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| Report to: | Planning Committee |
| Date of Meeting: | 12 April 2005 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | EK/04/0254 |
| Planning Proposal: | Erection of 27 Dwellinghouses, 33 Flatted Dwellings & Garages, Parking & Associated Works |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Stewart Milne Homes
- Location : Former Hairmyres Hospital
Hairmyres 2
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 attached conditions)

2.2 Other Actions/Notes

- a) A financial contribution of £27,750 will be required from the developer towards upgrading existing play facilities/open space in the area
- b) The Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 27 Hairmyres/Crosshouse
- ◆ Policy Reference(s): East Kilbride and District Local Plan (Adopted)
Policy STRAT1 – Development Strategy
Policy RES6 – New Housing Development
Policies DC 1 & SLP6 – Development Control
General
The site is zoned for residential use

- ◆ Representations:
 - ▶ 19 Objection Letters

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

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

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

Public Protection - Environmental Health (East Kilbride)

West of Scotland Archaeology Service

TRANSCO (Plant Location)

Leisure Services (Arboriculture)

Power Systems

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application relates to a parcel of land which formed part of the grounds of the former Hairmyres Hospital site in East Kilbride and is located to the rear of the new hospital. The site measures approximately 3.03 hectares; the majority of which is essentially level and roughly rectangular in shape. The site is bounded to the north by an undeveloped area of the former hospital site, to the east by the recently constructed Barratt Homes dwellings and to the south and west by dwellinghouses and public open space.

2 Proposal(s)

- 2.1 This is a detailed planning application by Stewart Milne Homes for the erection of 27 dwellinghouses, 33 flatted dwellings and garages, parking and associated works. The main part of the site would be developed with 27 detached two storey dwellings with an additional 33 flats contained within three blocks located to the eastern edge of the site adjacent to the existing Barratt development. The proposed materials for the houses and flats are a mixture of render and brick walls, concrete roof tiles and UPVC windows.
- 2.2 Access to the site would be via two new junctions taken from a link road constructed through the former hospital which would connect the application site to the Barratt Homes development to the east and the Kier Homes development to the west. A substantial number of mature coniferous and broadleaf trees are located within the site some of which would be retained as part of the development. The submitted drawings show the retention of a tree belt measuring 10 metres in width which would be supplemented with new planting and act as a buffer zone between the proposed development and the existing houses on Pitcairn and Inglewood Crescents. An additional 5 metre wide planted belt would also be provided to act as a buffer between the site and the adjacent Barratt development.
- 2.3 It should also be noted that the developer has agreed to submit a financial contribution of £27,750 towards upgrading existing play facilities/open space in the area .

3 Background

3.1 Local Plan Status

The application site is identified as within an area of land zoned for residential use in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policy STRAT1 – Development Strategy, Policy RES6 – New Housing Development and Policies DC 1 and SLP6 - Development Control General.

3.2 Planning Background

In 1997 outline planning permission was granted for the erection of a hospital building (364 beds) with associated staff accommodation and roads infrastructure and adjacent residential development (600 dwellings) (Planning Application No EK/96/170, ES/96/02 and CON/96/09). It was a condition of this consent that a comprehensive Master Plan for the whole site be submitted and approved prior to the approval of any further detailed applications. The Masterplan was approved in 1998 and this application forms the third phase of the proposed residential development of site.

3.3 **Relevant Government Advice/Policy**

SPP3 (Planning for Housing) states that Planning Authorities should promote the re-use of previously developed land in preference to greenfield land.

4 **Consultation(s)**

Roads and Transportation Services: – have no objection to the proposal.

Response: Noted.

Environmental Services: – have no objection to the proposal. However, due to the nature of the site's former use and adjacent areas of identified contamination they have requested that any consent granted include a condition requiring the submission of a contamination survey and remediation plan for further assessment.

Response: Noted and any consent granted will be conditioned to this effect.

