

	<h1>Report</h1>	Agenda Item <h2>6</h2>
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Report to: **Planning Committee**
 Date of Meeting: **5 October 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0528
 Planning Proposal: Erection of 20 No. dwellinghouses with associated landscaping and road improvements.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Cala Homes (East)
- Location : Broughton Road
Biggar

2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent (Subject to Conditions – Based on Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice will not be issued until a Section 75 Agreement is completed between the Council and the applicant to ensure the submission of
- a) a landscaping bond to ensure that all areas of landscaping are laid out, planted and completed, and thereafter maintained by the applicant for a period of time to be agreed with the Council as Planning Authority
 - b) a financial contribution of £12000 towards the upgrade of recreational/sport facilities in the locality.
- The applicants will be responsible for the Council's legal costs in the preparation of the agreement.

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**

- Policy RES2: Proposed Housing Sites
- Policy ENV31: New Housing Development
- Policy DM1: Development Management
- Policy ENV11: Design Quality

- Policy ENV32: Design Statements

◆ Representation(s):

▶	8	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

West of Scotland Archaeology Service

Roads and Transportation Services (Clydesdale Area)

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

Biggar Community Council

Biggar & District Civic Society

Planning Application Report

1 Application Site

- 1.1 The application site extends to 1.3 hectares in area and is located along a private road to the south of Broughton Road, Biggar. The site is located on the south-east boundary of the settlement of Biggar, and adjoins an existing residential area (Langvout Gate) to the west. The site is currently an area of open grassed land, and is bounded to the south by open land and to the east by the private road beyond which is open land and a residential nursing home. To the north of the site is a small car park which is utilised by the Biggar Puppet Theatre. The application site is rectangular in shape and has a small frontage onto the private road. The ground level within the site slopes downwards from west to east and then gently down from north to south. The private access serves Biggar Public Park to the south.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of 20 dwelling houses and associated road works, ground works and landscaping. The dwelling houses are two storeys in height and detached with car parking provided within the curtilage of each dwelling.
- 2.2 The applicant amended the proposed Sustainable Urban Drainage System (SUDS) for the site which originally involved the formation of a drainage basin to the western boundary of the site. The applicant now proposes to provide a SUDS system incorporating the use of permeable paving within car parking bays and stone filled filtered trenches along the grass verges bounding the access road. Both these systems will allow surface water to flow into the main drainage pipe within the carriageway. This pipe will then outflow into a nearby burn through a hydrobrake. A hydrobrake is a limiter which only permits a certain amount of water through, therefore controlling the discharge rate of water into the burn.
- 2.3 The applicant proposes to carry out road improvements to an adoptable standard along the private road up to the application site from Broughton Road. This will require the removal of 4 trees along the road and the re-siting of a boundary wall that abuts the grounds of the Puppet Theatre. This will improve visibility splays along Broughton Road and widen the junction of the private road with Broughton Road to approximately 9.0 metres. These changes will enable the applicant to create a new continuous footpath from Broughton Road down to the application site. Traffic calming will also be created through the varied widths of the road.
- 2.4 The applicant proposes to implement a 10.5 metre wide landscaping buffer along the southern boundary, and a 5.5 metre landscaping buffer along the northern boundary. A 4.0 metre wide strip of landscaping would also be created along the frontage of the site fronting onto the private road.
- 2.5 The applicant does not propose a play area to be accommodated within the confines of the site due to its location in close proximity to Biggar Public Park to the south of the site. They have agreed however to provide a financial contribution of £12,000 towards the upgrade of recreational/sport facilities in the locality.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is located within the settlement boundary of Biggar and is identified in the adopted South Lanarkshire Local Plan as a proposed housing site

and will be assessed against policy RES2 – Proposed Housing Sites. This policy supports the principle of housing development on these sites.

3.1.2 To assess the details of the proposal policies ENV31 – New Housing Development, ENV11 – Design Quality and DM1 – Development Management are relevant. These policies aim to ensure that new housing development promotes quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban environment in which the site is located. The proposal should take into account its local context and the character of the surrounding area to ensure that the development integrates well with existing development. In particular, policy ENV31 provides criteria which the proposal will require to meet. These criteria include reference to the above issues such as sustainability and design, and also roads safety and access, landscaping and open space, and the impact on surrounding land use.

