drainage system with the surface water discharging to a suitable outlet. Scottish Water require a sustainable urban drainage system (SUDS) if the system is to be considered for adoption.

**Response:-** Noted and any consent granted would be conditioned to ensure that the buildings are not occupied until satisfactory sewerage and surface water drainage systems are in place.

- 4.9 **Scottish Power (Energy Networks)** - have no objections to the proposal, however, for information purposes they have submitted details indicating the location of their apparatus in the area.

**Response:** - Noted and this information will be passed on to the applicant.

- 4.10 **Scotland Gas Networks** - have no objections to the proposal, however, for information purposes they have submitted details indicating the location of their apparatus in the area.

**Response:** - Noted and this information will be passed on to the applicant.

- 4.11 **Stonehouse Community Council** - Stonehouse Community Council have no objections to the application and fully support the proposal. The Community Council expect that South Lanarkshire Council will seek and obtain planning gain from the developer for this development and that this will go towards further development of the Council's recently approved integrated community centre or the proposed sports academy to the south of the application site. The applicant has intimated considerable planning gain to a trust fund for Stonehouse and the Community Council reserve the right to comment further on layout styles and other aspects of the full application.

**Response:** Noted. The Community Council would be consulted on the any subsequent application submitted for the approval of matters specified in conditions should planning permission in principle be granted for the development. Depending on the detailed layout submitted it may be the case that a financial contribution would have to be submitted by the future developer of the site in lieu of the provision of full play facilities within the site. In accordance with the Council's Residential Development Guide such a contribution would be required to upgrade existing recreational facilities in the area following consultation with the Council's Community Resources.

- 4.12 **West of Scotland Archaeology Service** - have no objections to the proposal, however, they recommend that the site be subject to a pre-determination evaluation in order to assess the nature, depth of, and extent of any potential archaeological features within the development area. Should this not be possible they recommend that a suspensive condition be attached to any consent issued to secure a programme of archaeological works to be conducted in advance of any development. **Response:** Noted. As the application is for planning permission in principle I am satisfied that the matters raised can be addressed through a condition requiring the implementation of a programme of archaeological works in accordance with a written scheme of investigation to be approved by both the West of Scotland Archaeology Service and the Council.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken. At the time of registration the application was advertised in the Hamilton Advertiser as Development Potentially Contrary to the Development Plan due to the site's previous designation as Green Belt land. More recently the application was re-advertised due to Non-notification of Neighbours. This was required as a result of new planning legislation which requires that if there are no premises on some of the adjacent land, when neighbour notification or re-neighbour notification takes place, then an advert in the local press is required. As a result of this re-notification and advertising ninety five letters of objection were received. The grounds of objection are summarised as follows:

- (a) **More details are required in relation to the number of houses proposed; the proposed access to the site; construction period; the design, materials, scale massing etc; and impact on amenity. Due to this lack of detail it is virtually impossible to raise any specific objections to these proposals and it is incredible that the Council can make a 'Major Development' decision based on the minimal information provided by the applicant.**

**Response:** The applicant seeks planning permission in principle for residential development within the site. No details have been submitted for consideration as the applicant will address these matters through the submission of a subsequent application for approval of matters specified in conditions should planning permission in principle be granted. This is totally consistent with the content of a planning application for planning permission in principle. It should also be noted that the application site is identified for residential development under the terms of Policy RES 2 – Proposed Housing Sites Policy of the adopted South Lanarkshire Local Plan, therefore, the principle of residential development on the site is considered to be acceptable.

- (b) **It is understood that the development would be accessed via a new roundabout on Strathaven Road (A71). There are major concerns regarding road safety and volume of traffic during construction and thereafter, therefore, assurance should be given that Manse Road will not be used for any site access whatsoever.**

**Response:** The proposed access to the site would have to be via a new roundabout on the A71. Subject to the inclusion of appropriately worded conditions, including a condition requiring the formation of this new roundabout, Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues.

