

	<h1>Report</h1>	Agenda Item <h1>16</h1>
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Report to:	Planning Committee
Date of Meeting:	3 November 2009
Report by:	Executive Director (Enterprise Resources)

Application No	EK/09/0254
Planning Proposal:	Erection of 34 Residential Units(one 3 storey flatted block, four 2 storey terraced blocks & five 2 storey semi-detached blocks)

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clyde Valley Housing Association
- Location : Plover Drive
Crosshouse
East Kilbride

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission – Subject to Conditions (Based on conditions attached)

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Mast Architects Ltd
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan 2009**
RES5-Affordable Housing and Housing Choice,
RES6-Residential Land Use,
CTY1-Primary School Modernisation,
ENV2-Local Green Network,
ENV11-Design Quality,
ENV31-New Housing Development,
ENV32- Design Statements
ENV37-Sustainable Urban Drainage Systems,
DM1-Development Management.

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

- ◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

Power Systems

British Telecom

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

TRANSCO (Plant Location)

Education Resources

Roads and Transportation Services (East Kilbride)

Planning Application Report

1 Application Site

- 1.1 The application site relates to the former Crosshouse Primary School site which is located in the southwest of East Kilbride. The vacant, cleared site extends to 1.3 hectares. The new Crosshouse Primary School and community 'MUGA' pitch is located directly to the northwest of the site, having recently been constructed as part of the primary schools modernisation programme.
- 1.2 The site is mainly flat and rectangular in shape although steep embankments exist on the north eastern and south western boundaries. It is bounded by residential properties to the south, east and northeast with Crosshouse Road to the southwest and the new primary school to the northwest. The site is currently accessed from its eastern boundary from Plover Drive.

2 Proposal(s)

- 2.1 The proposal entails the erection of 34 residential units comprising one 3 storey flatted block, four 2 storey terraced blocks & five 2 storey semi-detached blocks. The flatted blocks are of 3 storey design with pitched roofs. The houses are of standard two-storey pitched roof design. A variety of facing brick, cladding and weatherboarding with grey concrete roof tiles are proposed as external finishes to all the units. A mix of 3, 4 and 5 apartments are proposed. Access/egress is proposed from Plover Drive via the site's existing access which would be modified to improve sight lines.
- 2.2 The site is proposed for development by East Kilbride Development Consortium which is led by Clyde Valley Housing Association in partnership with East Kilbride & District Housing Association and West of Scotland Housing Association. This partnership approach will be able to maximise the benefits of bulk procurement by being able to tender the works for this site together with another two sites at Scholars Gate in Whitehills and a site at the former Claremont House in St Leonards at the one time. This specific site would provide 34 houses and flats for social rent.
- 2.3 The proposal is therefore 100% affordable housing.

3 Background

3.1 Local Plan Background

- 3.1.1 In the adopted South Lanarkshire Local Plan the site is covered by CTY1- Primary School Modernisation Proposal which commits the Council to completing the modernisation and redevelopment of all Council primary schools by 2016. In this instance the redevelopment of Crosshouse Primary School site has resulted in a surplus area of land ie the application site. Policy RES5-Affordable Housing and Housing Choice is also relevant and states that the Council is committed to meeting the recognized need for affordable housing.
- 3.1.2 Policy ENV31-New Housing Development requires the Council to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the environment in which it is located. In assessing new developments, the Council will require well designed proposals which integrate successfully with their surroundings and which are well related to existing development, public transport, local services and facilities. Design which is of poor quality or which does not respect its context will be refused. Part of the site is also covered by ENV2-Local Green Network where the Council seeks to protect and support actions to enhance the Local Green Network as identified in the Local Plan. In order to ensure quality design the proposal requires to be assessed against

additional Design and SUDS policies such as ENV11, ENV32 and ENV37. These policies state that all new development should make a positive contribution to the character and appearance of the local environment, integrate well with the immediate surroundings and should adopt principles of sustainable development including a requirement to use Sustainable Urban Drainage Systems in liaison with Scottish Water, SEPA and the Council's Flood Prevention Officer.