3.1.3 Policy ENV32 requires the applicant to submit a design statement for the proposal. A design statement is a written statement setting out the design principles on which the development is based and should be supported by high quality drawings.

3.2 **Planning History**

3.2.1 There have been no previous planning applications submitted for this site.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Flooding)** – are satisfied with the principle of the amended SUDs scheme and the principle of discharging into the burn. However, prior to any work commencing on site the developer will require to submit a drainage impact assessment to demonstrate that no flooding issues will arise from any of the proposed surface water drainage arrangements.

Response: Noted. Should consent be granted then a condition will be attached to ensure that a drainage impact assessment is carried out prior to works commencing on site. A condition will also be attached to ensure that all details of the proposed SUDs scheme are satisfactory to the Council as Planning and Roads Authority.

4.2 **Roads and Transportation Services** – do not object to this application. The developer proposes to incorporate a shared surface access road within the site to serve the dwellings, and the details of this will require to be approved through the roads construction consent process. The developer is required to upgrade a section of the existing private road between Broughton Road and the entrance of the site to adoptable standard. This will also require the formation of a 2.0 metre wide footpath. Visibility splays of 4.5 metres by 35 metres in each direction at the junction of the site with the private access should be provided and maintained.

Response: Noted. Should consent be granted then conditions will be attached to ensure that both the road and footpath requirements are carried out as per the approved plans and to address visibility splays.

4.3 **Environmental Services** – do not object to this application.

Response: Noted.

4.4 **WOSAS** – do not object to this proposal however recommend that if consent is granted a condition is attached to ensure that prior to any work commencing on site the developer has secured the implementation of a programme of archaeological works.

Response: Noted. A suitable condition will be attached to any consent granted to address the above concern.

- 4.5 **SEPA** – have advised they are not required to be consulted on an application of this scale.
Response: Noted.
- 4.6 **Biggar Community Council** – do not object to this application; however suggest that street lighting should be considered along the entire length of the private road down to Biggar Public Park.
Response: The section of the private road between the site and Broughton Road will be adopted once road and footpath improvements have been completed. This will involve the formation of street lighting within this stretch of road. It would be unreasonable to ask for street lighting to continue the entire length of the private road at the applicant's expense as it would not relate directly to the proposal.
- 4.7 **Scottish Water** – confirm that Coulter treatment works currently has capacity to service the development; however Biggar waste water treatment works has limited capacity to serve the new demand created by the proposal. On this basis Scottish Water advise that the developer is required to submit a fully completed Development Impact Assessment form to Scottish Water to assess the impact on the existing infrastructure. Furthermore, it is advised that a totally separate system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable drainage system (SUDS) if it is to be considered for adoption.
Response: Noted. If consent is granted an informative will be attached to advise the applicant to discuss the proposal and necessary infrastructure requirements directly with Scottish Water who is the governing body relating to this issues. With regards to a SUDS scheme the applicant has demonstrated the principle of a SUDS scheme through the use of permeable paving, stone filled filtered trenches and a hydrobrake. It is the responsibility of the developer to discuss directly with Scottish Water any adoption of the surface water drainage arrangements.
- 4.8 **Biggar Civic Trust** – To date a response has not been received.
Response: Noted.

5 Representation(s)

- 5.1 Following the carrying out of neighbour notification and the advertisement of the application in the local press due to the non-notification of neighbours, 8 letters of objection were received. The grounds of objection are summarised as follows:
- a) **The adjoining housing to the west was restricted to single storey in height in the interests of amenity. The erection of 2 storey dwellings is not appropriate at this site and does not visually integrate well with the adjoining housing to the west of the site, which is mostly single storey in height.**
Response: The impact of 2 storey dwellings at this site has been considered on its individual merits, and the applicant has satisfactorily demonstrated that buildings of this height can be accommodated at this site without having an adverse visual impact on the adjoining residential area or character of the settlement due to its sensitive edge of settlement location.
 - b) **Even though improvements are proposed to the private road, the access is not suitable for the increase in traffic that would be created from the development. The development would also cause public safety issues due to the increase in vehicular traffic and lack of appropriate footpath provision.**

Response: Disagree. Roads and Transportation Services do not object this application, and are satisfied that the road and footpath improvements proposed will improve road and public safety along this section of road. This issue is further addressed in paragraph 6.2 of this report.

