

Report to:	Planning Committee
Date of Meeting:	23 August 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0027
Planning Proposal:	Erection of 61 Dwellinghouses and Associated Roads and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Dundas Estates & Development Co Ltd
- Location : Land Between Lightburn Road and Gilbertfield Road
Cambuslang

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 the Conditions Attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a contribution of £75,000 towards affordable housing is paid.

3 Other Information

- ◆ Applicant's Agent: James Doherty - Architect
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy RES2 – 'Proposed Housing Policy'
Policy RES5 – 'Affordable Housing and Housing Choice Policy'
Policy ENV31 – 'New Housing Development Policy'
Policy DM1 – 'Development Management Policy'

- ◆ Representation(s):

- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

Scottish Water

SP Energy Network

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

Roads and Transportation Services (Geotechnical)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Roads and Transportation Services (HQ)

Housing Services

Planning Application Report

1 Application Site

- 1.1 This application relates to open grassland on Lightburn Road, Cambuslang extending to 2.87 ha. The site is bounded by established residential properties to the north and west on Campsie View and Letterickhills Crescent respectively. Open fields lie to the south and east. Lightburn Road runs along the north and Gilbertfield Road runs along the south of the site.
- 1.2 There are hedgerows on the north, south and east of the site and an existing wooded area along the western boundary. There is a public footpath immediately outwith the eastern boundary of the footpath which accommodates the Shepherds Lane War Memorial. The site is fairly level although rises slightly to the centre from north and south.

2 Proposal(s)

- 2.1 The applicant proposes the erection of 61 dwellinghouses and associated roads and landscaping. The dwellings will be a mixture of detached, semi-detached and terraced dwellings. The site will take its access from Gilbertfield Road to the south and will provide one main access road through the site with three roads running down its spine. Amenity space in excess of 1500sqm will be provided and the site will have pedestrian and cycle links within and these will also connect onto Lightburn Road to the north. The proposal had previously been for 60 dwellings, however following discussions with the Planning Service the layout was changed slightly resulting in the provision of an additional unit.

3 Background

3.1 Local Plan Background

- 3.1.1 The site is covered by Policy RES2 – ‘Proposed Housing’ in the South Lanarkshire Local Plan. As the proposal consists of more than 20 units, Policy RES 5 – Affordable Housing and Housing Choice Policy is also relevant. The Council’s Strategic Planning Guidance (SPG) on Affordable Housing is considered a material consideration in deciding planning applications. The SPG supplements local plan policy and should be used to guide developers and provide clarity as to the requirements for affordable housing.
- 3.1.2 In terms of design and layout, Policy ENV31 – ‘New Housing Development Policy’ is relevant to the development of the site. This policy generally requires all development to make a positive contribution to the character and appearance of their locality. Policy DM1 – ‘Development Management Policy’ relates to all applications. All planning applications 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. Development will require to have no significant adverse impact on the local environment and to enhance its quality and appearance.

3.2 Relevant Government Advice/Policy

- 3.2.1 A consolidated Scottish Planning Policy was published by the Scottish Government in February 2010. The section on Housing states that Local Authorities should ensure that there is an effective supply of land for house building. Meeting these requirements by extending existing settlements helps to minimise servicing costs and sustains local schools and services.
- 3.2.2 ‘Designing Streets: A Policy Statement for Scotland’ was published by the Scottish Government in March 2010. It states that good street design impacts upon a wide

variety of issues and puts forward a new concept for how new housing developments should be laid out.

3.3 **Planning History**

3.3.1 There have been no previous planning applications on the site.

3.3.2 The site has been subject to a Pre Application Notice. Under the new regulatory framework following from the Planning etc (Scotland) Act 2006, applicants lodging a major planning application are required to undertake pre-consultation with the community and stakeholders 12 weeks in advance of lodging the formal planning application. The applicant has followed this procedure and has submitted a Report of Consultation with the current planning application.

4 **Consultation(s)**

4.1 **Scottish Water** – no objections.

Response: Noted.

4.2 **Roads and Transportation Services (Geotechnical)** – no objections.

Response: Noted.

4.3 **SP Networks** – no objections.

Response: Noted.

4.4 **Roads and Transportation Services (Cambuslang/Rutherglen)** – no objections subject to conditions relating to parking and footpath provision

Response: Noted. These conditions have been attached.

4.5 **Roads and Transportation Services (HQ)** – no objections subject to a condition requiring the provision of a speed survey and associated works on Gilbertfield Road.

