

Report to:	Planning Committee
Date of Meeting:	20 September 2011
Report by:	Executive Director (Enterprise Resources)

Application No	EK/11/0168
Planning Proposal:	Provision of 15 no. House Plots and Associated Roads Infrastructure

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Chris O'Donnell
- Location : West End Farm
Eaglesham Road
Jackton G75 8RP

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Block Architects Ltd
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
 STRAT 3 - The Green Belt and Urban Settlements In The Green Belt Policy
 RES 2 - Proposed Housing Sites Policy
 DM 1 - Development Management Policy
 ENV 12 - Flooding Policy
 ENV 31 - New Housing Development Policy
 ENV 34 - Development in the Countryside Policy
 ENV 36 - Foul Drainage and Sewerage Policy
 ENV 37 - Sustainable Urban Drainage Systems Policy

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

◆ Consultation(s):

Environmental Services

Jackton & Thorntonhall Community Council

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

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

TRANSCO (Plant Location)

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to land that formerly contained a farm steading on the edge of the East Kilbride greenbelt boundary and extends to 1.91 hectares. The site lies to the south west of Jackton on land adjacent to Eaglesham Road. Immediately to the north and east of the site is the settlement edge of East Kilbride, as defined by the South Lanarkshire Local Plan. To the south, south east and west of the site is open countryside and some isolated dwellings. The closest residential property to the site is approximately 50 m to the east.

2 Proposal(s)

- 2.1 The application relates to the provision of 15 serviced plots and associated access road, landscaping, suds and footpath connection. Plans have been provided which show 15 detached housing plots of various sizes. An indicative plan showing individual house footprints has also been provided. A new vehicular and pedestrian access is to be provided from Jackton Road, together with an additional footpath connection to Eaglesham Road. A central suds feature with associated landscaping is indicated and a 10m wide tree belt is shown on the southern and western boundaries of the site. A design statement has been submitted with the application, which states that the relatively large site area can comfortably accommodate the 15 plots and as such generous gardens, a central landscape feature and boundary planting can all be provided to soften the appearance of the development.

3 Background

3.1 Local Plan Status

The site is designated in the Local Plan as a proposed housing site. In this regard policy RES2 of the Local Plan states that the Council will support development for housing on those sites included in the Housing Land Audit as summarised in Appendix 1 and identified on the Proposals Map. Westend Farm (Ref 191) has an indicative capacity of 12. The principle of a residential development is therefore acceptable, subject to an assessment of design, amenity and road safety. Policy STRAT1 (The Greenbelt and Urban Settlements in the Greenbelt) also applies as the site lies outwith the settlement boundary of East Kilbride, albeit the site is designated for housing. Policies DM1, ENV12, ENV31, ENV34, ENV36 and ENV37 all relate to detailed design, amenity and road safety matters.

Planning History

- 3.2 EK/02/0465 – Conversion and refurbishment of farmhouse and outbuildings to form eight dwellings (granted 5 February 2003).

EK/10/0425 - Provision of 16 no. house plots and associated roads infrastructure (withdrawn 7 April 2011).

4 Consultation(s)

- 4.1 **SLC Environmental Services** – have raised no objections, subject to the imposition of conditions and informatives.

Response: Noted. Appropriate conditions can be imposed on any consent issued.

- 4.2 **Roads and Transportation Services H.Q. (Flooding)** – have no objections subject to the imposition of conditions relating to suds and flood risk.

Response: Noted. Appropriate conditions can be imposed to any consent issued.

- 4.3 **Scottish Water** – have stated that there are no public sewers in the vicinity of the site. There is no objection to the application.

Response: Noted.

4.4 **SP Energy Networks** – have no objections.

Response: Noted.

4.5 **S.E.P.A. (West Region)** – have no objections, subject to the imposition of appropriate conditions relating to the connection to the existing foul drainage network.

Response: Noted. Appropriate conditions can be imposed to any consent issued.

4.6 **Scotland Gas Networks** – have no objections.

Response: Noted.