- c) **The development would put a strain on existing infrastructure such as surface water and foul drainage. It is unlikely that suitable arrangements can be made , particularly in terms of surface water run off.**

Response: The foul drainage will be connected to the existing public sewerage infrastructure. Scottish Water has advised that Biggar Wastewater Treatment Works has limited capacity at present to serve the development. This is an issue for the developer to discuss directly with Scottish Water however a condition would be attached to the consent to ensure a satisfactory scheme is implemented before any houses are occupied. Roads and Transportation (Flooding) Services are satisfied with the proposed surface water drainage layout.

- d) **An objector (who resides at Leafield Road, Biggar) has raised the question why they were not neighbour notified as they are one of the owners of land (No.9 Langvout Gate) nearest the site.**

Response: Neighbour notification is now carried out on properties by the Council. In cases where an application site adjoins land on which there are no buildings, which is the case in this instance, an advert is placed in the local press. This was carried out in the Lanark Gazette dated 17th December 2009.

- e) **The principle of residential development at this site is not acceptable. The site is also greenfield and should not be developed prior to other brownfield sites being developed within Biggar first.**

Response: Disagree. The adopted South Lanarkshire Local Plan has established that the principle of residential development at this site is acceptable.

- f) **The development would create light pollution.**

Response: This is not a material consideration in the assessment of this application. In any event, a small scale development of this type proposed would be unlikely to create light pollution of a type that creates problems for adjoining residents.

- g) **The site address should not refer to Broughton Road as it was previously referred to as Eastfield in the draft local plan; this is factually incorrect and has caused confusion for local residents.**

Response: The applicant has made reference to the public road where the access to the site adjoins. This gives an indication as to where the site is located within Biggar. The location plan clearly identifies the site boundary in red.

- h) **The development should consist of affordable housing as this is what is required in Biggar.**

Response: Disagree. There is no requirement in the adopted local plan for affordable housing at this site. Notwithstanding this there are sites identified in the local plan elsewhere in Biggar to accommodate affordable housing needs. Members will recall planning consent was granted earlier this year for a Housing Association development at Rowhead Quarry.

- i) **There is concern that the roads network to the site cannot cope with construction traffic. Also the construction vehicles may damage the road surface and obstruct access to facilities.**

Response: Roads and Transportation Services do not object to this application. It would be expected that construction traffic would be parked within the confines of the site. The access road will be upgraded to an adoptable standard to serve the development.

- j) **There are many vacant houses and undeveloped house plots within Biggar; there is therefore no need to develop further housing.**

Response: This is not a material consideration in the assessment of this application.

- k) **The initial proposal through the Draft South Lanarkshire Local Plan was for 15 houses. The increase to 20 should therefore not be allowed as this was misleading.**

Response: Disagree. Any indication of housing numbers under the South Lanarkshire Local Plan is for indicative purposes only. It should be noted that the scale of development suitable for a site cannot be fully determined until the assessment of a detailed planning application is carried out. In this case I am satisfied that the number of houses and associated layout is acceptable and complies with the Council's Residential Development Guidelines.

- l) **The proposal will create a significant number of car journeys which will contribute to carbon emissions to the detriment of the environment. Furthermore it will create a strain on car parking within the wider area, and additional spaces should be provided to accommodate the additional cars.**

Response: It is both unreasonable and unenforceable to restrict future car journeys within the site. Furthermore the proposed layout meets Council guidelines on car parking and there is no requirement to provide additional car park provision outwith the confines of the application site. However, if consent is granted then the applicant will be required to reduce the carbon emissions of the houses to meet current Building Standards requirements through the incorporation of renewable energy technology equipment at this site.

- m) **The design, height and siting of the proposed houses would create an adverse physical impact on neighbouring properties immediately to the west of the site, to the detriment of their residential amenity.**

Response: The applicant has amended the proposal to reduce the number of houses along the western boundary of the site to two in number. They have also been re-orientated so that the smaller side elevations are fronting onto houses to the west. I am satisfied that these measures will prevent any physical or adverse visual impact on neighbouring properties to the west.

- n) **The sustainable drainage system is not appropriate and surface water should be addressed through a piped system. Furthermore the natural spring indicated on the plans is not in the correct location.**

Response: To contribute towards sustainable development and reduce environmental impact a sustainable drainage system (SUD) is required for a development of this scale. The applicant has addressed the principle of SUDs requirements through the use of permeable paving, stone filled filter trenches and a mains pipe within the carriageway which will discharge to a burn via a hydrobrake which limits the discharge rate. The plan on which the spring is indicated is an Ordnance Survey base.

