

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 31 October 2006 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | CL/06/0173 |
| Planning Proposal: | Demolition of Dwellinghouse and Erection of 26 Flatted Dwellings, Associated Roadworks, Parking and Landscaping |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Robertson Frame Homes Ltd
- Location : 41 Station Road
Carluke

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) As there have been a substantial number of objections to the proposal and, in accordance with Council procedures, a hearing may be required before determining the application.
- (3) A financial contribution of £13,000 is required from the developer towards upgrading recreational provision in the area, to be lodged prior to the issue of consent.

3 Other Information

- ◆ Applicant's Agent: Riach Partnership
- ◆ Council Area/Ward: 13 Law/Carluke
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
 - Policy RES1: Residential Areas

- South Lanarkshire Local Plan (Finalised Draft)
 - Policy RES6: Residential Land Use Policy
 - Policy ENV11: Design Quality
 - Policy ENV30: New Housing Development
 - Policy DM1: Development Management

- ◆ Representation(s):
 - ▶ 84 Objection Letters
 - ▶ 3 Comments Letters
- ◆ Consultation(s):

West of Scotland Archaeology Service

Environmental Services

Education Resources

Roads and Transportation Services (South Division)

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

Scottish Water

TRANSCO (Plant Location)

Roads & Transportation Services H.Q. (Flooding)

Community Resources

Planning Application Report

1 Application Site

- 1.1 The site extends to some 0.7 hectares and currently consists of a 1½-storey dwellinghouse, treble detached garage and a substantial curtilage, on the south side of Station Road. The ground rises from Station Road towards the centre of the site, then falls away gradually towards the south, before dropping steeply as it nears the southern boundary.
- 1.2 It is bounded by Station Road and 2-storey properties beyond to the north and to the east by the recently constructed 'children's unit' and its former curtilage, which benefits from a detailed planning consent for 16 detached residential units. A residential property abuts its western boundary, whilst to the south of the site are the steep slopes of the valley leading down to Jock's Burn, with housing beyond.

2 Proposal(s)

- 2.1 The applicant originally sought detailed consent for the erection of 30 flats within 4 separate blocks. Following discussions with the Council, the scheme has been amended and now seeks detailed planning permission for the erection of 26 flatted dwellings and associated infrastructure. There are 22 2-bedroom flats and 4 3-bedroom flats. Access to the site is via a new access to be formed centrally along the site's frontage. It is proposed to build 3 blocks of 2-storey flatted dwellings albeit that the block to the rear of the site, ie. furthest away from Station Road, has an element of 3-storey to the rear where the applicant has utilised the change in levels to allow for increased accommodation. 52 car parking spaces are proposed which are arranged in a series of landscaped parking courts. The majority of the car parking is to the front of the site, with the remainder to be provided between the front two blocks and the block to the rear. The submitted plans also show the formation of a strong landscape buffer around the perimeter of the site. A belt of conifer trees along the southern boundary would be removed. In the absence of play provision within the application site, a financial contribution of £13,000 will be paid by the developer towards the improvement of recreational facilities in the area.
- 2.2 It should be noted that the current application is an amendment to a previously withdrawn application for a larger development proposal comprising 38 flatted dwellings.

3 Background

3.1 Local Plan Status

In the adopted Lower Clydesdale Local Plan and the emerging South Lanarkshire Local Plan (Finalised Draft), the site is included within the settlement boundary of Carluke. Within the adopted Lower Clydesdale Local Plan Policy RES1: Residential Areas applies. This policy states that proposals for new development will generally be acceptable when this would not adversely affect local character or amenity. In the emerging South Lanarkshire Local Plan (Finalised Draft), RES6: Residential Land Use Policy applies. This policy states the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of these areas. All new development must comply with Council design policy as set out in Policy ENV11: Design Quality Policy, Policy ENV30: New Housing Development and Policy DM1: Development Management.

3.2 **Relevant Government Policy/Advice**

SPP3: Planning for Housing, advocates that most housing requirements should be met within or adjacent to existing settlements, making efficient use of existing infrastructure and public services.

3.3 **Planning History**

There is no significant planning history relating to the application site, however it should be noted that planning permission was granted in May 2005 for the erection of 16 2-storey detached dwellinghouses on the surplus land left over as a result of the adjacent children's unit being demolished and rebuilt on a reduced footprint (ref: CL/05/0051).

4 **Consultation(s)**

4.1 **West of Scotland Archaeology Service** – as the site is a recorded site of some potential significance, a written scheme of investigation is required and should be undertaken prior to development starting on site.

Response: Noted. A condition can be attached to any approval that may be granted.

