

	<h1>Report</h1>	Agenda Item <h2>4</h2>
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Report to: **Planning Committee**
 Date of Meeting: **13 February 2007**
 Report by: **Executive Director (Enterprise Resources)**

Application No CR/06/0403
 Planning Proposal: Erection of 78 Dwellinghouses with Associated Landscaping, Open Space etc

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Housing Association
- Location : Langcroft Drive/Hamilton Crescent
Cambuslang

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)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Coltart Earley
- ◆ Council Area/Ward: 61 Cairns
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan (Adopted)
Policy RES9 – Residential Land Use Policy
South Lanarkshire Local Plan (Finalised)
Policy RES6 – Residential Land Use Policy

- ◆ Representation(s):
 - ▶ 1 Comments Letter

- ◆ Consultation(s):

Education Resources

Environmental Services

Roads and Transportation Services (North Division)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

- 1.1 The application site is located to the south of Hamilton Road on the northern edge of the Cairns residential area of Cambuslang. The site extends to 1.95ha and is the former site of a number of three storey Council flats which have been recently demolished and cleared as part of the regeneration of the Cairns area. The site is bounded to the north and west by Hamilton Crescent, to the south by Langcroft Drive and to the east by Oak Drive. The site is generally rectangular in shape with the long axis running east/west. The site slopes gradually down from west to east while at the same time there is a significant change in levels of approximately 3 metres between the higher southern edge of the site and the lower northern boundary. The changes of level across the site are reflected in the layout of the proposed development in as much as it proposes earth works and retaining walls to create level bases for the dwelling houses and their gardens.
- 1.2 To the north, west and south the site is adjacent to public open space. It is only the narrow Oak Drive frontage which is adjacent to residential properties, namely three storey flats. It should be noted however that an application (CR/06/0408) is being considered at this Committee for a flatted residential development on part of the open space area immediately to the north of the application site.
- 1.3 The site is currently lying vacant reflecting the fact that the properties which previously occupied the site have only recently been demolished and cleared from the site.
- 1.4 The site is currently in Council ownership however negotiations to transfer ownership to the Housing Association are at an advanced stage and it is anticipated that title will transfer to the applicant in the near future.

2 Proposal

- 2.1 The applicant, Clyde Valley Housing Association, seeks to undertake a residential development on the site comprising of 78 dwelling houses, 56 of which will be for rent while 22 will be for sale through Community Scotland's "Homestake" affordable housing initiative. The Council's Housing officers have set the tenure split for the site, namely 56 properties for rent and 22 for "affordable" sale. This reflects both the demand for rented housing in the area and the Council's desire to introduce owner occupied stock to the Cairns area to create a more balanced community. The dwellings will be a mix of cottage flats, terraced, semi-detached and detached houses. Details of the proposed housing mix are outlined below. As mentioned above there is a considerable change in level over the site and this is reflected in the fact that a number of the dwellings will be split-level to allow for the most efficient use of the site. These split level properties will be three storeys in height, however their design, specifically the use of mono-pitch roofs, is such the they appear to be only two storey from both the front and back elevations. All the other dwellings will be two storeys high. All the properties will have their own back and front gardens, including the cottage flats each of which will have its own garden area. The development will utilise the existing road network but includes two new cul-de-sacs off of Langcroft Drive which are required to open up the site and maximise the number of units within the development.
- 2.2 In detail, the properties for sale will be on the northern edge of the site with a frontage onto Hamilton Crescent and the main Hamilton Road corridor. These properties will all

be split level, being higher to the rear of the dwellings. There will be 15 three apartment properties, 12 of which will be semi-detached and 3 in a terrace. There will also be 7 four apartment properties, six of which are semis while one is a detached dwelling. All the properties will have their own front and back gardens. It is proposed that all the back gardens will be bounded by 1.8 metre high timber fences while to the front the boundary will be 0.3 metre high black painted steel railings.

2.3 The split-level design of the properties has resulted in attractive modern looking properties with mono pitched roofs sloping up from front to back. The materials proposed for these properties are a mix of buff coloured facing brick, smooth white render, grey roof tiles and stained timber windows. In addition zinc cladding has been utilised as an edge to the roofs, for the front door canopies and in some cases around the front windows. The front elevations of the four apartment properties also make use of glazing in the windows to give the properties an interesting and modern appearance.

2.4 The social rented housing will total 56 units for rent by the Housing Association. In detail this comprises of:

- 4 x 2 apt; 2 person cottage flats
- 14 x 3 apt; 4 person cottage flats
- 7 x 3 apt; 4 person house
- 24 x 4 apt; 4 person house
- 3 x 3 apt; 4 person split-level house
- 4 x 5 apt; 6 person house.

These properties are spread throughout the site in semi-detached and terraced blocks fronting onto Oak Drive, Hamilton Crescent, Langcroft Drive and the new cul-de-sacs running off of Langcroft Drive.