Leisure Services: – have no objection to the proposal subject to a condition requiring the submission of a detailed tree survey for further assessment. Such a survey would have to include full details relating to the maintenance and protection of the existing trees within the site and details of acceptable levels of replacement planting.

Response: Noted and any consent granted will be conditioned to this effect.

Scottish Water: – object to the proposal due to the cost of providing infrastructure to serve the development being outwith Scottish Water's 'reasonable cost' obligations. However, they have stated that they would remove their objection if the applicant bears the cost of the increase in capacity of the existing infrastructure and/or promotes a scheme which does not comprise the quality and quantity of discharge from the existing sewerage system.

Response: Noted. Any consent granted will be conditioned to ensure that no dwellings are occupied until the applicant confirms to the Council that Scottish Water have agreed a suitable sewerage scheme.

SEPA: – have no objection to the proposal subject to conditions requiring the provision of an acceptable drainage scheme within the site.

Response: Noted and any consent granted will be conditioned to this effect.

Scottish Power: – have no objection to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

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

TRANSCO: – have no objection to the proposal, however, they have submitted details indicating the location of their apparatus in the area.

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

West of Scotland Archaeology Service: – have no objection to the proposal.

Response: Noted.

5 **Representation(s)**

Following neighbour notification nineteen letters of objection were received. The grounds of objection are summarised below:

a) The design, siting and layout of the proposed development does not have regard to the pattern of surrounding development. In particular the proposed three and a half storey flats would be detrimental to the character and visual amenity of the area and result in an incongruous feature in the area.

Response: The proposal is considered to be acceptable in terms of its scale and design and in keeping with the surrounding residential development which comprises a mixture of bungalows, two and three storey houses and three storey flats.

b) The development would result in the loss of an existing informal wooded area which has local environmental value. In order to maintain the existing character of the area the woodland should be completely retained or the proposed 10 metre belt of trees should be widened to 15 metres. It should also be maintained by planting suitable trees to replace those removed.

Response: A 10 metre wide woodland buffer would be retained to the south of the site and a 5 metre belt planted to the north. The Council's Arboricultural Manager has inspected the site and considers that the proposed development would retain a considerable woodland edge. He has no objection to the proposal so long as conditions are imposed regarding the replacement planting and the maintenance and protection of the existing trees.

c) The existing woodland acts as a screen between the houses in Strathallan Avenue and those on Inglewood and Pitcairn Crescents and removal of the trees will reduce the degree of privacy to those dwellings.

Response: A woodland buffer 10 metres in width would be retained between the proposed dwellings and the existing houses on Pitcairn and Inglewood Crescents and a 5 metre buffer would be planted between the proposed flats and the dwellings on Strathallan Avenue. The closest property to the proposed development would be approximately 20 metres away in the case of Strathallan Avenue and approximately 27 metres elsewhere. Given the proposed distances between the properties and the fact that they would be screened by a woodland buffer it is considered that the proposed development would not have an adverse impact on the privacy or residential amenity of the adjoining dwellings.

d) The proposed flats would overlook and overshadow the houses and gardens of the adjacent properties at Strathallan Avenue. The proposed screening of 5 metres behind the properties on Strathallan Avenue is inadequate and should be 10 metres as per the proposed screening to Inglewood Crescent.

Response: The proposed distance between houses on Strathallan Avenue and the nearest block of flats complies with the Council's guidance on new residential developments. In addition, the windows on the block of flats would be offset from those on adjacent properties, therefore, I do not consider that these properties will be adversely affected by the blocks of flats in terms of overshadowing and loss of privacy.

e) The proposal will result in overdevelopment of the site.

Response: The proposal is considered to be acceptable and in accordance with the Council's Residential Development Guidelines in terms of house to plot ratios, garden depths, distances to boundaries and car parking provision.

f) In the interests of road safety – the access to the site is in close proximity to the hospital access which could result in road safety problems. The development would also give rise to increased traffic levels on an existing busy road to the detriment of adjacent residential properties.