- (c) **Has the Council consulted with the major utility service providers e.g. gas, electricity and Scottish Water. The unknown number of dwellings proposed will impact on the local infrastructure i.e. sewerage, drainage, water etc. together with the impact on local amenities i.e. schools, shops, doctors, dentists etc.**

**Response:** The application site is identified for residential development under the terms of Policy RES 2 – Proposed Housing Sites Policy of the adopted South Lanarkshire Local Plan, therefore, the principle of the proposal is acceptable. Extensive public consultation and consultation with utility services and other parties takes place during the production of a local plan. In addition, the major utility providers were consulted specifically on the application and none of them raised any objection to the application in relation to infrastructure provision.

- (d) **There are many other derelict sites already in Stonehouse and if local development is a necessity then why not develop these sites in the first instance. Manse Road is a farm road used by local families and the proposals would stop people's enjoyment of this naturally beautiful area.**

**Response:** The application site is identified for residential development in the adopted South Lanarkshire Local Plan, therefore, the principle of the proposal is acceptable. The proposed access to the site would have to be via a new roundabout on the A71 and any consent granted would be conditioned to this effect.

- (e) **Was an Environmental Impact Assessment carried out for the development. Consideration should be given to the overall environmental impact not only to residents but to local wildlife.**

**Response:** Under the terms of regulation 5 (1) of the Environmental Impact Assessment (Scotland) Regulations 1999 a screening opinion was undertaken as to whether the proposed development is, or is not an EIA development. Due to the scale, nature and location of the development it was considered that the proposal is likely to have no significant environmental effects and that no Environmental Impact Assessment was required.

- (f) **Was an Impact Assessment undertaken to reflect the effect a major development such as this will have on local facilities.**

**Response:** A strategic environmental impact assessment was undertaken as part of the preparation of the South Lanarkshire Local Plan.

- (g) **Was a Wildlife Assessment and a Visual Impact Assessment undertaken.**

**Response:** Should planning permission in principle be granted for the development a habitat survey and a landscape and visual assessment would have to be submitted as part of any subsequent application for approval of matters specified in conditions.

- (h) **Has the Council commissioned or requested a Traffic Impact Assessment on the immediate vicinity of the development along with the extended area of the village of Stonehouse to include generic, parent and child and disabled parking facilities.**

**Response:** The applicant submitted a Transport Assessment as a supporting document and Roads and Transportation Services considered the report's contents and conclusions to be acceptable.

- (i) **During the consultative period of the Local Plan did the Council consult with NHS Lanarkshire and independent health practitioners on the potential impact the proposal would have on existing locally delivered services.**

**Response:** Both NHS Lanarkshire and the Primary Health Care Trust were consulted during the consultative period of the Local Plan and neither organization raised any adverse comments in relation to this site.

- (j) **Has the Council requested that the applicant carry out a flood risk assessment in regard to the proposed development.**

**Response:** Should planning permission in principle be granted for the development a flood risk assessment would have to be submitted as part of any subsequent application for approval of matters specified in conditions.

- (k) **Has the Council undertaken a retail impact assessment in Stonehouse.**

**Response:** As the application is for residential development on the site there would be no need for the preparation of a retail impact assessment.

- (l) **How does the Council plan to cope with the increase in the number of school children that this new housing development would bring to Stonehouse. According to figures Larkhall Academy and Strathaven Academy have no extra capacity to accommodate a growing population in the Stonehouse area.**

**Response:** The Council's Education Resources were consulted on a number of potential residential sites during the consultation process of the South Lanarkshire Local Plan and considered that there was sufficient capacity to accommodate additional secondary school pupils in the Stonehouse area. More recent contact has been made with Education Resources and they have confirmed that there are no issues in connection with primary school provision arising from these proposals.

- (m) **The proposed development may have an impact on existing properties in terms of loss of privacy and view.**

**Response:** Whilst loss of view is not a valid planning consideration any future development on the site would have to be positioned appropriately in order to protect the amenity of existing properties in the surrounding area.

- (n) **Noise pollution will become an issue if the development was to be approved. What measures would be put in place to ensure the impact to residents on Manse Road and surrounding area will be minimal during construction works.**

**Response:** Matters relating to potential noise nuisance and works taking place outwith appropriate hours for construction activity would be a matter for Environmental Services to address where necessary under their legislative powers.