4.2 **Environmental Services** – no objections, subject to conditions. These include that a Phase 1 or Desk Study is carried out to determine the presence or otherwise of contaminants on the site.

Response: Noted. Relevant conditions can be attached to any approval.

4.3 **Education Resources** – no objections.

Response: Noted.

4.4 **Roads & Transportation Services** – no objections, subject to compliance with recommended conditions on access, sightlines and parking.

Response: Noted. The revised layout complies with these requirements.

4.5 **Transco (Plant Location)** – no objections.

Response: Noted.

4.6 **Scottish Water** – no objections, provided that the developer bears the cost of any increase in capacity of Scottish Water's existing infrastructure.

Response: The applicant is aware of the situation and is in discussion with Scottish Water. A condition can be attached to any consent to safeguard Scottish Water's position.

4.7 **Roads & Transportation Services HQ (Flood Prevention Unit)** – no objections, provided that the site is served by a surface water drainage scheme to the satisfaction of the Council.

Response: The applicant has been made aware of the SUDS requirement and has produced a scheme to the Council's satisfaction.

4.8 **SEPA** – no objections, subject to conditions.

Response: Noted. Conditions can be attached to any approval.

4.9 **Community Resources** – no objections to the large number of conifers to be removed as they are reaching their full potential and would be required to be felled in the near future. Adequate protection measures should be put in place to protect the trees to be retained from construction activity.

Response: Noted. Conditions can be attached to any approval to safeguard the Aborigiculturalist's concerns. In this respect, I will ensure that the mature Yew hedge on the western side boundary is retained where possible and is re-planted where necessary.

5 Representation(s)

5.1 The initial neighbour notification resulted in 47 letters of objection and 3 letters of comment. As a result of the amended plans submitted and the neighbours being re-notified, 37 further letters of objection have been received. The grounds of objection are summarised below:

- (a) **The proposed flatted dwellings are out of character with the surrounding area. Two/three storey flats represent a high density development in an area which has always been high amenity, low density.**

Response: There is a mix of storey heights in Station Road, ranging from single, 1½-storey and tenemental 2-storey. Tenemental 2-storey dwellings are similar in height and scale to modern 3-storey. The two front blocks and the front part of the rear block are 2-storey in height which is in keeping with much of the streetscene. Only a very limited element of 3-storey is proposed, this being to the rear of the site, utilising the level difference between the site and Jock's Burn. In terms of density, I am satisfied that the site meets the Council's standards in terms of the approved Residential Development Guide.

- (b) **The destruction of Kirkton House would remove one of the most sought-after houses in one of the most sought-after areas of Carluke and should be rejected on these grounds alone.**

Response: Kirkton House was built circa 1970s, is not listed nor is it in a Conservation Area. I do not consider otherwise that the building is of any particular architectural merit.

- (c) **Along with the other proposed development on the adjacent site, this will add 46 new homes on Station Road which will more than double the overall housing density in the area.**

Response: The site is located within the settlement boundary of Carluke. There are no road issues pertaining to the development, nor any other infrastructure issues. As stated in point (a) above, the proposed site layout is in compliance with the Council's Residential Development Guide. The proposals will make effective use of a brownfield site close to amenities and Carluke rail station.

- (d) **The building line is forward of the existing dwellinghouse. All dwellings on Station Road are secluded and set well back from the road. This development will be industrial in appearance and most of the houses on the same side of the development are 1½-storey in design.**

Response: The building line is forward of the existing house to the west of the site, however it is behind the newly constructed 'Children's Home' by some 15 metres and in front of no. 43 Station Road by some 5 metres at its closest point (some 12 metres away) and 14 metres at the proposal's forward-most point. In summary, the development's building line is located between the building line of the 'Children's Unit' and that of the existing building on the site. The forward-most block is located 18 metres back from the roadside kerb, there is therefore adequate frontage on the site to maintain the open aspect of Station Road. I disagree that the development will be 'industrial' in appearance. The design

and materials to be used are satisfactory. The Children's Unit is 2-storey as are the 16 dwellings to be constructed on land adjacent to the site. There are 1½-storey dwellings on Station Road, however this should not preclude alternative storey height in this area.

- (e) **The materials are out of character with the existing housing on Station Road.**

Response: Disagree. The buildings will be finished in natural slate (or slate substitute) with a smooth render finish, broken up with blockwork.