4.7 **Roads and Transportation Services (East Kilbride)** – have no objections subject to conditions relating to parking, traffic calming and visibility.

Response: Noted, appropriate conditions can be imposed to any consent issued.

4.8 **Jackton and Thorntonhall Community Council** – comment that the density of the development is too high and the approved Local Plan indicates 12 dwellings for this site. Also, a lower density would be more in keeping with the neighbouring properties and would provide a better transition into the countryside. The 10m tree belt should be extended along the south and east boundaries to soften the edges and better blend the new development into its rural setting. This would make it consistent with the local plan. In addition, the tree belt should include a hedge.

Response: Although the site is currently in an open countryside location, the surrounding land to the north and east of the site is allocated for housing within the local plan. Furthermore, planning applications (EK/09/0218 and EK/11/0202) have been received in respect of housing proposals on this land. It is therefore important that cognisance is taken of future development, as well as the current situation. In this respect it is considered that the density and layout of the housing plots are acceptable, taking into account the proposed structural planting on the edge of the site and the surrounding context. The 10m tree belt has been extended to include the southern boundary of the site. It is considered that this feature will provide appropriate screening and is an acceptable buffer to the countryside. A post and wire fence is proposed to the outer edge of the tree belt.

5 Representation(s)

5.1 Neighbour notification was carried out and the application was notified in the local press. No representations were received.

6 Assessment and Conclusions

6.1 The determining issues in consideration of this application are its compliance with development plan policy and any other material considerations.

6.2 The principle of housing on this site has been established by its confirmation as a proposed housing site in the South Lanarkshire Council Local Plan (adopted 2009). The indicative capacity of the site in this respect is 12 units. It is considered that the layout of plots shown is acceptable in principle and that a capacity of 15 can be accommodated on the site without causing harm to visual amenity or other interests, such as road safety or the existing amenity of nearby residents. It is acknowledged that the site is currently in an open countryside location, however, given the existing local plan housing allocation relating to the adjacent Community Growth Area (STRAT2 of the Local Plan), it is considered that a development of 15 detached houses can be accommodated within this area and successfully absorbed into the local landscape, taking into account the proposed boundary planting. Although the

application is for detailed planning permission (for serviced plots), no permission is granted at this stage for the detailed design or layout of each individual plot. This matter can be controlled by both the imposition of conditions and future planning application assessments.

- 6.3 Although the site lies within the greenbelt, outwith the settlement boundary where policy STRAT2 applies, it is considered that policy RES2 is the determining factor in supporting the principle of housing on this site. Policies ENV12, ENV31, ENV34, ENV36 and ENV37 and DM1 of the Local Plan set out general criteria to be met in relation to design, amenity, drainage/flooding and safety matters. The detailed design of the dwellings will not be determined at this stage therefore a full assessment in this regard is not possible. However, the general layout of the site is considered acceptable in design and amenity terms.
- 6.4 In respect of drainage matters, it is noted that there is no public sewerage connection available in this area. The previous planning permission at the site (EK/02/0465) for 8 dwellings included a condition regarding the submission of a sewage plan to demonstrate that a foul drainage connection could be achieved to SEPA's satisfaction using a biodisk system to discharge water to the Whitecart Water. Due to the increased number of units relating to this application and the uncertainty about the suitability of this method of foul drainage, SEPA are seeking a connection to the existing public sewerage network, as proposed by the applicant on their submission. It is understood that this method of connection is achievable as the applicant has control over sufficient land to the north and east of the site to physically achieve this connection. Furthermore, a drainage plan has been submitted with planning application EK/11/0202 (the northern part of the Community Growth Area) that shows a connection point from the land immediately abutting the application site. It is considered that the imposition of appropriate restrictive conditions can ensure that this connection is achieved prior to the occupation of any dwellings on site.
- 6.5 In summary, I am satisfied that the proposed access arrangements, plot layout, drainage treatment and landscaping proposals are acceptable and that planning permission should be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies RES 2, STRAT 3, DM 1, ENV 31, ENV 34, ENV 36 and ENV 37 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

