

Report

Report to:	Planning Committee
Date of Meeting:	5 September 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0748
Proposal:	Erection of 44 semi-detached dwellinghouses and associated works
Site Address:	Site of Former Cairns Primary School Cairnswell Avenue Cambuslang
Applicant:	South Lanarkshire Council
Agent:	Housing and Technical Resources
Ward:	14 Cambuslang East
Application Type:	Full Planning Permission
Advert Type:	Not required
Development Plan Compliance:	Yes
Departures:	None
Recommendation:	Grant subject to Conditions
Legal Agreement:	None required
Direction to Scottish Ministers	Not required

1 Reason for Report

- 1.1. The application is required to be determined by the Planning Committee under Clause 5.2 of the Decision-Making Process 2015: housing proposals between 11-50 units.

2 Site Description

- 2.1. The application site is located at the former Cairns Primary School, Cairnswell Avenue, Cambuslang. The application site is accessed directly off Cairnswell Avenue and is approximately 1.74 hectares. The topography of the land drops down from Woodlands Crescent (south) to Cairnswell Avenue (north) and from St Cadoc's Primary (west) to Rosebank Drive (east). Two storey residential properties are located to the north, south and east of the site. There is an existing tree in close proximity to the north/west boundary. The application site is within the existing settlement and is designated as a housing site in the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

3 Description of Proposed Developments

- 3.1. Planning permission is sought for the erection of 44 semi-detached, two storey dwellinghouses and associated works. The development would provide 18 two-bedroom, 16 three-bedroom and 10 four-bedroom layouts. Each layout is designed to suit a wide range of tenants. Facing brick and white render would be the dominant finish in the development. Level entry arrangement to the front and rear of all houses would facilitate access by wheelchair users.
- 3.2. The properties would include mechanical ventilation with heat recovery systems, double glazing, photovoltaic panels fitted to the tiled pitched roofs and enhanced insulation to minimise household energy costs. The development is sought as 100% affordable housing provided by the Council and is identified in the Strategic Housing Investment Plan (SHIP) for 44 social rent units.
- 3.3. Access would be obtained at the northwest of the site, with the access road serving the development running southeast. Six units are proposed to be positioned along the access orientated to face west. The proposed development would be laid out with houses primarily positioned on an east-west linear axis featuring 16 houses positioned in a row to the north, and 22 in a row to the south.
- 3.4. A landscaped buffer is proposed along the northern boundary separating the houses from Cairnswell Avenue. The southern portion of sloping land which lies out with the red line site boundary would remain undeveloped, and the tree to the west would be unaffected by the proposed development. A substation is proposed to the northwest corner of the site and an area for overflow and SuDS pond is proposed to the northeast corner where there is a proposed turning head. Parking is proposed to the front of each dwellinghouse and the development seeks to connect to the public water supply and drainage network.

4 Relevant Planning History

- 4.1. Planning application (P/23/0416) was withdrawn 16 June 2023 following concerns raised in relation to the proposed layout.

5 Supporting Information

- 5.1. Design Statement - this outlines the proposed siting and design of the development.

6 Consultations

- 6.1. Environmental Services – No objection subject to the imposition of planning conditions relating to contamination, residential waste control, dust control and standard informatives relating to noise and SEPA.
Response: Noted.

- 6.2 Roads and Transportation Services (Development Management) – No objection subject to standard conditions being attached to any permission granted.
Response: Noted.
- 6.3 Roads Flood Risk Management – Conditions in respect of sustainable drainage design details and completion of SUDs appendices should be attached to any consent.
Response: Noted.
- 6.4 Scottish Power – No objection.
Response: Noted.
- 6.5 Scottish Water – No objection.
Response: Noted.

7 Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, 1 objection has been received. The issues raised are summarised as follows:-

Roads Related Matters

- ◆ Impact upon traffic safety, junction access
- ◆ Increased traffic and noise
- ◆ Impact on existing parking

- 7.2 The above issues are considered in the assessment below. This letter is available for inspection on the planning portal.