- (f) **Additional parking and traffic generated at the site will further exacerbate an existing problem. Most of the parking will be to the front of the site which will result in headlights shining into dwellings across the road.**

Response: Roads & Transportation Services have not objected to the proposal in terms of the impact on the local road network, while parking that meets Roads guidelines would be provided within the site. With regard to light pollution from headlights, I can confirm that there will be an element of landscaping at the front of the site that should help alleviate this potential problem. It should be noted that the dwellings on the opposite side of Station Road are situated higher than the car park area, therefore headlights are unlikely to shine directly into houses.

- (g) **The proposed entrance is directly opposite existing driveways which will cause problems gaining access to properties due to increased parking and traffic.**

Response: As mentioned in (f) above, Roads & Transportation Services are satisfied that the site can be safely accessed and that there is sufficient parking provision within the site.

- (h) **No trees should be felled within the site.**

Response: A belt of over-mature conifer trees would be felled along the rear boundary of the site. Conditions can be attached to any approval which prohibits trees from being felled without gaining appropriate approval while the submitted plans show the provision of a landscaped scheme around all boundaries.

- (i) **If granted, this could set a precedent.**

Response: Planning applications are assessed for conformity with the development plan and are considered on the basis of individual merit.

- (j) **The emerging South Lanarkshire Local Plan identifies a housing surplus for Clydesdale and the Council has stated there will be an adequate supply for the Carluke area. This development is therefore purely speculative and satisfies no one apart from the greed of the current owners and should be refused.**

Response: The application site is within an established residential area where there is a presumption in favour of development. This is set out in Policy RES1 of the adopted Lower Clydesdale Local Plan and this land use designation is reinforced in the emerging South Lanarkshire Local Plan where policy RES6 applies. Government guidance encourages the efficient re-use of previously developed sites within settlements as this reduces pressure on greenfield sites. The commercial interests of the developer are not relevant planning considerations.

- (k) **The proposed flats are very industrial in appearance and do not suit the character of the neighbourhood. The street comprises detached houses and flats do not complement these.**

Response: As stated in my response to (a) above, Station Road features a variety of building styles. I am satisfied that the proposed development will make a positive contribution to the streetscape and the careful selection and distribution of external finishes will ensure that the fabric of the flatted dwellings integrate appropriately with the existing properties.

- (l) **The proposed buildings will overlook my property (43 Station Road), spoiling the privacy that our garden has enjoyed for 50 years and the new buildings are too close to my boundary.**

Response: The layout has now been amended such that the building nearest the objector's house is situated 7 metres from the common boundary, 12 metres from the gable of the house. The amended position of the building to the rear is also set back some 16.5 metres from the side boundary. It should be noted that there are no habitable rooms with a direct view into the objector's main garden area.

- (m) **The proposal threatens the whole character of Station Road, as Kirkton House and its gardens are a major feature. Residents have been shocked by the current owner removing three mature trees.**

Response: The redevelopment of Kirkton House and its gardens will not, in my opinion, be detrimental to the character of Station Road. The development respects the 'open' aspect of the road whilst making efficient use of a brownfield site.

- (n) **Neither the proposed development nor the recent approval for 16 dwellings has made provision for play facilities within their respective sites.**

Response: The Council will seek a financial contribution towards upgrading existing play facilities in the area in accordance with the Residential Development Guide.

- (o) **The roads in the area are narrow and cannot sustain additional traffic.**

Response: As stated in (f) above, Roads & Transportation Services are satisfied with the proposal and do not consider that it will unduly affect the existing roads infrastructure.

- (p) **Whilst the application states that the flats are to be 2-storey, it is clear from the plans that the rear blocks are 3-storey.**

Response: There is an element of 3-storey to the rear of the site. The application shows a basement area being utilised as a result of the level difference where the site slopes down towards Jock's Burn. This 3-storey element is not visible from the front of the buildings, only from the side and the rear. It is not considered that this 3-storey element is detrimental to the character or amenity of the area.

- (q) **The flats are too close to dwellings on the opposite side of Station Road.**

Response: There is a distance of some 45 metres between the flats and the nearest dwellings across the road from them. This is considered to be an acceptable distance and meets the Council's standard of 20 metres window-to-window distance.

- (r) **In a recent application for a flatted development on the former 'Children's Home', a flatted development was strongly opposed by the local residents and Council, restricting the final proposed development to 16 detached houses, a ratio of 8 houses per 0.4ha.**

Response: This is an incorrect statement. The Council issued a Development Brief for the surplus land associated with the former Children's Home, inviting 'offers' to purchase said land. The Brief mentioned that flats would be acceptable. The highest offer was the eventual purchaser, and this was for 16 detached units.

- (s) **The gates that form the front boundary should be protected as they are of historic importance.**

Response: The developer has indicated that the gates are to remain on the site.