6 September 2011

Previous References

- ◆ EK/02/0465
- ◆ EK/10/0425

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Design Statement

- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 27/06/2011
 - S.E.P.A. (West Region) 02/06/2011
 - Environmental Services 22/06/2011
 - SP Energy Network 06/06/2011
 - TRANSCO (Plant Location) 01/06/2011
 - Roads and Transportation Services (East Kilbride Area) 08/06/2011
 - Jackton & Thorntonhall Community Council 27/06/2011

- ▶ Representations
 - None

Contact for Further Information

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

Alan Pepler, Planning Officer, Civic Centre, East Kilbride
Ext 6652, (Tel :01355 806652)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:

Location plan - existing and proposed and existing site plan (Drg No. 09-143-GA 102 Rev F)
Site Plan - as proposed (Drg No. 09-143-GA 104 Rev B)
Site Plan - as proposed with indicative internal plots (Drg No. 09-143-GA 103 Rev B)
- 2 That no approval is given by this permission for the indicative house type footprints shown on the approved drawings.
- 3 That further applications shall be submitted to the Council as Planning Authority for the erection of individual dwellinghouses on the plots hereby approved, together with the requisite detailed plans and such plans shall include:-(a) Plans, sections and elevations of the proposed building together with the colour and type of materials to be used externally on walls and roof;(b) Sections through the site, existing and proposed ground levels and finished floor levels and details of earth engineering operations;(c) Detailed layout of the site as a whole including, where necessary, provision for car parking, details of access and details of all fences, walls (including retaining walls), hedges or other boundary treatments, details of the proposed suds feature; and no work on the site shall be commenced until the permission of the Council as Planning Authority has been granted for the proposals, or such other proposals as may be acceptable.
- 4 The application(s) for approval of these further matters required in accordance with condition no.3 shall be made to the Council as Planning Authority within 3 years from the date of this permission.
- 5 That all road infrastructure, including footpath connections, hereby approved, shall be completed in accordance with the approved plans prior to the commencement of any house building operations on site to the satisfaction of the Council as Planning and Roads Authority.
- 6 That before any dwellinghouse on the site is occupied, the following number of car parking spaces shall be provided within the curtilage of the plot and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning and Roads Authority.

Dwellinghouse with 3 bedrooms or less - 2 parking spaces
Dwellinghouse with 4 or more bedrooms - 3 parking spaces.
- 7 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.

- 8 That the approved landscaping scheme required by condition 7 shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following the commencement of development and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 9 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as 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'.
- (b) 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.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, 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 Council's written approval of the remediation plan.
- 10 That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 11 That no development shall commence until details of surface water drainage arrangements (including provision a flood risk assessment, 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.
- 12 That the surface water drainage scheme required under the terms of condition 11 shall be completed in accordance with the approved details prior to the occupation of any house hereby approved.
- 13 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site

can be satisfactorily served by a foul drainage connection to the existing public sewer network.

- 14 That no dwellinghouse shall be occupied until the site is served by the sewerage scheme constructed in accordance with condition 13 above and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority and SEPA.
- 15 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.
- 16 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 15 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 17 That before any development commences on 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.
- 18 That prior to the occupation of any dwellinghouse hereby approved, 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 to Jackton Road and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 These details have not been submitted or approved.
- 4 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 5 To ensure satisfactory vehicular and pedestrian access facilities are provided.
- 6 To ensure the provision of adequate parking facilities within the site.
- 7 In the interests of the visual amenity of the area.
- 8 In the interests of amenity.
- 9 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 10 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.
- 11 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.
- 12 To ensure the provision of a satisfactory land drainage system.
- 13 To ensure that a satisfactory means of waste water drainage can be achieved.
- 14 To ensure that a satisfactory means of waste water drainage is provided.
- 15 These details have not been submitted or approved.
- 16 In order to retain effective planning control

- 17 In the interests of amenity and in order to retain effective planning control.
- 18 In the interests of road safety.