2.5 The layout of the proposed development is traditional and has ensured that all of the houses will have street frontages and their own off-street car parking areas. The properties will all have front and back gardens and it should be noted that each of the cottage flats will have its own front door.

2.6 In terms of materials the houses for rent will have the same mix of styles and materials described above utilising a mix of facing brick, render, grey roof tiles and zinc cladding; again creating attractive modern looking properties.

2.7 In terms of boundary treatment these properties will also have 1.8 metre high timber fences along the rear boundaries with 1.1 metre timber fences to the side of the rear gardens. To the front these properties will have 0.9 metre fences with gated access to the hard standing car park spaces.

2.8 As is normal practice for social rented housing the car parking standards have been set at an average of 1.5 spaces per unit. These are spread throughout the site with the larger units having 2 spaces while smaller ones have only one space. There will be no on-street parking within the development.

2.9 **Amenity Open Space**

As the proposed development site lies adjacent to large areas of public open space, it was agreed that the development will provide seven small areas of public open space around the edge of the site with the two largest being landscaped areas on Hamilton

Crescent at approximately the mid point of the application site. In addition the applicants will plant approximately 60 four metre high staked trees throughout the site, both within front garden areas and in the public open space areas.

2.10 Contaminated Land

The applicant's have undertaken detailed Site Investigation which have identified that a wide strip along the southern and eastern edges of the site is made up / infill land. This infill material is approximately 1.5 metres deep and its extent coincides with the footprint of the former flats on the site, suggesting that the material was brought in to form an even surface for the flats. Below this layer of infill and along the northern half the site the site is made up of natural soils.

- 2.12 Further analysis of the made up ground established that it contains contaminants that can be dealt with by either removal and replacement of the affected soils or the capping of the affected areas with a minimum of 600 mm of clean materials and a physical barrier of at 150 mm thickness to protect the ground water and prevent leaching to the surface. On the recommendation of their advisors the applicants have decided that the capping option would be the most effective strategy. It should be noted that the Council's Environmental Services will be given full details of the contamination on the site and will have to agree the details of the proposed remediation strategy before any works on the site can commence.

3 Background

3.1 Local Plan Status

The application site lies within the adopted Cambuslang/Rutherglen Local Plan area, and is covered by Policy RES9 – 'Residential Land Use Policy' and by Policy RES6 – 'Residential Land Use Policy' of the finalised South Lanarkshire Local Plan. Both Policies are general residential policy which seeks to protect the character of residential areas by resisting proposals that will detract from them.

3.2 National Guidance

As a means of reducing travel demand and reliance on the private car Scottish Planning Policy (SPP)¹⁷ "Planning for Transport" states location which are highly accessible by walking, cycling and public transport should be developed at the highest densities. The site is in close proximity to bus routes along Hamilton Road.

- 3.3 SPP3 "Planning for Housing" restates the Scottish Executive's commitment to, and its preference for, the redevelopment of brownfield sites for residential development.
- 3.4 Planning Advice Note (PAN) 33 "Development of Contaminated Land" recommends that the planning system has a key part to play in addressing the problem of historical contamination. In pursuing policies to re-use and redevelop sites, developers and planning authorities need to be aware of contamination issues, and the role of the planning system in dealing with them.

3.5 Planning Background

There have been no previous applications on the site since 1996.

4 Consultation(s)

- 4.1 **Roads & Transportation Services** - no objections subject to conditions relating to drop kerb access, gradients of driveways, visibility splays and sightlines. Agreed that parking provisions outlined in the submitted plans are acceptable.
Response: Noted and appropriate conditions relating to these requirements can be applied should consent be granted.
- 4.2 **Environmental Services** - No objections subject to conditions relating to noise, hours of audible construction activity, drainage details, the need for an asbestos survey and an action plan to deal with any assessed risks arising from the survey, dust nuisance and the need for a fully intrusive site investigation for land contamination and a remediation strategy for any contamination found on the site.
Response: Appropriate conditions relating to these matters can be applied; however matters concerning noise can be dealt with through the powers available to Environmental Services. It should also be noted that the applicants have already undertaken asbestos and land contamination surveys and that the details of these and the remediation plans will be passed to Environmental Services.
- 4.3 **Roads and Transportation (Flood Prevention Unit)** - No objections subject to conditions regarding a drainage impact assessment, sustainable urban drainage and flooding.
Response: Noted and appropriate conditions relating to these requirements can be applied should consent be granted.
- 4.4 **Scottish Water** - No objection subject to the applicant agreeing with Scottish Water a suitable mitigation scheme to overcome wastewater infrastructure problems.
Response: Noted, should it be granted a suspensive condition can be placed on the consent requiring the applicant to confirm that they have resolved the position with Scottish Water regarding the provision of the necessary infrastructure.
- 4.5 **Education Resources** - No objections.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and one representation was received. This was from Scottish Power who offered no objections to the proposed development but noted that they had underground cables in the area and provided a plan showing their location. This plan will be passed to the applicants for their information. No other representations were received.