3.2 **Planning History**

- 3.2.1 Detailed Planning consent for the replacement Crosshouse Primary School was issued in October 2006 under Application No. EK/06/0468

4 **Consultation(s)**

- 4.1 **Environmental Services** - no objections subject to standard conditions
Response: Noted. Conditions would be attached to any consent granted.
- 4.2 **Roads & Transportation Services H.Q. (Flooding)** - no objections subject to the Council's design criteria guidance being satisfied.
Response: Noted
- 4.3 **Scottish Water** - no objections
Response: Noted
- 4.4 **Power Systems** - no objections subject to protection of apparatus.
Response: Noted. An informative would be attached to any consent granted.
- 4.5 **British Telecom** - no response
Response: Noted
- 4.6 **S.E.P.A. (West Region)** - no objections subject to the foul drainage being connected to the public sewer and SUDS principles being incorporated in the scheme.
Response: Noted. An informative would be attached to any consent granted.
- 4.7 **TRANSCO (Plant Location)** - no response to date.
Response: Noted
- 4.8 **Education Resources** – no objections
Response: Noted
- 4.9 **Roads and Transportation Services (East Kilbride)** – no objections subject to conditions.
Response: Noted. Conditions would be attached to any consent issued.
- ## 5 **Representation(s)**
- 5.1 One letter of representation was received. The points raised are summarised as follows:
- a) **The positioning of Block B(three storey block of flats) will adversely affect the light coming into the objector's garden and front windows. The privacy of the garden will also be adversely affected.**
Response: The block of flats is located some 24 metres from the front elevation of no. 23 Sanderling Place. There is also a significant level change with the Sanderling Place dwellings sitting at a higher level. The relationship between the proposed flats and the existing surrounding houses and gardens have been carefully assessed. Given the distances involved together with the significant levels change it is

considered that the surrounding houses will not be adversely affected in terms of overshadowing or loss of privacy.

- 5.2 The letter has been copied and is available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 This application relates to the redevelopment of the land associated with Crosshouse Primary School. As part of the Council's Public Private Partnership initiative a new school was constructed on an area of land directly to the northwest of this application site and the 1.3 hectares of land previously occupied by the old primary school has been declared surplus to requirements.
- 6.2 The application entails the erection of 34 houses and flats to provide 100% affordable housing for rent in association with Clyde Valley Housing Association in partnership with East Kilbride and District Housing Association and West of Scotland Housing Association.
- 6.3 The main determining factors in assessing this application relate to compliance with Local Plan policy, impact on residential amenity and traffic generation/road safety.
- 6.4 The proposal can be assessed against Policy RES 5 and RES 6 of the adopted South Lanarkshire Local Plan which states that housing is the predominant land use in the area and the Council will resist any development which is detrimental to the amenity of such areas. Policy ENV31 goes on to require new housing development to be of a design and scale appropriate to the site and surroundings, incorporating adequate open space, landscaping, play areas and a satisfactory road layout. The developers have submitted a design statement for the site in accordance with ENV32.
- 6.5 Policy RES5- Affordable Housing and Housing Choice is also relevant. It recognises the need to provide housing to meet the needs and demands of a diverse population. In this respect the Council will require developers to facilitate affordable housing. In this instance the use of land surplus to requirements will provide 100% affordable social housing for rent through the consortium involving Clyde valley Housing Association in partnership with East Kilbride and District Housing Association and West of Scotland Housing Association.
- 6.6 In addition part of the site is covered by Policy ENV2-Local Green Network which states that the Council will seek to protect and support actions to enhance the Local Green Network. In this instance the site is predominantly a Brownfield site having previously accommodated the primary school. However a steep embankment adjacent to Crosshouse Road contains trees and a grassed area is located on the southwestern edge of the site. This would be largely retained and enhanced with additional planting thus preserving the local Green network.
- 6.7 As a result of the Primary Schools Modernisation and Redevelopment Programme under Policy CTY1, the application site has been left surplus. In this instance the land was assessed against land use policy of the area and is considered appropriate to be developed for housing.
- 6.8 In terms of detailed design and layout, I am satisfied that the proposed scheme will integrate successfully with the surrounding area. The proposal is therefore in accordance with Policies ENV11- Design Quality, ENV31 – New Housing Development and DM1- Development Management of the South Lanarkshire Local Plan. An area of open space will be provided at the south eastern corner of the site

together with an equipped play area and amenity space located centrally within the site. Furthermore a direct pedestrian link to the adjacent school will be provided.

- 6.9 The proposed layout is generally in accordance with the Council's approved Residential Development Guide in terms of spacing, gardens and parking provision. A revised layout has been produced which meets the Roads Engineer's requirements in terms of road layout, geometry of access and parking standards. Surface water storage has also been successfully designed within the site by way of filter drains etc to meet Sustainable Urban Drainage System requirements.
- 6.10 In view of the above, I am satisfied that the proposal complies with the relevant policies contained within the adopted local plan, that amenity of local residents will not be adversely affected and that the provision of affordable housing within this area of Greenhills helps to meet the demonstrable need. I therefore recommend that consent is granted.

