

Report

Report to:	Planning Committee
Date of Meeting:	3 October 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0858
Proposal:	Installation of 16 pedestrian lighting columns in village green
Site Address:	Coalburn Village Green, Coalburn Road, Coalburn, Lanark
Applicant:	Hargreaves Land
Agent:	Ross Alexander Lambie Architects Ltd
Ward:	04 Clydesdale South
Application Type:	Full Planning Permission
Advert Type:	Non-notification of neighbours – Lanark Gazette – 23 August 2023
Development Plan Compliance:	Yes
Departures:	None
Recommendation:	Grant subject to attached condition
Legal Agreement:	Not 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 3.3 of the Decision-Making Process 2015: Planning applications from a Member of the Planning Authority or a close relative will require to be considered by the appropriate Committee.

2. Site Description

- 2.1. The application site relates to an area of open space known as Coalburn Green, a local recreational park. The site is approximately 9,500 square metres in area and contains a network of linked pedestrian pathways, park bench seating and a variety of mature and semi mature trees of varying species. The site is accessed from Coalburn Road and Shoulder Rigg Road, contains a small watercourse along the eastern boundary of the site and is surrounded on all sides by residential dwellings.

3. Description of Proposed Development

- 3.1. The proposal involves the installation of 16 pedestrian lighting columns which would be positioned adjacent to the pathways at approximately 25 metre intervals. The columns would measure 5 metres in height and contain LED lamps. The layout has been designed by South Lanarkshire Council Lighting Engineers and the lamps would be fitted with a timer switching the lighting off automatically at 10pm.

4. Relevant Planning History

- 4.1. None.

5. Supporting Information

- 5.1. Planning statement – this outlines the details and aims of the proposal.

6. Consultations

- 6.1. Environmental Services – No objection to the proposal. Requested inclusion of advice notes relating to construction noise, formal action if nuisance occurs and contamination caution.
Response: Noted.
- 6.2. Roads Development Management Team – No objections. Advised that the design for the proposal was completed by the Council's Street Lighting Service.
Response: Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, no valid representations have been received.

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. The development plan comprises the South Lanarkshire Local Development Plan 2 and National Planning Framework 4.
- 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 14 - Design, quality and place
- ♦ Policy 15 - Local Living and 20 minute neighbourhoods
- ♦ Policy 21 - Play, recreation and sport

8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard, the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ♦ Policy 2 - Climate Change
- ♦ Policy 3 - General Urban Areas and Settlements
- ♦ Policy 5 - Development Management and Placemaking

SLLDP2 Volume 2 Policies

None

South Lanarkshire Council (SLC) Supporting Planning Guidance

None

9. **Guidance**

9.1. None

10. **Assessment and Discussion**

10.1. Full planning permission is sought for the installation of 16 pedestrian lighting columns at Coalburn Village Green, Coalburn. The main issues to be addressed in the determination of this application includes the acceptability in principle of the proposed development, its layout, siting and design, and an assessment of technical matters. The policies contained within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2 are the main consideration in this case, together with an assessment of any other material planning considerations.

10.2. Principle of Development

The application site is located within the settlement boundary of Coalburn. NPF4 Policy 15 – Local Living and 20 Minute Neighbourhoods supports development proposals that will contribute to local living by providing access to playgrounds, parks, green streets and spaces. NPF4 Policy 21 - Play, recreation and sport, supports development proposals which will improve physical and mental health through the provision of, and access to, outdoor recreation, play and sport facilities. SLLDP2 Policy 3 General Urban Areas and Settlements states that developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted. This policy advises that particular consideration will be given to likely impacts on locally important greenspace.

10.3. In this instance, the site is located within the settlement boundary and the current use as open/recreational space would not be altered. The proposal aims to increase the accessibility, usability and safety of the recreational space, particularly during times of low light levels in the winter months. Given that the function and use of the recreational ground would be extended, the proposal is considered to contribute to local living principles. In addition, the amenity and character of the local area would not be significantly altered as there would be no reduction to the local greenspace.

As such, the proposal is considered to accord with NPF4 Policies 15 and 21 and Policy 3 of the SLLDP2.

10.4. Climate Change

NPF4 Policy 1 - Tackling the Climate and Nature Crises and NPF4 Policy 2 - Climate Mitigation and Adaptation together aim to ensure that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. In addition, SLLDP2 Policy 2 - Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The proposal would allow for the extended use of the village green for local residents reducing the need to travel for accessible recreational facilities. The lighting will use energy efficient LED lighting and has been designed to the required British Standards. As such, the proposal is considered to comply with the provisions of Policies 1 and 2 of NPF4 and Policy 2 of the SLLDP2.

10.5. Layout, Siting and Design

Policy 14 - Design, quality and place supports development proposals where they are consistent with the six qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Development proposals will be supported where they improve physical and mental health, provide attractive natural and built spaces and support the efficient use of resources that will allow people to live, play, work and stay in their area. SLLDP2 Policy 5 Development Management and Placemaking advises that development proposals will not be supported where they have a significant adverse impact on nearby residential properties, public safety or access for all.

10.6. The proposed lighting columns would allow for the extended use of the recreational ground when the facility would not normally be accessible in the winter months. This would provide a local facility for physical activity which would be beneficial to the mental and physical wellbeing of local residents. The lighting has been designed to minimise the impact on the surrounding residential properties and would be fitted with a timer which would switch off the lighting at 10pm. It is therefore considered that the proposal is consistent with the six qualities of successful places, would not have a significant detrimental impact on residential amenity, is accessible to all and, as such, complies with Policy 14 of NPF4 and Policy 5 of the SLLDP.