- (o) **Due to the current economic environment there are delays on other residential developments in Stonehouse. What is the Council's policy in relation to releasing more land for house building when other local projects are facing delays.**

**Response:** The adopted South Lanarkshire Local Plan sets out the strategy for development and land use across the whole of the Council's area, over a period of five to ten years. This document requires to take account of housing land supply and the take up of this supply always depends on market forces.

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

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks planning permission in principle for residential development on land at West Mains, Stonehouse. The determining issues that require to be addressed are whether the proposal complies with national and local plan policy and its impact on the amenity of the adjacent properties.
- 6.2 In terms of national planning policy, Scottish Planning Policy states that planning authorities should promote the efficient use of land and buildings, directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and service capacity and to reduce energy consumption. Redevelopment of urban and rural brownfield sites is preferred to development on greenfield sites. In this instance, the application site has been identified for residential development in the adopted Local Plan and the site would be easily accessible by public transport and well integrated into existing walking and cycling networks. I am, therefore, satisfied that the proposal conforms with national planning policy as it already has residential status through the adopted South Lanarkshire Local Plan.
- 6.3 In terms of local plan policy, the application site is identified for residential development under the terms of Policy RES 2 – Proposed Housing Sites Policy of the adopted South Lanarkshire Local Plan. The site is also covered by Policy RES 3 – Residential Masterplan Sites Policy which states that the Council will support residential development to the north of Strathaven Road following the granting of planning consent for the construction of the Stonehouse Community Centre, as proposed by Policy CTY 4. Development of new recreation and leisure facilities and residential development were proposed to have been tied by legal agreement. Development proposals should incorporate new junctions with the A71 Strathaven Road, and include the formation of a roundabout on the A71 to act as the junction for the future bypass. Proposals should be included for structure planting to provide a robust settlement and green belt boundary. As the application site is located within a residential policy area the principle of the development is considered to be acceptable. The Council's integrated community facility has detailed planning consent and is due to be constructed on site shortly and any consent granted for the proposed football and sports academy to the south of the application site would be conditioned to ensure that the required roundabout is constructed prior to the sports academy being constructed. I am, therefore, satisfied that a masterplan and a legal agreement are not required in relation to this development and that any subsequent application for approval of matters specified in conditions would allow for the appropriate structure planting required. The land required to be set aside for the future bypass is currently outwith this planning application site and therefore the approval of this residential proposal will not currently compromise the delivery of a bypass in the future, should this be required. It is considered therefore, that the proposal is consistent with local plan land use policy and raises no significant issues.
- 6.4 In terms of the detailed design of the proposed development Policies DM1 – Development Management Policy and ENV 31 - New Housing Development Policy are relevant to the assessment of the application and they generally require new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. However, the application is for planning permission in principle and no details have been submitted with the application in terms of the layout or design of the proposal. Consequently, any

subsequent application for approval of matters specified in conditions would require to incorporate a development brief for the site which would provide guidance on the key development standards required and would also be required to comply with the Council's Residential Development Guide and be in keeping with development in the surrounding area.

- 6.5 Whilst third parties representations have been received, these relate either to the use of the land (which already benefits from the status of housing in the adopted local plan) or cover detailed matters, which can only be considered during the process of subsequent detailed application(s). None of the matters raised warrants refusal of the application.
- 6.6 In summary, I am satisfied that the proposal is acceptable and that it complies with both national and local plan policy. I would, therefore, raise no objection to the proposal and recommend that planning permission in principle be granted. Conditions will be attached to ensure that the residential development is accessed by a roundabout onto the A71 and that development of this site does not take place before the leisure development across the A71 (application also on the agenda) is completed.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on either residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies RES 2, RES 3, DM 1 and ENV 31 of the adopted South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**15 February 2010**