Response: Roads and Transportation Services were consulted on the application and are satisfied that the proposed development does not raise any road safety issues.

g) The area to the south west of the site has a history of flooding and this should be taken into account during the assessment of the proposal.

Response: The provision of adequate drainage would be a requirement of any consent granted. The proposed site layout shows the provision of a sustainable urban drainage system to the western side of the development and a condition would be included on any consent granted requiring the submission of full details of the design of this system for further assessment.

h) The proposed development will have an adverse impact on biodiversity in the area.

Response: A considerable woodland edge would be retained by the development. In addition, the Council's Countryside Ranger was consulted on the previous phase of the re-development of the hospital site and had no objections to the proposal.

i) There is currently a public thoroughfare running past the existing houses at 84 and 86 Pitcairn Crescent. Due to damage to these houses it would be beneficial if the point of entry to the wooded area was moved further away.

Response: Several sections of the existing boundary fence between the former hospital grounds and the adjacent park are in a state of disrepair and are used as informal access points through the woods to the hospital grounds. The applicant has stated that this section of boundary fence will be retained as part of the development and repaired where it is defective and any consent granted would be conditioned to this effect.

j) Will the existing boundary fence onto the gardens of Pitcairn and Inglewood Crescents be retained or replaced.

Response: The existing fence bounding the rear gardens of these properties would be retained during the construction phase of the development. However, this fence would be replaced by a 1.8 metre close boarded fence as part of the development.

k) Who will manage the woodland and maintain any new boundary fence after development.

Response: The factoring agent appointed by the developer would be responsible for the management of the woodland and the maintenance of the new boundary fence.

l) Will there be access for the public to the wooded area.

Response: No formal access points are planned for the wooded area. However, the area of the woodland between the adjacent park and new link road would remain open.

6 Assessment and Conclusions

6.1 The determining issue that requires to be addressed in respect of this application is compliance with local plan policy.

- 6.2 The proposal can be assessed against Policies STRAT1 – Development Strategy, RES6 – New Housing Development and DC1 and SLP6 – Development Control General in the adopted East Kilbride and District Local Plan. Policy STRAT1 states that the Local Plan will seek to direct new development to sites within existing settlement boundaries utilising vacant, derelict and under used sites where possible. Policy RES6 – New Housing Development states that new housing development will be required to be of a design, scale and materials appropriate to the site and its surroundings. Policies DC1 and SLP6 state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials.
- 6.3 The principle of housing on this site has been established through the granting of an outline application and masterplan approval and the application involves the re-use of a brownfield site for housing which conforms with both national and local policy guidance. It is considered that the development is of a high quality design incorporating a suitably high standard of materials and will be in keeping with development in the surrounding area. It is also considered that the proposed layout will not adversely affect the existing trees on the site nor adversely affect adjacent properties in terms of overshadowing and loss of privacy. Whilst Scottish Water objected to the proposal due to insufficient capacity at Philipshill Wastewater Treatment Works, the Treatment Plant is currently being upgraded and conditions would be placed on any consent issued to ensure that no units are occupied until a satisfactory sewerage scheme is in place.
- 6.4 In summary, I would consider that the proposal complies with Policies STRAT1, RES6, DC1 and SLP6 of the adopted East Kilbride and District Local Plan. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted. A financial contribution of £27,750 will be required from the developer towards upgrading existing play facilities/open space in the area prior to the issuing of planning permission.