- o) **The development will have an obtrusive and dominating impact on the amenity of the environment where the edge of settlement meets the rural area.**

Response: Disagree. This issue is addressed in paragraph 6.5 of this report.

- p) **The garden sizes of the houses are too small and the site is over developed with the houses too close together.**

Response: Disagree. The side gables of the dwellings are sited a minimum distance of 4.0 metres from the gable of the neighbouring property. This is in compliance with the recommended distance within the Council's Residential Development Guide. It is noted that although some of the rear gardens fall marginally short of the recommended 10 metre rear garden depth, the minimum useable garden area of 70m² is maintained in all plots. I am satisfied that each plot can provide sufficient useable rear garden ground for the amenity purposes.

- q) **What provisions are in place to ensure that the SUD scheme is appropriate and will not result in neighbouring properties being damaged by water run-off.**

Response: Roads and Transportation (Flooding) are satisfied with the principle of the amended SUDs scheme proposed. Notwithstanding this, if consent is granted a condition will be attached to ensure that the developer carries out a drainage impact assessment to ensure that no flooding issues arise from the surface water drainage arrangement.

- r) **With food production and food security becoming more important, farmland should not be developed upon.**

Response: The adopted South Lanarkshire Local Plan has established that the principle of residential development at this site is acceptable.

- s) **The settlement boundary was altered to accommodate development on this land without public consultation.**

Response: Disagree. Significant public consultation was carried out during preparation of the now adopted South Lanarkshire Local Plan. In particular this site was considered at the Local Plan Inquiry in response to written objections against the site being included within the local plan.

- t) **The application form has stated that the site is not agricultural land, however at the time of the application there was agricultural activity being carried out. Has DEFRA been made aware of this?**

Response: There is no requirement to consult DEFRA on this application, as the principle of residential development at this site has been established through the adopted local plan. The applicant has confirmed in the application form that the proposal is not required for the furtherance of agricultural, and this is correct.

- u) **There are electricity pylons within the site.**

Response: This is not a material consideration in the assessment of this planning application. However, it is noted that there are power lines and their associated poles within the boundary of the site, and the applicants will be required to agree with Scottish Power any proposals to relocate this equipment.

- v) **It is disappointing that the development does not propose to use environmentally friendly materials for the walls and the roofs.**

Response: If consent is granted I recommend that conditions will be attached to ensure that materials appropriate for an edge of settlement location which adjoins the rural area is used.

- w) **No thought has been put into the designs for this location next to the rural area.**

Response: The applicant has submitted a design statement which demonstrates the thought process behind the proposed house designs. I am satisfied that the proposal respects the location of the site on the edge of the settlement.

These letters have been copied and are available for inspection in the usual manner and on the Councils planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the erection of 20 dwelling houses and associated road works, ground works and landscaping at land to the south of Broughton Road, Biggar. The principle of residential development on this site is established through its inclusion as a proposed housing site covered by policy RES2 within the adopted South Lanarkshire Local Plan. Therefore the main considerations in determining this application are its compliance with detailed local plan policies described in section 3 of the report, its impact on the visual and residential amenity of the surrounding area, road safety, and the impact on the character of the settlement and adjoining rural due to its sensitive edge of settlement location.
- 6.2 In terms of road and public safety, the applicant has engaged in discussion with the Roads and Transportation Services to agree improvements to road and public safety along the private road and the junction with Broughton Road in order to accommodate the additional vehicular and pedestrian traffic which the proposed development would create. These works will be to an adoptable standard and will result in a new footpath along the private road and a widened junction with improved visibility splays at Broughton Road. Roads and Transportation Services are satisfied with the above proposed changes. Within the application site the applicant has demonstrated sufficient car parking arrangements for the dwellinghouses and an adequate road and turning head facility to the satisfaction of Roads. In view of the above I do not consider that the proposal will raise any road or public safety issues. The improved road and footpath arrangement proposed at the cost of the developer will improve an existing road which is also used for other purposes such as access to Biggar Public Park.
- 6.3 Due to the sloping ground level of the site it is important to consider the effect this will have on the development and its impact on the surrounding area. The applicant has provided detailed information showing existing and proposed ground levels which demonstrate that there will be little change to the existing ground levels. The ground level is at highest where it adjoins the private road to the north-east of the site where the only built development in close proximity is the nursing home on the opposite side of the road. The nursing home is located on a higher ground level than the application site and is located approximately 24 metres away from the site boundary. I do not consider that the proposal will have any negative impact on the nursing home. Where the application site adjoins existing housing to the west, the ground level is at its lowest point and is relatively level with adjoining gardens along Langvout gate. The sloping ground levels therefore do not create any visual impact or amenity issues on neighbouring properties.
- 6.4 The height and design of the proposed dwellings must be considered carefully due to the location of the site along the eastern edge of the settlement. Development proposals along the settlement boundary should ensure that the character of the settlement and adjoining rural area is not adversely affected. Furthermore, the physical impact of the 2 storey dwellings on the adjoining single storey dwellings to the west and 1½ storey dwelling to the north of the site has been considered. The proposed dwellings are sited a minimum of 11.0 metres back from 3, 5 and 7