### **Previous References**

HM/09/0207  
HM/07/0268

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Environmental Services	11/08/06
Roads and Transportation Services (Hamilton Area)	27/01/10, 10/10/06 & 22/03/05
Scottish Water	09/08/06 & 23/03/05

Glasgow & Clyde Valley Structure Plan	13/12/04
Roads & Transportation Services H.Q. (Flooding)	17/12/04
SEPA	05/09/06 & 30/12/04
Scottish Power Energy Networks	11/08/06 & 10/12/04
Scotland Gas Networks	11/08/06, 09/08/06 & 07/12/04
Roads and Transportation Services (Transportation)	04/2/10
Stonehouse Community Council	13/01/10, 02/08/06 & 22/12/04
West of Scotland Archaeology Service	01/02/05

► Representations

- Representation from : James & Suzanne Hill, 26 Manse Road, Stonehouse, ML9 3QP, DATED 20/12/2004
- Representation from : Gary. Gail & Cameron Connor, 28 Manse Road, Stonehouse, ML9 3QP, DATED 20/12/2004
- Representation from : Jennifer, Alistair & Susan McKinlay & E. Walker, 16/18 Manse Road, Stonehouse, DATED 24/12/2004
- Representation from : Mrs. Margaret Ballantyne, The Shielling, Manse Road, Stonehouse, ML9 3QP, DATED 10/01/2005
- Representation from : Gary Leitch, 14 Manse Road, Stonehouse, ML9 3QP, DATED 17/12/2004
- Representation from : Mr & Mrs J M Feeney, 24 Manse Road, Stonehouse, ML9 3QP, DATED 17/12/2004
- Representation from : Mr & Mrs Barratt, 26 Manse Road, Stonehouse, ML9 3QP, DATED 02/02/2010
- Representation from : Mrs Claire Macrae, 24 Manse Road, Stonehouse, ML9 3QP, DATED 09/02/2010
- Representation from : Mr Christopher Macrae, 24 Manse Road, Stonehouse, ML9 3QP, DATED 09/02/2010
- Representation from : Mr B A Thomson, 1 Millholm Gardens, Stoenhouse, ML9 3QL, DATED 09/02/2010
- Representation from : Mrs N Thomson, 1 Millholm Gardens, Stonehouse, ML9 3QL, DATED 09/02/2010

Representation from : Kirsty McCue, 14 Manse Road,Stonehouse,ML9 3QP,  
DATED 08/02/2010

Representation from : Mrs F McMurdie, 88 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : Mr and Mrs McGrory, 10 Manse Road,Stonehouse,ML9  
3QP, DATED 25/01/2010

Representation from : Mr and Mrs Connor, 28 Manse Road,Stonehouse,ML9  
3QP, DATED 25/01/2010

Representation from : Mr Geoff Lloyd, 88 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Grace Hamilton, 61 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : A Strachan, 35 Blinkbonny,Stonehouse, DATED  
08/02/2010

Representation from : C Rodger, 3 Millholm Gardens,Stonehouse, DATED  
08/02/2010

Representation from : Andrew Milne, 67 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Emma Milne, 67 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Mr A Paterson, 86 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : G D Tucker, 62 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Julie Tucker, 62 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Karen Dick, 69 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Alexander McCaskie, 74 Mainsacre Drive,West  
Mains,Stonehouse,ML9 3QH, DATED 08/02/2010

Representation from : Elaine McCaskie, 74 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : Robert Hamilton, 61 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : Mary Waddell, 39 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Tracey Copley, 35 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Rosemary Copley, 35 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : R Griffith, 72 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Mr A Davies, 28 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Miss Lauren Sterritt, 28 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : Mrs Alison Griffin, 31 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Mr John Griffin, 31 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Tom Sommerville, 8 Millholm Gardens,Stonehouse, DATED  
08/02/2010

Representation from : E Sommerville, 8 Millholm Gardens,Stonehouse, DATED  
08/02/2010

Representation from : J Hendry, 24 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Mr Mark McNeil, 37 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Kelly Hamilton, 37 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Owner/Occupier, 68 Mainsacre Drive,Stonehouse,ML9  
3QH, DATED 08/02/2010