- (t) **There are no flats in the area and a precedent should not be set.**

Response: I consider the revised scheme complements and respects the character of the surrounding area and makes efficient use of a brownfield site close to the town centre and public transport facilities.

- (u) **The number of dwellings on Station Road will increase quite considerably as a result of this development as well as the previously consented site adjacent to the application site.**

Response: Noted. As mentioned in (j) above, the site is within the settlement boundary where Policy RES1 applies of the adopted Lower Clydesdale Local Plan and policy RES6 'Residential Land Use' of the South Lanarkshire Local Plan (Finalised Draft). This policy states that there shall be a general presumption in favour of development where it is considered that the proposal would not be detrimental to the residential amenity of the area. This scheme, and that approved on the adjoining site, respect the characteristics of the site and the surrounding area.

- (v) **The proposal will dominate the street by placing a large paved parking area, close to the road, with no opportunity for the scale of landscaping or screening that would be required to reduce its impact.**

Response: As stated in point (d) above, the building is set back some 18 metres from the road and is of 2-storey design, similar in height to other properties on Station Road. There is an element of landscaping to the front to help 'soften' the appearance of the parking areas.

- (w) **The development is contrary to National Policy, ie. SPP3 and Structure Plan Policy in that it has not been demonstrated that there is a 'need' for this housing.**

Response: The site is located within a residential area, therefore this 'test' is not relevant. Further, I consider that the development makes efficient use of a brownfield site, in compliance with SPP3.

- (x) **Due to adverse impacts on amenity, the development is inconsistent with local plan policy for residential development (RES1).**

Response: I disagree that the development proposal would be detrimental to amenity for the reasons stated in responses (a), (c) and (j).

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The main determining issues in this case are the extent to which the proposal complies with the adopted local plan, the emerging South Lanarkshire Local Plan (Finalised Draft), Government advice and the Council's Residential Development Guide.
- 6.2 In terms of the adopted Lower Clydesdale Local Plan, the site is located within a residential area where Policy RES1 applies. This policy states that proposals for new development will generally be acceptable, provided they will not adversely affect local character or amenity. It is considered that the proposed development is compatible with existing land uses and would not have a detrimental effect on the character and amenity of the area. Accordingly, the proposal conforms to adopted local plan policy.
- 6.3 Within the emerging South Lanarkshire Local Plan (Finalised Draft), the site is located within Policy RES6: Residential Land Use. This policy states that the Council will oppose the loss of houses to other uses and will refuse any development that will be detrimental to the amenity of these areas. Each application will be judged on its own merits with particular consideration given to the impact on residential amenity and/or proposed servicing and parking arrangements. It further states that all new development must comply with Council design policies as set out in Policy ENV11: Design Quality and Policy DM1: Development Management. Policy ENV30: New Housing Development is also relevant.
- 6.4 Policy ENV11: Design Quality, challenges the design and layout of new development to incorporate the principles of sustainable development and make a positive contribution to the character and appearance of the urban or rural environment in which it is located. Policy ENV30: New Housing Development also applies. This states that new housing development will require to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban area in which it is located. It is considered that the development proposed accords with these policies.
- 6.5 Policy DM1: Development Management Policy, also applies. This policy states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. It is considered that the proposal complies with this policy.
- 6.6 In terms of Government advice, SPP3: Planning for Housing, states that previously developed sites should be used in preference to greenfield locations and expresses a preference for sites accessible to public transport. The application site meets this criterion as it is currently used as a domestic residence and the site is located in close proximity to Carluke Town Centre, train station and local amenities. I am of the opinion, therefore, that the site is a suitable location for higher density development.
- 6.7 The development accords with the Council's Residential Development Guide in terms of site layout and there are no adverse comments from the Council's Roads & Transportation Service or other consultees that cannot be covered by conditions. The proposals have been subject to a large body of local opposition, particularly in

terms of concerns on the introduction of flats at this location, the design and scale of the proposed blocks, increase in traffic on the road network and the overall impact on the amenity of the area. Nevertheless, I consider that the revised submission represents a high quality solution to development of a prominent site that respects the character of the area.

- 6.8 I conclude that the proposal complies with local plan policy and will result in a development that will integrate well with the existing streetscape whilst re-using previously developed land in a sustainable location in an efficient and high quality manner. I therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is consistent with Policy RES1 of the Lower Clydesdale Local Plan and Policies RES6, ENV11, ENV30 and DM1 of the emerging South Lanarkshire Local Plan (Finalised Draft). It is also compliant with the Council's Residential Development Guide.