7 Reasons for Decision

- 7.1 The proposals comply with Policies RES5-Affordable Housing and Housing Choice, RES6-Residential Land Use, CTY1-Primary School Modernisation, ENV2-Local Green Network, ENV11-Design Quality, ENV31-New Housing Development, ENV32- Design Statements ENV37-Sustainable Urban Drainage Systems and DM1-Development Management of the adopted South Lanarkshire Local Plan in that it will provide social housing for rent of a high design which will not adversely affect residential amenity.

Colin McDowall
Executive Director (Enterprise Resources)

27 October 2009

Previous References

- ◆ EK/06/0468 approved 31/10/06.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Scottish Water 10/08/2009
 - Environmental Services 21/08/2009
 - Power Systems 20/08/2009
 - Roads & Transportation Services H.Q. (Flooding) 24/09/2009
 - SEPA (West Region) 23/09/09
 - Education Resources 02/09/09

► Representations

Representation from : Mrs Felicity Cross, 23 Sanderling Place, East Kilbride
G75 8YZ, DATED 13/08/2009

Contact for Further Information

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

Maud McIntyre, Planning Officer, Civic Centre
Ext 6385 (Tel : 01355 806385)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:592_CR_L(20) 001;002;003;004(Rev B);005;006;010(Rev A);011(Rev A); 012(Rev A);014(Rev A);019; 051(Rev A); 052(Rev A); 053(Rev A);054(Rev A);;055(Rev A);056(Rev A);057(Rev A);058(Rev A).
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 5 That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 The development hereby permitted shall be started within three years of the date of this permission.
- 7 All trees to be removed must be replaced by semi-mature/mature trees of a similar species at the locus to the satisfaction of the Council as Planning Authority.
- 8 That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 9 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the buildings or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 10 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting

the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 11 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.
- 12 That before the 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.
- 13 The applicant shall install traffic calming measures on Plover Drive to the design and satisfaction of the Council as roads authority. All works required at the applicant's expense.
- 14 The surface of driveways and 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.
- 15 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 16 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 17 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.
- 18 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 19 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 20 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.

- 21 That throughout construction works (with the exception of maintenance works not audible outside the premises), shall be restricted to the following hours of operation:
Mondays to Fridays: Between 8am and 7pm
Saturdays: Between 8am and 1pm
Sundays: None
- 22 That before any work commences on the site, a scheme for the provision of one equipped play area within the application site shall be submitted to the Council as Planning Authority for written approval and this shall include : (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area; (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed; (c) details of the fences to be erected around the play area; and (d) details of the phasing of these works.
- 23 That prior to the completion or occupation of the last dwellinghouse within the development, all of the works required for the provision of equipped play area included in the scheme approved under the terms of Condition 22 above, shall be completed, and thereafter, that area shall not be used for any purpose other than as an equipped play area.
- 24 Prior to the commencement of development on site, 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, shall be submitted to and approved in writing by the Council as Planning Authority. The statement shall include:
- a) the total predicted energy requirements and CO₂ emissions of the development, clearly illustrating the additional 15% reduction beyond the 2007 building regulations CO₂ standard;
 - b) a schedule of proposed on-site zero and low carbon energy technologies to be included in the development and their respective energy contributions and carbon savings;
 - c) an indication of the location and design of the on-site energy technologies; and
 - d) a maintenance programme for the on-site zero and low carbon energy technologies to be incorporated.
- 25 The approved on-site zero and low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.

- 4 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 7 In the interests of amenity.
- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 In the interest of public safety
- 11 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 12 In the interest of public safety.
- 13 In the interest of public safety.
- 14 In the interest of public safety. .
- 15 To minimise the risk of nuisance from dust to nearby occupants.
- 16 To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 17 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.
- 18 In order to retain effective planning control.
- 19 To ensure the provision of a satisfactory land drainage system..
- 20 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.
- 21 To minimise noise disturbance to adjacent occupants.
- 22 To ensure the provision of adequate play facilities within the site and in order to retain effective planning control.
- 23 In order to retain effective planning control
- 24 To secure a reduction in carbon dioxide emissions.
- 25 To secure the timeous implementation of on-site zero and low carbon energy technologies.

For information only

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