Representation from : Julie Meikle, 68 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Thomas Little, 45 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Annette Little, 45 Mainsacre Drive,Stonehouse,ML9 3QH,  
DATED 08/02/2010

Representation from : Anne Maxwell, 47 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : John Maxwell, 47 Mainsacre Drive,Stonehouse, DATED  
08/02/2010

Representation from : Douglas Waddell, 39 Mainsacre Drive,Stonehouse, DATED

08/02/2010

- Representation from : Janet Anne Robertson, 23 Mainsacre Drive, Stonehouse, ML9 3QH, DATED 08/02/2010
- Representation from : C Rodger, 3 Millholm Gardens, Stonehouse, ML9 3QL, DATED 08/02/2010
- Representation from : S Ward, 17 Secaurin Avenue, Stonehouse, ML9 3WZ, DATED 08/02/2010
- Representation from : Mrs T Dunbar, 6 Secaurin Avenue, Stonehouse, DATED 08/02/2010
- Representation from : Owner/Occupier, 4 Secaurin Avenue, Stonehouse, DATED 08/02/2010
- Representation from : John Hunter, 11 Secaurin Avenue, Stonehouse, ML9 3NZ, DATED 08/02/2010
- Representation from : Christine Christie, 15 Secaurin Avenue, Stonehouse, ML9 3NZ, DATED 08/02/2010
- Representation from : G Christie, 15 Secaurin Avenue, Stonehouse, ML9 3NZ, DATED 08/02/2010
- Representation from : Mrs A Hunter, 11 Secaurin Avenue, Stonehouse, ML9 3NZ, DATED 08/02/2010
- Representation from : R Hendry, 24 Mainsacre Drive, Stonehouse, ML9 3QH, DATED 08/02/2010
- Representation from : Duncan Watt, 11 Blinkbonny, Stonehouse, DATED 08/02/2010
- Representation from : Sharon Glasgow, 5 Blinkbonny, West Mains, Stonehouse, DATED 08/02/2010
- Representation from : Scott Glasgow, 5 Blinkbonny, West Mains, Stonehouse, DATED 08/02/2010
- Representation from : Ms Donna McGrory, 10 Manse Road, Stonehouse, ML9 3QP, DATED 08/02/2010
- Representation from : Mr Anthony McGrory, 10 Manse Road, Stonehouse, ML9 3QP, DATED 08/02/2010
- Representation from : Mrs Gail Connor, 28 Manse Road, Stonehouse, ML9 3QP, DATED 03/02/2010
- Representation from : Mr Gary Connor, 28 Manse Road, Stonehouse, ML9 3QP, DATED 03/03/2010
- Representation from : Scott Crossar, 26 Blinkbonny, Stonehouse, ML9 3QR, DATED 08/08/2010

Representation from : Denise Watt, 11 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/08/2010

Representation from : Mrs M Crossar, 26 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/08/2010

Representation from : Owner/Occupier, 19 Blinkbonny,Stonehouse,, DATED 08/08/2010

Representation from : Bernadette Loone, 19 Blinkberry,Stonehouse,ML7 3GH, DATED 08/08/2010

Representation from : Mrs Elsie Walker, 18 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mrs Sandra Campbell, 20 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mr Gary Leitch, 14 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mrs W Rodwell, 22 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mr R Rodwell, 22 Manse Road,Stonehouse,ML3 3QP, DATED 05/02/2010

Representation from : Mr Alistair McKinlay, 16 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mrs Angela Corr, 12 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : Mr Garry Corr, 12 Manse Road,Stonehouse,ML9 3QP, DATED 05/02/2010

Representation from : David Jamieson , 41 Mainsacre Drive,Stonehouse, DATED 08/08/2010

Representation from : Emma Louise Robertson , 23 Mainsacre Drive,Stonehouse,ML9 3QH, DATED 08/08/2010

Representation from : W McKnight, 33 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/02/2010

Representation from : J McKnight, 33 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/08/2010

Representation from : Elizabeth Bridges, 32 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/02/2010