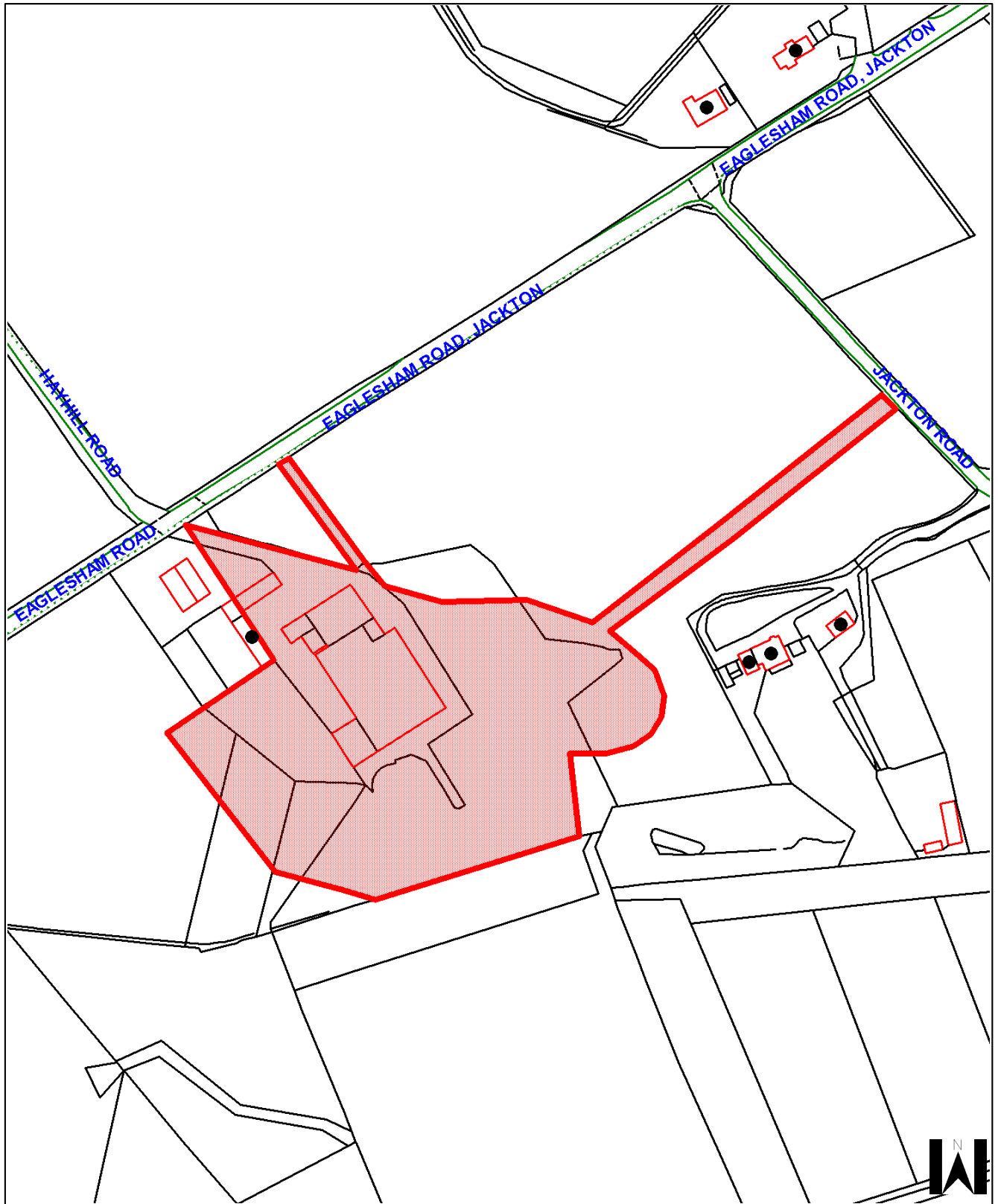
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West End farm, Eaglesham Road, Jackton

Planning and Building Standards Services

Scale: 1: 2500

For information only



For information only