Iain Urquhart
Executive Director (Enterprise Resources)

20 October 2006

Previous References

- ◆ CL/05/0805

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

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|----------------------------------------------------|------------|
| ► Consultations | |
| TRANSCO (Plant Location) | 13/03/2006 |
| Roads and Transportation Services (South Division) | 14/03/2006 |
| S.E.P.A. (West Region) | 24/04/2006 |
| Roads & Transportation Services H.Q. (Flooding) | 27/03/2006 |
| Roads and Transportation Services (South Division) | 27/03/2006 |
| Roads and Transportation Services (South Division) | 29/03/2006 |
| Roads & Transportation Services H.Q. (Flooding) | 21/03/2006 |
| West of Scotland Archaeology Service | 07/04/2006 |
| Community Resources (Arboriculture) | 06/06/2006 |

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| ► Representations | |
| Representation from : | Mhairi Thomson, 18 Station Road Carluke ML8 5AD, DATED 16/10/2006 |
| Representation from : | Mr and Mrs E Warren, 55 Market Road Carluke ML8 4BE, DATED 16/10/2006 |
| Representation from : | Mrs A Morris, Miltonhead Milton Road Carluke ML8 5PZ, DATED 16/10/2006 |
| Representation from : | Mr and Mrs I Orr, 77 Clyde Street Carluke ML8, DATED 16/10/2006 |
| Representation from : | Mr and Mrs W Johnstone, 2 Nursery Court Carluke ML8 5PR, DATED 16/10/2006 |
| Representation from : | Mrs Callendar, 42 Kirkton Street Carluke ML8, DATED 13/10/2006 |
| Representation from : | Kaye Watson, 52 Station Road Carluke ML 8 5AD, DATED 13/10/2006 |
| Representation from : | Mr and Mrs J Callan, 3 Braemar Crescent Carluke ML8 4BH, DATED 13/10/2006 |

Representation from : Lisa McLean, 11 Whitefield Crescent
Carluke
ML8 5DU, DATED 13/10/2006

Representation from : Ian & Ann Martin, 43 Station Road
Carluke
ML8 5AD, DATED 12/10/2006

Representation from : Mr and Mrs W Slater, 75 Carnwath Road
Carluke
ML8 4DP, DATED 13/10/2006

Representation from : Miss I Jackson, 26 Glencoe Road
Carluke
ML8 4JJ, DATED 13/10/2006

Representation from : Dr G Kennedy and Mrs J L Kennedy, 50 Station Road
Carluke
ML8 5AD, DATED 19/10/2006

Representation from : Alan MacRobert, 38 Whiteshaw Drive
Carluke
ML8 5UL, DATED 05/04/2006

Representation from : Mr SP Miller, 53 Station Road
Carluke
ML8 5AE, DATED 05/04/2006

Representation from : Mr H Aitken and Mrs C Murphy, Meadowview
Milton Road
Carluke, DATED 31/03/2006

Representation from : Mr and Mrs D Laird, 28 Airdrie Road
Carluke
ML8 5EW, DATED 23/03/2006

Representation from : Miss I Jackson, 26 Glen Road
Carluke
ML8 4JJ, DATED 23/03/2006

Representation from : William Watson, 52 Station Road
Carluke
ML8 5AD, DATED 23/03/2006

Representation from : Mr and Mrs J Callan, 3 Braemar Crescent
Carluke
ML8 4BH, DATED 23/03/2006

Representation from : Mr and Mrs J Gibson, 51 Shieldhill Road
Carluke
ML8 5AL, DATED 23/03/2006

Representation from : Mr & Mrs R McDowall, 16 Kelso Drive
Carluke
ML8 4NW, DATED 27/03/2006

Representation from : Mr & Mrs W Johnstone, 2 Nursery Court
Carluke
ML8 5PR, DATED 27/03/2006

Representation from : Estelle M Webster, Glenburn Cottage
Yieldshields
Carluke, DATED 27/03/2006

Representation from : Owner/Occupier, 103 Stewart Street
Carluke, DATED 27/03/2006

Representation from : Annette Young, 17 Douglas Street
Carluke, DATED 29/03/2006

Representation from : Margaret Dunlop, Under Shieldhill Farm
Station Road
Carluke
ML8 5PS, DATED 29/03/2006

Representation from : J Jamieson, 3 Baird Avenue
Motherwell
ML1 5ET, DATED 29/03/2006

Representation from : Linda Gibson, 41 Avon Avenue
Carluke, DATED 29/03/2006

Representation from : Margaret Hopkins, 36 Old Lanark Road
Carluke
ML8 4HW, DATED 29/03/2006