Iain Urquhart
Executive Director (Enterprise Resources)

5 April 2005

Previous References
None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Public Protection - Environmental Health (East Kilbride) 21/07/04
 - S.E.P.A. (West Region) 08/06/04

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| Power Systems | 26/05/04 |
| TRANSCO (Plant Location) | 26/05/04 |
| Scottish Water | 23/06/04 |
| Roads and Transportation Services (East Kilbride) | 24/06/04 |
| S.E.P.A. (West Region) (Flooding) | 01/07/04 |
| West of Scotland Archaeology Service | 05/07/04 |

► Representations

- Representation from : P T Mutton & Mrs S M Mutton, 35 Inglewood Crescent, East Kilbride, G75 8QD, DATED 25/05/04
- Representation from : Brian Cowan & Dr Rosaleen Docherty, 84 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, , DATED 21/05/04
- Representation from : D & R Alexander, 64 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : M Davidson, 52 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : J Nicolson, 60 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : The Occupier, 68 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : J MacTaggart, 62 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : Robert Halliday, 58 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : W Miller, 72 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : The Occupier, 74 Pitcairn Crescent, Hairmyres, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : Michael F Clough & Clare Clough, 70 Pitcairn Crescent, East Kilbride, G75 8TP, DATED 21/05/04
- Representation from : William GJ Smith, 29 Inglewood Crescent, East Kilbride, G75 8QD, DATED 21/05/04
- Representation from : G O-Neill, 66 Pitcairn Crescent, East Kilbride, G75 8TP, DATED 21/05/04

- Representation from : Georgina Cowan, 31 Inglewood Crescent, Hairmyres, East Kilbride, G75 8QD, DATED 21/05/04
- Representation from : Lilian & Bob Belshaw, 37 Strathallan Avenue, Hairmyres, East Kilbride, G75 8GX, , DATED 20/08/04
- Representation from : Mr & Mrs R Cameron, 76 Pitcairn Crescent, East Kilbride, G75 8TP, DATED 27/05/04
- Representation from : Dr R.C. Docherty, 86 Pitcairn Crescent, East Kilbride, G75 8TP, DATED 27/05/04
- Representation from : Dr R.C. Docherty, 86 Pitcairn Crescent, East Kilbride, DATED 27/05/04
- Representation from : Harry Valentine, 32 Inglewood Crescent, Hairmyres, East Kilbride, G75 8QD, DATED 27/05/04

Contact for Further Information

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

Jim Blake, Planning Officer, Civic Centre, East Kilbride
Ext. 6315 (Tel :01355 806315)
E-mail: Enterprise.ek@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 no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 4 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 5 That the existing trees to be retained must be protected in accordance with methods as set out in BS5837/1991 during and until completion of all site operations and building works.
- 6 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.
- 7 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 building(s) or the 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.
- 8 That before any work commences on site, a woodland management and maintenance scheme, covering the area hatched blue on the approved plans, shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) proposals for the continuing care, maintenance and protection of the trees, shrubs and hedges including details of the timing and phasing of all such works; (b) details of the number, variety and size of trees and shrubs to be planted and the phasing of such works.