8 Development Plan

- 8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 14 - Design, quality and place
- ◆ Policy 15 - Local living and 20-minute neighbourhoods
- ◆ Policy 16 - Quality homes
- ◆ Policy 22 - Flood Risk and Water Management

8.3 South Lanarkshire Local Development Plan 2(2021)

The application site and associated proposals are affected by the following policies contained in the South Lanarkshire Local Development Plan 2 (SLLDP2):-

SLLDP2 Volume 1 Policies

- ◆ Policy 1 – Spatial Strategy
- ◆ Policy 2 - Climate Change
- ◆ Policy 3 – General Urban Areas/Settlements
- ◆ Policy 5 - Development Management and Placemaking

- ◆ Policy 11 – Housing
- ◆ Policy 15 – Travel and Transport
- ◆ Policy 16 – Water Environment and Flooding

SLLDP2 Volume 2 Policies

- ◆ Policy SDCC2 – Flood Risk
- ◆ Policy SDCC3 – Sustainable Drainage Systems
- ◆ Policy DM1 – New Development Design

South Lanarkshire Council (SLC) Supporting Planning Guidance Residential Design Guide

9 Guidance

9.1. None applicable.

10. Assessment and Discussion

10.1. Introduction

The applicant seeks detailed planning consent for the erection of 44 semi-detached dwellinghouses and associated works on land forming part of the former Cairns Primary School. The determining issues in the consideration of this application includes the acceptability in principle of the development, its layout, siting and design and an assessment of the technical matters. The main consideration in this case is therefore its compliance with the development plan, which consists of National Planning Framework 4 (Adopted 2023) and South Lanarkshire Local Development Plan 2 (Adopted 2021).

10.2. Principle of Development

The application site is located within the settlement boundary and is also identified as a housing site in the SLLDP2 therefore the principle of residential development at this site is acceptable in principle. It can be supported by Policies 1, 3 and 5 of the SLLDP2 as it directs development to allocated sites within the settlement. This is in line with Policy 16 of NPF4 which supports the development of affordable housing provision under criteria c (iv) and e. SLLDP2 Policy 11 – Housing supports housing developments on identified sites, subject to the proposals according with the other relevant policies in the development plan.

10.3. Climate Change

NPF4 Policy 1 Tackling the Climate and Nature Crises and NPF4 Policy 2 Climate Mitigation and Adaptation aim to ensure that new developments minimise and mitigate against climate change and the generation of greenhouse gases. The proposed residential development is located within the settlement within a reasonable distance of existing health, community and retail facilities in Cambuslang, with public transport provided at the railway station and by various bus services in the wider area. The proposed dwellinghouses incorporate measures to improve the sustainability of the development and mitigate against climate change including the provision of mechanical ventilation with heat recovery systems, double glazing, photovoltaic electricity generation, and enhanced insulation to minimise household energy costs. Electric vehicle charging will also be incorporated within the development scheme. It is therefore considered that the proposal is consistent with Policy 1 and Policy 2 of the NPF4. This is further in accordance with SLLDP2 Policy 2 Climate Change which aims to ensure that new developments minimise and mitigate against climate change and the generation of greenhouse gases.

- 10.4 NPF4 Policy 3 - Biodiversity aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. In this regard, a landscape buffer would be provided to the north of the application site. Given the above, it is considered that the proposal would deliver positive effects in respect of biodiversity, in compliance with Policy 3 of NPF4.
- 10.5. Layout, Siting and Design
NPF4 Policy 14 Design, Quality and Place aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. It sets out six qualities of successful places. The proposal is consistent with these qualities and is therefore considered to be consistent with Policy 14 of the NPF4.
- 10.6 NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods aims to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods. The proposed residential development is located within a reasonable distance of existing health, community and retail facilities in Cambuslang, with public transport provided for rail and various bus services in the wider area. The proposal is therefore considered to be consistent with Policy 15 of the NPF4.
- 10.7 NPF4 Policy 16 Quality Homes aims to encourage, promote, and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities. It states that development proposals for new homes on land allocated for housing in LDPs will be supported. As set out above, the site is located within the existing settlement on an allocated housing site. The proposed development is of a high-quality design and materials and forms part of a wider development which provides a range of housing sizes. The proposal is therefore considered to be consistent with Policy 16 of the NPF4.
- 10.8 Policy 5 Development Management and Policy DM1 New Development Design of the Local Development Plan state that all planning applications should take fully into account the local context and built form in terms of layout, scale, massing, design and external materials. It is noted that the proposal is for 44 detached dwellinghouses, associated parking and infrastructure. The proposed mix of house sizes, the external materials and development layout are acceptable. On balance the proposed dwellinghouses would have no significant adverse impact on residential amenity of the area that would merit refusal of the application. Additionally, the proposed development would not have any significant impact in respect of overshadowing or privacy that would justify refusal of the application. It is therefore considered that the proposal is consistent with Policy 5 and Policy DM1 of the adopted Local Development Plan.
- 10.9 Technical Matters
NPF4 Policy 22 aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. The imposition of planning conditions in respect of sustainable drainage design details and completion of SUDs appendices should be attached to any consent to ensure that the proposed development would have a sustainable drainage system. Taking the above into account, it is considered that the proposal is acceptable with regard to the requirements of Policy 22 of NPF4 and SLLDP2 Policies 16, SDCC2 and SDCC3 which relate to any potential flood risk and impact on the water environment from the proposed development.