Representation from : Mr & Mrs G White, 11 Balmore Avenue
Carluke
ML8 4PE, DATED 29/03/2006

Representation from : Mr & Mrs Johnstone, 7 Taylinloan Drive
Carluke, DATED 29/03/2006

Representation from : Ian and Ann Martin, 43 Station Road
Carluke
, DATED 23/03/2006

Representation from : Mr A Merry, 44 Station Road
Carluke
ML8 5AD, DATED 16/03/2006

Representation from : Ian & Ann Martin, 43 Station Road
Carluke
ML8 5AD, DATED 21/03/2006

Representation from : T F Learmonth, 54 Station Road
Carluke
ML8 5AD, DATED 21/03/2006

Representation from : Mr & Mrs W Slater, 75 Carnwath Road
Carluke
ML8 4DP, DATED 20/03/2006

Representation from : Mr & Mrs S Hamilton, 37 Newbarns Street
Carluke
ML8 5RP, DATED 20/03/2006

Representation from : Mrs J Stevenson, 5 Cameronian Drive
Carluke
ML8 4RA, DATED 20/03/2006

Representation from : Mrs J Porteous, 12 Stonedyke Road
Carluke
ML8 4BQ, DATED 20/03/2006

Representation from : Mr & Mrs W Tambling, 15 Old Lanark Road
Carluke
ML8 4HW, DATED 20/03/2006

Representation from : Mr & Mrs C Glover, 74 Carnwath Road
Carluke
ML8 4DP, DATED 20/03/2006

Representation from : Dr G & Mrs J L Kennedy, 50 Station Road
Carluke
ML8 5AD, DATED 20/03/2006

Representation from : Karen & Ronald McPhail, 40 Station Road
Carluke
ML8 5AD, DATED 20/03/2006

Representation from : Eric and Lorna Gray, 51 Station Road
Carluke
ML8 5AD, DATED

Representation from : Martin Hannah, 85 Kirkton Street
Carluke
ML8 4AD, DATED

Representation from : A & N Merry, 44 Station Road
Carluke
ML8 5AD, DATED 16/03/2006

Representation from : Dr Iain R Christie, 46 Station Road
Carluke
ML8 5AD, DATED 17/03/2006

Representation from : Dr Lesley C Christie, 46 Station Road

Carluke
ML8 5AD, DATED 17/03/2006

Representation from : John Battison, 21 West Avenue
Carluke
ML8 5AE, DATED 17/03/2006

Representation from : Mr & Mrs T Frame, 24 Allan Avenue
Carluke, DATED 17/03/2006

Representation from : Mr & Mrs J Stark, Dervaig
Graighenhill Road
Kilncadzow, DATED 30/03/2006

Representation from : A J G Workman, Health Centre
14 Market Place
Carluke, ML8 4AZ, DATED 13/04/2006

Representation from : TRA Paisley, 1Milton Cottages
Muirsykehead Road
Carluke
ML8 5PT, DATED 11/04/2006

Representation from : Maggie Botham, 22 Station Road
Carluke
ML8 5AD, DATED 04/04/2006

Representation from : Mr & Mrs E Warren, 55 Market Road
Carluke
ML8 4BE, DATED 04/04/2006

Representation from : Alan Gibson, 11 Kirkstyle Avenue
Carluke
ML8 5AQ, DATED 18/04/2006

Representation from : Eric H Paterson, Glenview
38 Station Road
Carluke
ML8 5AD, DATED 24/03/2006

Representation from : Mr and Mrs Brown, 54 Loch Park Avenue
Carluke
ML8 5TJ, DATED 24/03/2006

Representation from : Maggie Botham, 22 Station Road
Carluke
ML8 5AD, DATED 05/04/2006

Representation from : Mr Eric Grant, 51 Station Road
Carluke
ML8 5AD, DATED 31/03/2006