Langvout Gate, and 27.0 metres back from the dwelling to the north at 4 Dene Park. These distances are considered acceptable in preventing any adverse physical impact or over shadowing and overlooking. Furthermore the applicant proposes a 5.5 metre landscaping strip along the northern boundary which will substantially screen the proposed development from 4 Dene Park. The area immediately to the east of 7 Langvout Gate will remain undeveloped as it will be used as a vehicular turning area. In view of the above I do not consider that the proposed 2 storey dwellings will have a negative impact on neighbouring dwellings.

- 6.5 To demonstrate that 2 storey dwellings are acceptable at this site the applicant has provided photomontages of the proposed streetscene to demonstrate that substantial landscaping and the layout of the site can accommodate 2 storey dwellings without adversely affecting the view of the settlement from the wider area. It should be noted that the neighbouring single storey development to the west does not have a noticeable landscaping buffer along the boundary with the rural area, and the houses are visible from the wider area, although this impact is reduced due to the low lying ridge heights of the dwellings. When viewed in context with wider development adjoining the site, I am satisfied that the 10.5 metre (approximate) wide landscaping strip along the southern boundary of the site will create a satisfactory buffer which will soften any visual impact from the wider area when viewed from the south. In view of the above I do not consider that the development will have an adverse impact on the character of the adjoining rural area or that of the settlement.
- 6.6 The applicant has submitted a design statement demonstrating the principles behind the details of the development including the design and layout. The dwellings are of modern design and are sited in a cul-de-sac arrangement. The houses are sited a minimum of 4.0 metres from the side gables of neighbouring dwellings, and have a minimum rear garden area of 70m². The development meets the guidance within the Council's Residential Development Guide in terms of rear garden area, sufficient window to window distance to protect privacy, distance from side boundaries, and car parking provision. The drawings show the provision of an open plan layout to the front of the dwellings to increase the feeling of space within the development. I am satisfied with the design and layout of the development; however if consent is granted I recommend that the materials used within the site are carefully considered to ensure that the visible roof areas within the wider area are clad with traditional materials appropriate for a sensitive edge of settlement site. The applicant has addressed the issue of sustainability within the design and layout of the site as required by policy ENV11 and ENV31 by the inclusion of solar technologies within the house designs.
- 6.7 The Council's Residential Development Guide does not require the developer to provide play provision or a level of open space within a development of this scale. Indeed the site is located within close proximity to Biggar Public Park which has substantial play park facilities and open space. If consent is granted the developer will be required to contribute a financial contribution of £12000 towards the upgrade and provision of recreational/sports facilities within the locality; as per the guidance in the Council's Residential Development Guide. The applicant has requested that the submission of this contribution be phased, and to ensure this the completion of a Section 75 Agreement between the applicant and the Council will be required prior to any consent being issued.
- 6.8 I am satisfied that the proposal is an appropriate development for this site, and complies with local plan policy. It has been demonstrated by the applicant that the 2 storey houses can be accommodated within the site without any adverse impact on the character of the wider rural and residential area, and that road and public safety

along the private road from the site to Broughton Road will be greatly improved. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The principle of residential development complies with policy RES 2 of the adopted local plan and is acceptable at this site. I am satisfied with that the details of the proposal including the design, scale, siting and layout comply with the aims of policies ENV31, ENV11 and DM1 of the adopted local plan. Furthermore there will be no road or public safety issues created as a result of the development.