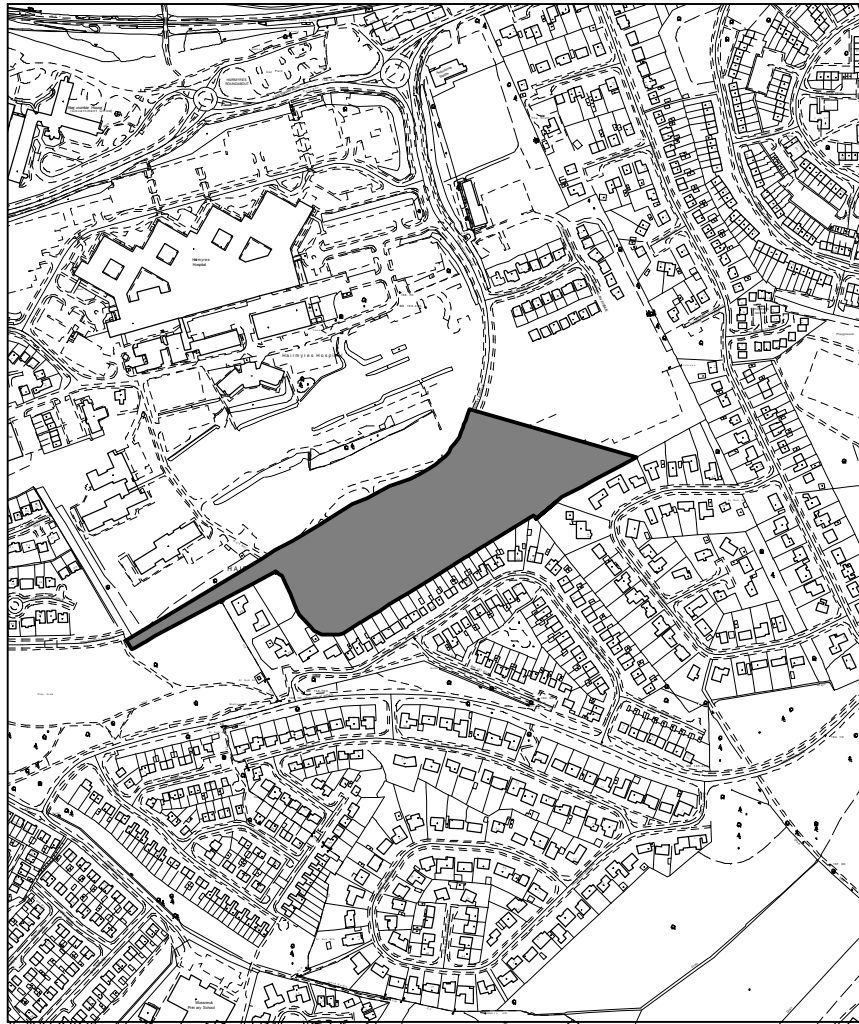
- 9 That prior to the completion of the development hereby permitted, the woodland maintenance and management scheme approved under the terms of Condition 8 above, shall be in operation.
- 10 That before any development commences on site or before any materials are ordered or brought to the site, details 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.
- 11 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.
- 12 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 12 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 13 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.
- 14 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 15 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 and to the satisfaction of the Council as Roads and Planning Authority.
- 16 That before the dwellinghouses hereby approved are completed or brought into use, three car parking spaces (a double garage counts as one space) shall be laid out and constructed within the curtilage of each dwellinghouse to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 17 That notwithstanding the terms of Condition 16 above before the dwellings hereby approved are completed or occupied, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 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 before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants 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 that report, in order to remove, or render harmless, any such contaminants, 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 decontamination works on the site.
- 20 That no dwellinghouse shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 21 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.
- 22 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 23 That before the dwellings hereby approved are completed or occupied, 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 and to the satisfaction of the Council as Roads and Planning Authority.
- 24 That before any work commences on the site, a scheme of landscaping and boundary treatment for the area hatched green on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include details of all trees and hedgerows to be planted in this area and no work shall be undertaken on the site until approval has been given to these details.
- 25 That the landscaping scheme required in terms of Condition 24 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the dwellings 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 said Authority.
- 26 That before the last dwellinghouse is completed or occupied, the existing boundary fence along the boundary marked orange on the approved plan shall be removed and replaced with a 1.8 metre high close boarded screen fence.

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 To ensure the protection and maintenance of the existing mature trees within the site
- 4 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 5 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 To ensure the protection and maintenance of the existing woodland within the area
- 9 In order to retain effective planning control
- 10 In the interests of amenity and in order to retain effective planning control.
- 11 These details have not been submitted or approved.
- 12 In order to retain effective planning control
- 13 In the interests of amenity and in order to retain effective planning control.
- 14 These details have not been submitted or approved.
- 15 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 To ensure the provision of adequate parking facilities within the site.
- 18 In order to retain effective planning control
- 19 To ensure the site is free from contamination
- 20 These details have not been submitted or approved
- 21 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 off-site flooding.
- 22 In order to retain effective planning control
- 23 In the interest of public safety
- 24 In the interest of the visual amenity of the area
- 25 In the interest of amenity.
- 26 In the interests of amenity



Map at Scale 1:5000

FORMER HAIRMYRES HOSPITAL, EAST KILBRIDE



Drawn 23/03/05

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