10.10 Concerns have been expressed regarding the proposed access location, potential congestion and parking situation in the local area. Policy 15 - Travel and Transport requires all new development proposals to consider the resulting impacts of traffic growth. The impact of the proposal on the local road network and in terms of parking provision has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. The proposal can therefore be considered to comply with Policy 15 of the adopted LDP.

10.11 Conclusion

In conclusion, it is noted that the principle of residential development of this site is supported by development plan policies. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is in compliance with the provisions of the relevant policies of the National Planning Framework 4 and the adopted South Lanarkshire Local Development Plan 2. It is therefore considered appropriate for planning permission to be granted for the proposed development subject to the attached conditions.

11 **Recommendation and Conditions**

11.1. The Committee is asked to agree the following recommendation:-

Grant subject to conditions:-

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. 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 Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

04. That no development shall commence until details of surface water drainage arrangements (including a full drainage assessment and maintenance responsibilities) 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 (Appendices A, B, C, D and E).

The development hereby approved shall not be occupied until surface water drainage works have been completed in accordance with the details submitted to and approved by the Council.

Reason: 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.

05. That before any work commences on the site, a scheme of landscaping shall be submitted to the 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., including, where appropriate, the planting of fruit/apple trees;
- (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.

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 building(s) or completion of the development hereby approved, whichever is the sooner.

Reason: To ensure the appropriate provision of landscaping within the site and in the interests of the visual amenity of the area.

06. Prior to commencement of development, the applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing to the 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'.

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.

If the risk assessment identifies any unacceptable risks, 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 Planning Authority's written approval of the remediation plan.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

07. Further to the requirements of Condition 06 prior to the commencement of development, a remediation plan shall be submitted to and approved in writing by the Planning Authority. Any remediation of the site shall be carried out in complete accordance with the approved scheme 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.

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.

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.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

08. 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.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

09. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by the Council as Planning Authority. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented to the satisfaction of the Council as Planning Authority.

Reason: 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.

10. Prior to the commencement of development, full details of the visibility, including forward visibility at the speed bend, must be shown on a plan and submitted for the written agreement by the Planning Authority.

For the avoidance of doubt, no development in connection with the permission hereby granted shall commence unless visibility of 43m x 2.4m in both directions along the channel line of the public road has been provided in accordance with the Council's Road standards. The visibility splays shall be physically formed and all obstructions within the splays shall be removed.

Once formed, the visibility splays shall be permanently retained thereafter.

Reason: In the interests of traffic and public safety.

11. Notwithstanding the permission hereby approved, prior to commencement of development full details of pedestrian crossing points, vehicular dropped kerbs, gullies, grit bins and bollards shall be submitted for the written approval by the Planning Authority in conjunction with Roads Construction Consent.

Reason: In the interests of traffic and public safety.

12. Prior to the commencement of development, full details of the embankment slopes and drainage of the site shall be submitted for the written agreement by the Planning Authority. Once agreed, the works shall be carried out in full accordance with the agreed scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

13. No works in connection with the development hereby approved shall commence unless a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the planning authority. This will include the route proposed for access to the site for construction and delivery vehicles. This should also demonstrate where all deliveries are to be dropped off, compound, car parking for staff/contractors/visitors and wheel washing facilities.

Reason: In the interests of traffic and public safety.

12 Reason for Decision

- 12.1. The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 2, 3, 14, 15, 16, and 22 of the National Planning Framework 4 and Policies 1, 2, 3, 5, 11, 15, 16, SDCC2, SDCC3 and DM1 of the adopted South Lanarkshire Local Development Plan 2 (2021).