Colin McDowall
Executive Director (Enterprise Resources)

28 September 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Biggar Community Council 29/12/2009
 - S.E.P.A. (West Region) 23/12/2009
 - West of Scotland Archaeology Service 30/12/2009
 - Environmental Services 12/01/2010
 - Roads & Transportation Services H.Q. (Flooding) 18/03/2010
 - Roads and Transportation Services (Clydesdale Area) 12/08/2010
 - Scottish Water 23/04/2010
- ▶ Representations
 - Representation from : Mr Richard Addison, 13 Langvout Gate, Biggar, ML12 6UF, DATED 30/12/2009
 - Representation from : Tom Matthews, 11 Langvout Gate, Biggar, ML12 6UF, DATED 30/12/2009
 - Representation from : Dr David & Mrs Cara Carvel, 2 Manse Drive, Biggar, ML12 6BD, DATED 31/12/2009
 - Representation from : Mrs Joan Keys, Cuil Darach, Langvout Gate, Biggar, ML12 6UF, DATED 31/12/2009

Representation from : Mr Robert Ross, 5 Langvout Gate, Biggar, ML12 6UF,
DATED 31/12/2009

Representation from : Mr and Mrs Haughey, 2 Dene Park, Biggar, ML12 6DD,
DATED 07/01/2010

Representation from : A R M Galbraith, Cairnmhor, 6B Leafield Road, Biggar,
Lanarkshire, ML12 6AY, DATED 11/01/2010

Representation from : Mrs Janet E Airlie, 12 Langvout Gate, Biggar, ML12 6UF,
DATED 11/01/2010

Contact for Further Information

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

Pamela McMorran, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3209 (Tel :01555 673209)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers/titles: location plan; house types - Barrie, Bryce, Cleland, Colville, Crichton, and Logan; road layout as existing; landscape proposals (masterplan); streetscape (revised); site layout; boundary treatments; landscape proposals; masterplan; external finishes; drainage layout; tree survey.
- 2 That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 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 Notwithstanding the plans hereby approved, the roof of the dwellinghouses hereby approved shall be clad externally in natural slate or high quality substitute slate, and the walls shall be externally clad with buff (blond) coloured brick and off-white render, to the satisfaction of the Council as Planning Authority.
- 5 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.
- 6 That before any of the dwellinghouses situated on the site upon which a fence or wall is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained as per the approved plan Drawing No.Bound-01 Revision B (Boundary Treatments), shall be erected and thereafter maintained to the satisfaction of the Council.
- 7 That the landscaping scheme as shown on the approved plan Drawing No. 12-02 (Landscape Proposals) shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following commencement of works on site, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 8 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.
- 9 That no alterations to the finished floor level of any of the dwellinghouses hereby approved or ground levels as shown on the approved plans shall take place

without the prior written approval of the Council as Planning Authority.

- 10 That before any of the dwellinghouses hereby approved are occupied, the existing private access road between Broughton Road and the entrance to the development site shall be upgraded and widened with footpath provision as per the approved plans and at the expense of the developer, all in accordance with the specification of the Council as Roads and Planning Authority.
- 11 That before the development hereby approved is completed or any of the dwellinghouses approved are brought into use, the entire access road and footpath network serving the dwellinghouses shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 12 That before any of the dwellinghouses hereby approved are brought into use, a visibility splay of 4.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access at the junction of the development site with the private access road 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.
- 13 That before any works are commenced on site, the developer shall submit the following documents for assessment:
 1. Sustainable drainage design to serve the application site
 2. Flood Risk Assessment that includes a drainage assessment relative to the application site.

Both the sustainable drainage design and Flood Risk Assessment are to be designed and carried out in accordance with the Council's current Design Criteria, and no work shall commence on site until the written approval of the Council as Planning and Roads Authority has been given.

- 14 That before any of the dwellinghouses hereby permitted are occupied, 3 car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 15 That no dwellinghouse 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..

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In order to safeguard any archaeological items of interest or finds.
- 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 and in order to retain effective planning control.
- 6 In order to retain effective planning control
- 7 In the interests of amenity.
- 8 In the interests of amenity.

- 9 In the interests of amenity and in order to retain effective planning control.
- 10 In the interest of road safety
- 11 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 12 In the interest of road safety
- 13 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.
- 14 In the interests of road safety
- 15 To ensure the site is served by a satisfactory sewerage scheme

For information only

For information only