Representation from : Historic Scotland, Longmore Hosue

Salisbury Place
Edinburgh
EH9 1SH, DATED 10/04/2006

- Representation from : Dr Iain R Christie, 46 Station Road
Carluke
ML8 5AD, DATED 11/10/2006
- Representation from : Dr Lesley C Christie, 46 Station Road
Carluke
ML8 5AD, DATED 11/10/2006
- Representation from : Mrs J Stevenson, 5 Cameronian Drive
Carluke
ML8 4RA, DATED 11/10/2006
- Representation from : Mr & Mrs I Barnstaple, 26 Pegasus Avenue
Carluke
ML8, DATED 11/10/2006
- Representation from : Mr and Mrs J Gibson, 51 Shieldhill Road
Carluke
ML8 5AL, DATED 11/10/2006
- Representation from : Mr & Mrs T Frame, 24 Allan Avenue
Carluke
ML8, DATED 11/10/2006
- Representation from : Mr and Mrs C Glover, 74 Carnwath Road
Carluke
ML8 4DP, DATED 11/10/2006
- Representation from : Mr & Mrs G White, 11 Barmore Avenue
Carluke
ML8 4PE, DATED 11/10/2006
- Representation from : Mrs J Porteous, 2 Stonedyke Road
Carluke
ML8 4BQ, DATED 11/10/2006
- Representation from : Mr and Mrs S Hamilton, 37 Newbarns Street
Carluke
ML8 5RP, DATED 11/10/2006
- Representation from : Mr and Mrs R McDowall, 16 Kelso Drive
Carluke
ML8 4NW, DATED 11/10/2006
- Representation from : Mr G Blackie, 15 Victoria Avenue
Carluke
ML8, DATED 11/10/2006
- Representation from : Mrs J Bell, 11 Victoria Avenue

Carluke
ML8, DATED 11/10/2006

Representation from : Mrs M Rodger, 20 Victoria Avenue
Carluke
ML8, DATED 11/10/2006

Representation from : Mr and Mrs M Brown, 42 Station Road
Carluke
ML8, DATED 11/10/2006

Representation from : Mr and Mrs Tom Clyde, 54A Station Road
Carluke
ML8 5AD, DATED 11/10/2006

Representation from : Mr George Thorley, 7 Victoria Avenue
Carluke
ML8 5AG, DATED 12/10/2006

Representation from : Eric H Paterson, Glenview
38 Station Road
Carluke
ML8 5AD, DATED 12/10/2006

Representation from : Dr James Grewar, 55 Station Road
Carluke
ML8 5AD, DATED 12/10/2006

Representation from : James Price, 45 Station Road
Carluke
ML8 5AD, DATED 03/10/2006

Representation from : John Battison, 21 West Clyde Avenue
Carluke
ML8 5AE, DATED 05/10/2006

Representation from : Eric P Gray & Lorna Gray, 51 Station Road
Carluke
ML8 5AD, DATED 06/10/2006

Representation from : A Merry & N Merry, 44 Station Road
Carluke
ML8 5AD, DATED 09/10/2006

Representation from : Kenneth Robb, 36 Station Road
Carluke
ML8 5AD, DATED 09/10/2006

Representation from : Mr & Mrs A Brown, 54 Loch Park Avenue
Carluke
ML8 5TJ, DATED 10/10/2006

Contact for Further Information

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

Jim Lennon, Planning Officer, South Vennel, Lanark
Ext. 810 3126 (Tel: 01555 673126)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 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 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 7 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.
- 8 That within 2 months of the date of this permission, 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
 - (g) no work shall be undertaken on the site until approval has been given to these details.
- 9 That landscaping scheme, approved under the terms of Condition 8 above, shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season, following occupation of the last dwellinghouse

hereby approved and, shall thereafter, be maintained and replaced where necessary to the satisfaction of the Council.

- 10 That notwithstanding the generalities of Condition 9 above, and prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 8 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.
- 11 That no dwelling shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 12 That the Surface Water Drainage system, incorporating a SUDS scheme, shall be implemented simultaneously with the development hereby approved, to the satisfaction of the Council as Planning Authority and SEPA and shall be completed prior to the last dwellinghouse hereby permitted being occupied.
- 13 That no dwellinghouse shall be occupied until the access roads and footways leading thereto from the existing public road have been constructed to base course level.
- 14 That before the last dwellinghouse hereby permitted is occupied, all roads and footways within the development shall be completed to final wearing course level.
- 15 That no development shall take place within the development site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, this scheme to be submitted for approval by the Council as Planning Authority following consultation and agreement with West of Scotland Archaeology Service. 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.
- 16 That before any of the dwellinghouses hereby approved are completed or brought into use, the new vehicular access shall be constructed via a dropped kerb footway crossing arrangement leading to a 5.5 metre wide carriageway and 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.
- 17 That before any of the dwellinghouses hereby approved are completed or occupied, a visibility splay of 2.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 18 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.