David Booth
Executive Director (Community and Enterprise Resources)

Date: 28 August 2023

Background Papers

Further information relating to the application can be found online:-

[P/23/0748 | Erection of 44 semi-detached dwellinghouses and associated works | Site Of Former Cairns Primary School Cairnswell Avenue Cambuslang](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

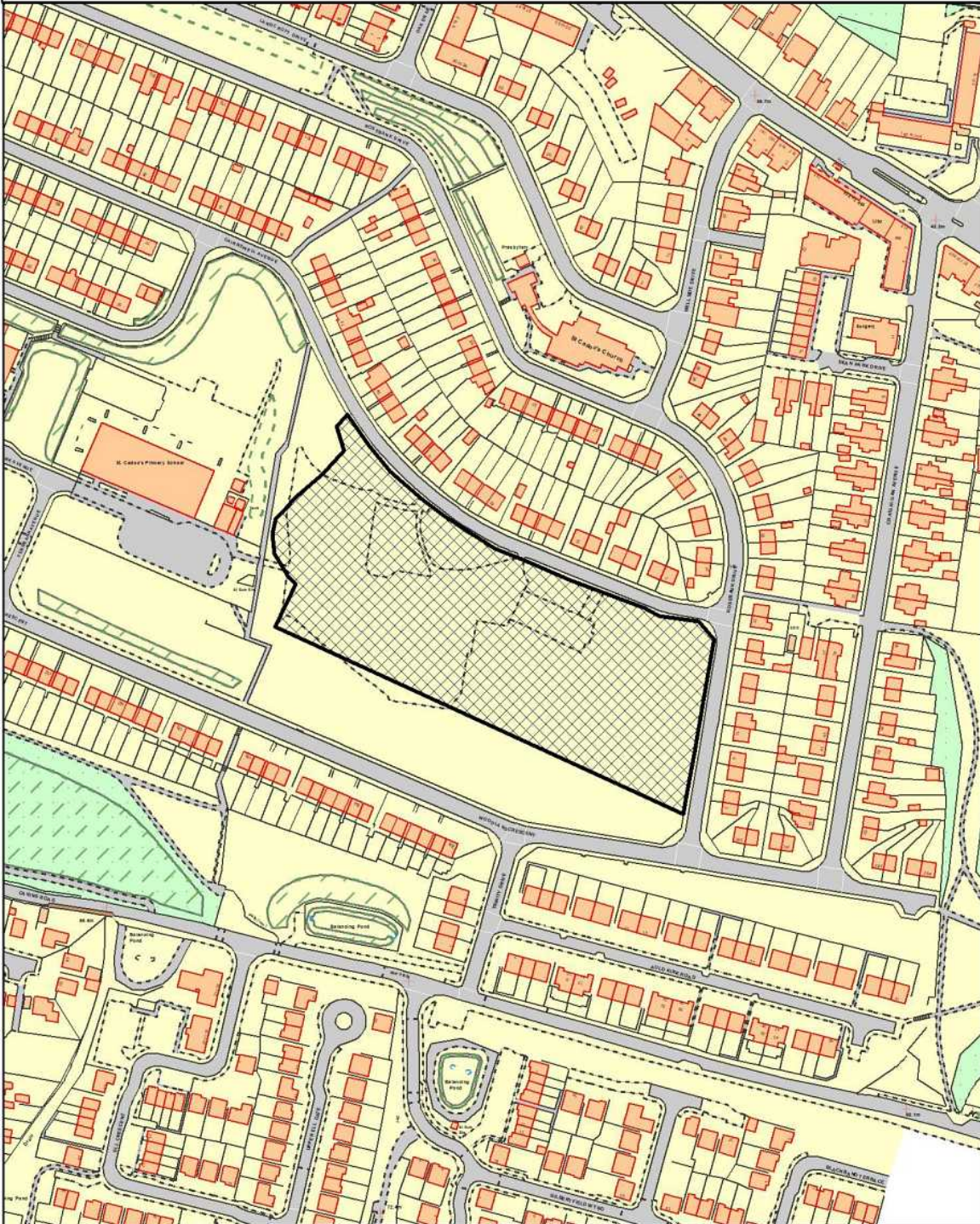
Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

P/23/0748 Site of former Cairns Primary School, Cairnswell Avenue, Cambuslang



© Crown copyright and database rights 2023 OS 100020730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:
1:2,500
Date:
07/09/2023



South Lanarkshire Council
Community and Enterprise Resources
Planning and Regulatory Services