Representation from : Alan Dunlop, 23 Blinkbonny,Stonehouse,ML9 3QR, DATED 08/08/2010

Representation from : L Dunlop, 23 Blinkbonny, Stonehouse, ML9 3QR, DATED 08/08/2010

Representation from : Mrs E Paterson, 86 Mainsacre Drive, Stonehouse, DATED 08/02/2010

Representation from : Owner/Occupier, 22 Blinkbonny, Stonehouse, DATED 08/08/2010

Representation from : Owner/Occupier, 34 Blinkbonny, Stonehouse, DATED 08/02/2010

Representation from : John Webb, 21 Blinkbonny, Stonehouse, ML9 3QR, DATED 08/02/2010

Representation from : Marlene Webb, 21 Blinkbonny, Stonehouse, ML9 3QR, DATED 08/08/2010

Representation from : K Cunningham, 84 Mainsacre Drive, Stonehouse, ML9 3QH, DATED 10/02/10

Representation from : Mr and Mrs R Craig, 22 Ringwall Gardens, West Mains Estate, Stonehouse, ML9 3QW, DATED 10/02/2010

Representation from : Mr A McKegney, 70 Mainsacre Road, Stonehouse, ML9 3QP, DATED 10/02/2010

Representation from : Mr A R Cuthbert, 8 Manse Road, Stonehouse, ML9, DATED 10/02/2010

Representation from : Mrs Jennifer McKinlay, 16 Manse Road, Stonehouse, ML9 3QP, DATED 10/02/2010

**Contact for Further Information**

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

Jim Blake, Planning Officer, Brandon Gate, Hamilton  
Ext 3508 (Tel :01698 453508 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)

## CONDITIONS

- 1 Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
  - (a) the layout of the site, including all roads, footways, parking areas and open spaces (the design of the internal road layout should be in accordance with the Council's Guidelines for Development Roads and a 2 metre wide footway shall be provided to tie into any existing or proposed footway infrastructure);
  - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
  - (c) a topographical survey of the site, detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
  - (d) the details of the means of access to the site including the formation of a four arm, 32 metre inscribed circle diameter roundabout on the A71;
  - (e) the design and location of all boundary treatments including walls and fences in addition to structure planting (dimensions to be agreed) along the north and west boundaries of the site;
  - (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
  - (g) the means of drainage and sewage disposal incorporating a Sustainable Urban Drainage System (SUDS).
  - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
  - (i) submission of an energy statement which demonstrates that on-site zero and low carbon energy technologies contribute at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standard;
  - (j) submission of a noise report which examines the design and use of the Sports Academy
  - (k) an archaeological evaluation of the application site;
  - (l) details of any proposed floodlighting scheme;
  - (m) a landscape and visual assessment including mapped information on the main landscape features, constraints and sensitivities and identifying potential areas for structural landscaping, walking and cycling routes, SUDS locations etc;
  - (n) a drainage impact assessment;
  - (o) a flood risk assessment;
  - (p) a safety audit for all infrastructure to be constructed and adopted on the public road;
  - (q) a habitat survey;
  - (r) details specifying the location of 25% of the site's capacity as serviced land for the provision of affordable housing.
  - (s) a development brief for the site which shall provide guidance on the key development standards required and which shall comply with the Council's Residential Development Guide;
  - (t) an access and design statement.

- 2 The application(s) for approval of these further matters must be made to the

Council as Planning Authority before whichever is the latest of the following:

- (a) expiry of 3 years from when permission in principle was granted
- (b) expiry of 6 months from date when an earlier application for approval was refused, and
- (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
  - (ii) different parts of the development
- at different times.