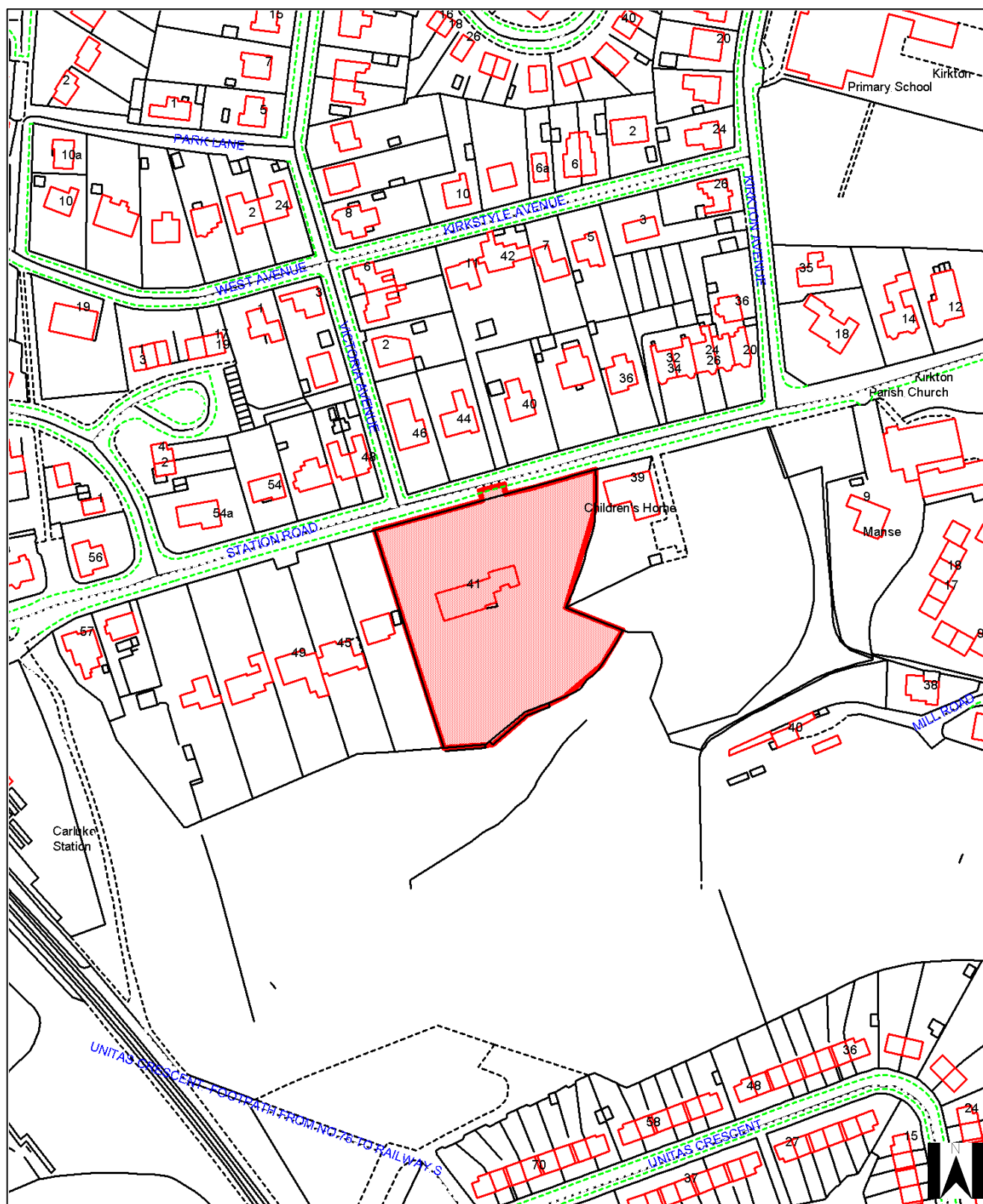
- 19 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.
- 20 That before any of the dwellinghouses hereby approved are occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 21 That for the avoidance of doubt, the wrought Iron Gates, located on the front perimeter boundary, fronting Station Road, shall be retained and protected during development and shall thereafter be retained and maintained to the satisfaction of the Council as Planning Authority.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In order to retain effective planning control
- 6 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 7 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 8 In the interests of the visual amenity of the area.
- 9 In the interests of amenity.
- 10 In ensure the provision of adequate landscape maintenance facilities at the site..
- 11 To ensure that an appropriate sewerage system is provided.
- 12 To ensure the provision of a satisfactory surface water drainage system.
- 13 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.
- 14 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.
- 15 In order to safeguard any archaeological items of interest or finds.
- 16 In the interest of public safety
- 17 In the interest of road safety
- 18 These details have not been submitted or approved.
- 19 To ensure the site is free of contamination and suitable for development.
- 20 To ensure the provision of a satisfactory drainage system.
- 21 To ensure that the gates are protected and retained at the site.

For information only

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