10.7. Other issues

None

10.8. Technical Matters

Roads and Transportation Services advised that the proposal is designed to meet the British Standards for such installations and offered no objection to the proposal. Furthermore, the Planning Statement advises that the works will be carried out and maintained by South Lanarkshire Council.

10.9. Environmental Services offered no objection to the proposal. Given the small-scale and urban location within the settlement boundary the proposal is not considered to give rise to any adverse environmental impact. As such, the proposal is considered to satisfy technical matters.

11. Recommendation and Conditions

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

Grant Full Planning Permission subject to the following condition:-

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).

12. Reason for Decision

- 12.1. That the proposed lighting would not have a significant detrimental impact on local amenity and complies with Policies 1, 2, 14, 15 and 21 of NPF4 and Policies 2, 3 and 5 of the SLLDP2.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 22 September 2023

Background Papers

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

[P/23/0858 | Installation of 16 pedestrian lighting columns in village green. | Coalburn Village Green Coalburn Road Coalburn Lanark South Lanarkshire](#)

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.

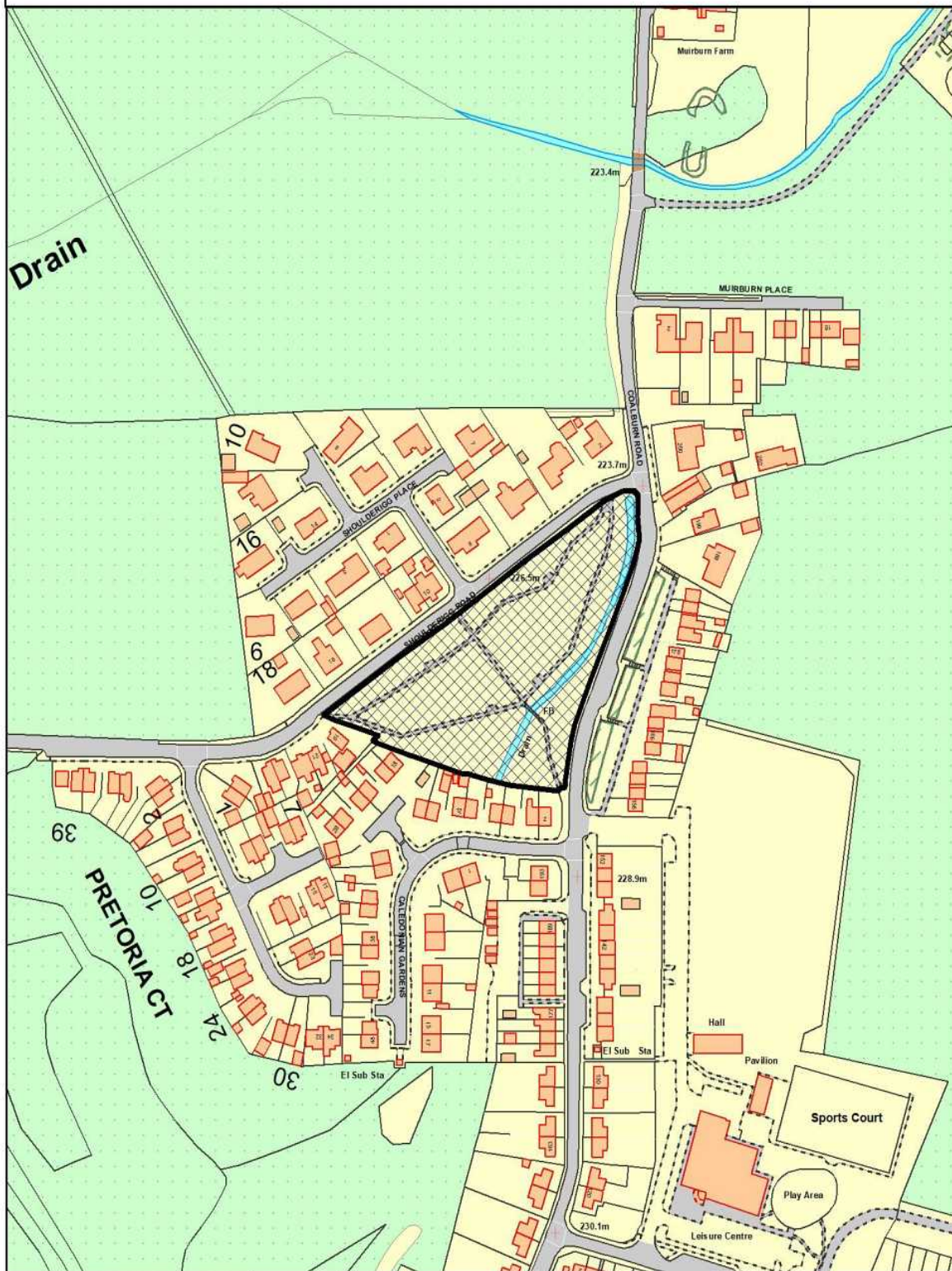
Contact for Further Information

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

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E-mail: planning@southlanarkshire.gov.uk

P/23/0858 Coalburn Village Green, Coalburn Road.



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Scale:
1:2,500
Date:
04/09/2023



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