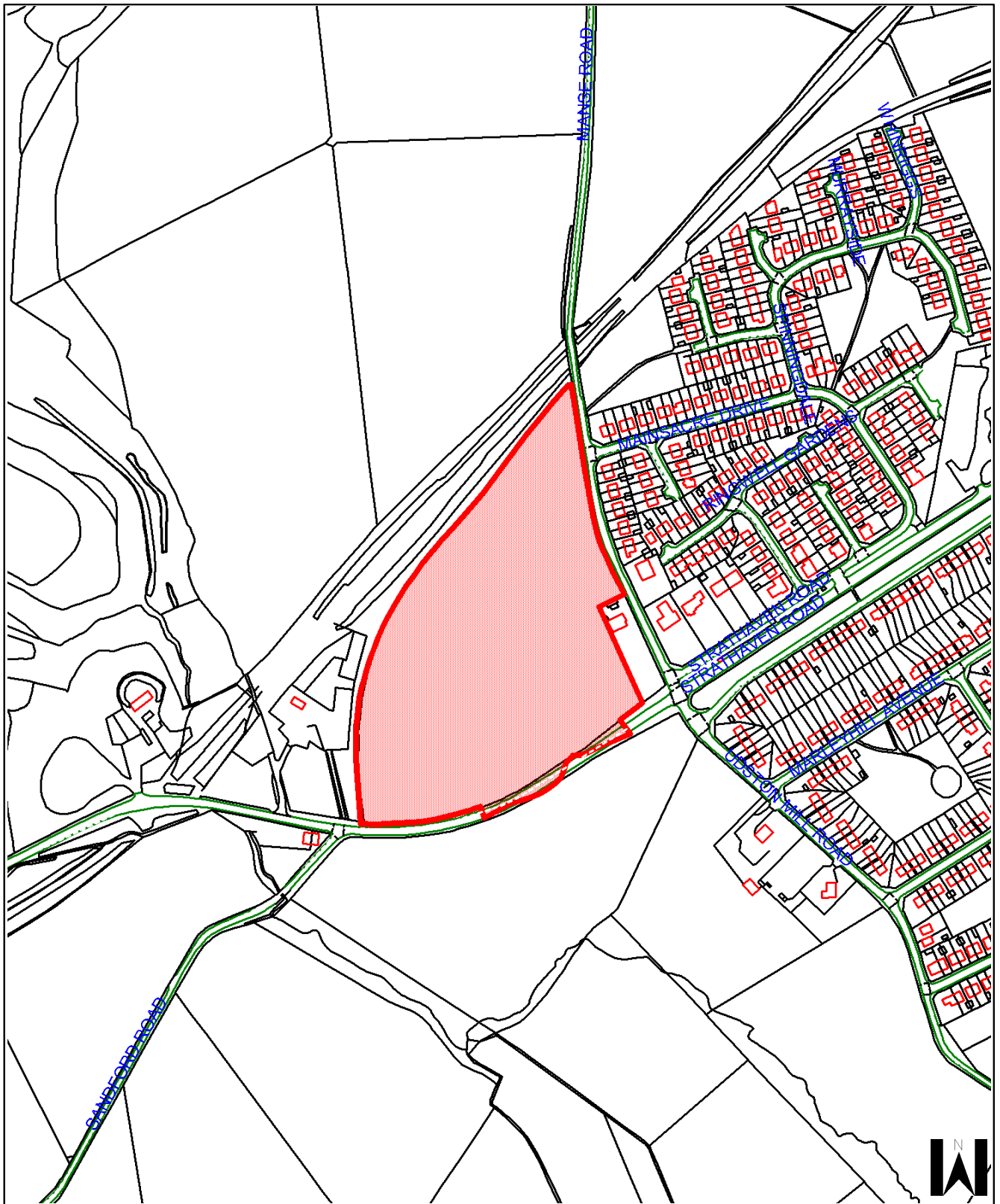
Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

- 3 The consent shall be carried out strictly in accordance with drawing number: 220/DP/00 rev.B
- 4 That notwithstanding the terms of Condition 1 above, any application(s) submitted should show the construction of the roundabout prior to any works relating to the residential development connecting on site.
- 5 That no works shall commence on site until works approved by virtue of planning application HM/07/0268 have been completed and the uses commenced on site to the satisfaction of the Council as Planning Authority.

## **REASONS**

- 1 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 4 To ensure a satisfactory access during the construction of the development.
- 5 To comply with the terms of the adopted South Lanarkshire Local Plan.

For information only



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