6 Assessment and Conclusions

- 6.1 Detailed planning consent is sought for a new residential development comprising 78 dwelling houses incorporating 22 houses for affordable sale and 56 for social rent, the construction of two new cul-de-sacs, off-street car parking and landscaping on a 1.95ha site in the Cairns area of Cambuslang. The site is currently vacant.
- 6.2 From a local plan viewpoint, the principle of residential development complies with Policy RES9 – general residential land use policy, of the adopted Cambuslang / Rutherglen Local Plan and the equivalent Policy RES6 of the finalised South Lanarkshire Local Plan. The proposed development also accords with national

guidance as outlined in SPP3 – Planning for Housing and SPP17 – Planning for Transport and PAN33 – Development of Contaminated Land.

- 6.3 In terms of the wider regeneration of the Cairns residential area the Council's Housing and Technical Resources have been working closely with applicants to produce an agreed development which is considered by Housing Services to be Phase 1 of Cairns regeneration. The tenure mix, layout and house styles have been agreed in discussions with Housing Services and accord with their plans for the wider area to provide a variety of house styles, reduce the number of flats, to widen housing choice and to produce a more balanced tenure mix and community.
- 6.4 Due to the location of the application site the proposed development can be accommodated without affecting surrounding amenity and privacy. The development will primarily be in the form of traditional semi-detached and terraced properties with a single detached dwelling and 18 cottage flats. There will also be some 25 split-level houses which are of a more modern design incorporating mono-pitched roofs. The design of the dwellings and the use of a mix of high quality modern materials will create an interesting and attractive development. It is my assessment that the proposed dwellings, in terms of design and layout, are an acceptable form of development at this particular location.
- 6.5 The proposed development provides the required number of off-street car parking spaces with access to the parking spaces by dropped kerb from the street frontages in line with the requirements of Roads and Transportation Services. Two small cul-de-sacs have been taken off of Langcroft Drive to open up the site for development and these will be constructed to the standards required by Roads and Transportation Services and will be adopted by the Council in the future.
- 6.6 The applicants have identified that part of the site suffers from contamination. The applicants have taken expert advice on the nature of the contamination and have proposed an acceptable remediation strategy which will cap the contaminated layer and make the site safe for the proposed development.
- 6.7 In conclusion, as the proposed development accords with National Guidance, Local Plan policies and is in line with Council's proposals for the regeneration of Cairns, is of an acceptable design and layout, meets access and parking requirements and brings an area of vacant and contaminated land into active use it is recommended that the Committee grant planning permission subject to conditions.

6 Reason for Decision

- 7.1 The application accords with Policies Policy RES9 & RES6, Residential Land Use, of the Cambuslang/Rutherglen Local Plan & South Lanarkshire Local Plan (Finalised) respectively; and the development reflects the guidance contained in the Local Plans in terms of design, layout and access.

Iain Urquhart
Executive Director (Enterprise Resources)

5 February 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Roads & Transportation Services H.Q. (Flooding)	08/01/07
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Roads & Transportation Services	05/01/07
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Education	22/12/06
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Scottish Water	27/12/06
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Environmental Services	28/12/06
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- ▶ Comments

Scottish Power	20/12/06
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Contact for Further Information

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

Bill Kerr, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen
Ext 5141 (Tel :0141 613 5141)
E-mail: Enterprise.cam-ruth@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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That the open space relating to the development shall be laid out simultaneously with the development or each phase thereof, and shall be completed to the satisfaction of the Council as Planning Authority.
- 6 That proposals for the maintenance of all areas of open space within the development shall be submitted to the Council as Planning Authority and no work on the site shall be commenced until the permission of the Council has been granted for these proposals or such other proposals as may be acceptable.
- 7 That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans 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.
- 8 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 9 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 7 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.

- 10 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.
- 11 That, in the event of dust nuisance problems being created by operations on site, the applicant shall take reasonable measures to minimise the transmission of dust, to the satisfaction of the Planning Authority.
- 12 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any asbestos found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such asbestos, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any asbestos works on the site.
- 13 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
- (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 14 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that

the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

- 15 That prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements.
- 16 That no dwelling unit shall be occupied until the flood prevention measures required under Condition 15 above have been completed in accordance with the approved scheme.
- 17 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 18 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 requirements.
- 19 That before any of the houses hereby approved are completed or brought into use, a private vehicular access or driveway shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 20 That no gates or other obstructions shall be erected within the first 2 metres of the driveway as measured from the heel of the footway.
- 21 That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 22 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 23 That before the residential development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed

from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

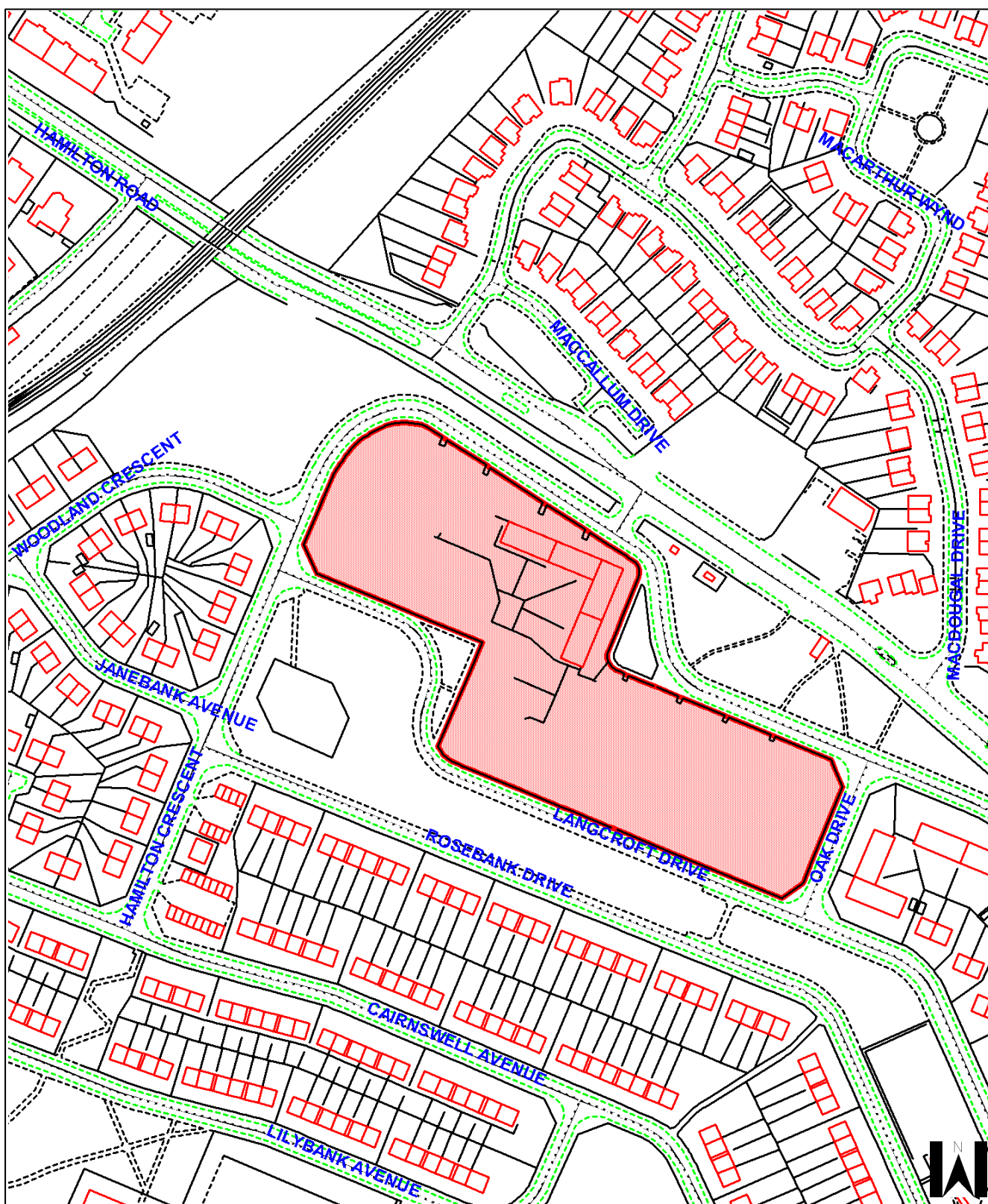
- 24 That before the residential development hereby approved is completed or brought into use, a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 25 The surface of car parking areas shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

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 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity.
- 6 In the interests of amenity.
- 7 In the interests of the visual amenity of the area.
- 8 In the interests of amenity.
- 9 In the interests of amenity.
- 10 These details have not been submitted or approved.
- 11 In the interests of amenity.
- 12 To ensure the site is free from asbestos contamination
- 13 To ensure the site is free from contamination
- 14 To ensure the site is free of contamination and suitable for development.
- 15 In the interests of amenity and ensure that the risk of flooding is minimised.
- 16 In the interests of amenity and to ensure that the risk of flooding is minimized.
- 17 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 18 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.
- 19 To prevent deleterious material being carried into the highway.
- 20 In the interest of public safety
- 21 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 22 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 23 In the interest of road safety
- 24 In the interests of traffic and public safety.
- 25 In the interest of public safety

For information only

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