Response: Noted. These conditions have been attached.

4.6 **SEPA (West Region)** – no objections.

Response: Noted.

4.7 **Housing Services** – confirmed that the Affordable Housing contribution in the form of a commuted sum was acceptable to Housing and Technical Resources.

Response: Noted.

5 **Representation(s)**

5.1 Neighbour notification procedures were undertaken and the application was advertised in the Rutherglen Reformer under Article 12 (5) Non-Notification of Neighbours. Three letters of objection were submitted. The grounds of objection are summarised as follows:

a) **The semi-rural location of the application site has open views to the Dechmont Hills and beyond. The setting of the field would be spoiled by this development. The field is within the greenbelt and is used for animal grazing.**

Response: Right to view is not a material planning consideration, however I am satisfied that the proposal will not have a significantly adverse impact on long distance views. The site is identified in the South Lanarkshire Local Plan as a housing site and therefore the principle of the development is acceptable.

b) **The development will result in loss of natural light to the houses on Lightburn Road and the layout appears to be imposing and cramped.**

Response: The development consists of standard two storey dwellings. The nearest dwelling in Lightburn Road will be more than 30 metres away from the nearest proposed dwelling. Whilst the site is on the southern side of Lightburn Road, 30 metres is a sufficient distance away to ensure that light will be largely maintained to the existing properties to the north. The Council's Residential Development Guide states that proposals of this size should provide at least 20sqm of open space per dwelling. The overall open space proposed on site is 1527sqm which equates to over 25sqm per dwelling proposed.

- c) **A development of this scale would increase traffic which would lead to road safety issues and environmental disharmony.**

Response: Roads and Transportation Services have no objection to the proposal and are satisfied that the existing road layout can accommodate this proposed development. The site layout also incorporates traffic calming.

- d) **The proposal may affect the Cathkin Model Flying Club who fly model aircraft over the site. Please refer to the Civil Aviation Authority rules on flying of model aircraft in urban areas.**

Response: The Civil Aviation Authority does not require to be consulted on an application of this nature.

- e) **The application site may be undermined and there is the possibility of subsidence.**

Response: The Ground Investigation Report states that the site is located in an area of known previous mining activity. The mining in the area would not be considered to be a constraint and there are no legacy issues. This has been confirmed by the Coal Authority in their response included in Appendix 4 of the Ground Investigation Report. There is no current mining within influencing distance, and although reserves of coal and related minerals may exist beneath the site, the possibility of future exploitation is at present considered to be unlikely. The Council's Geotechnical Officer has advised that he has no objections to the proposal.

- f) **The site is adjacent to Gilbertfield Road which has an on-going problem with road way flooding. The development will exacerbate the problem by diverting the water away from Dechmont Range.**

Response: The proposal incorporates a drainage scheme to cope with surface water flowing into the site. In addition, a drainage condition has been attached to the consent to ensure that this drainage scheme is designed appropriately.

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

6 Assessment and Conclusions

- 6.1 The proposal relates to the erection of 61 dwellinghouses and associated landscaping and roads. The determining issues that require to be addressed in respect of this application are compliance with national and local plan policy and the impact on surrounding development.

- 6.2 In terms of national planning policy 'Designing Streets: A Policy Statement for Scotland' was published by the Scottish Government in March 2010. It states that good street design impacts upon a wide variety of issues and puts forward a new concept for how new housing developments should be laid out. Such developments should be design led and remove the focus from the dominance of motor vehicles. Developments should provide safe pedestrian connections within the greater road network and should be based on the principles of space and movement. It places

the priority of the pedestrian and cyclist above that of the car users by laying out developments in such a way as to reduce vehicular speeds.

- 6.3 In terms of local plan policy, the application site is identified as a proposed housing site in the adopted South Lanarkshire Local Plan and the proposal can be assessed against Policies RES 2 – Proposed Housing Sites Policy, RES 5 – Affordable Housing and Housing Choice Policy, ENV 31 – New Housing Development Policy and DM 1 – Development Management Policy. The Council's Strategic Planning Guidance (SPG) on Affordable Housing is considered a material consideration in deciding planning applications. The SPG supplements local plan policy and should be used to guide developers and provide clarity as to the requirements for affordable housing. It sets out the quantifiable need for affordable housing as calculated by the Local Housing Strategy and facilitates a procedure for commuted payments towards this. The SPG stipulates that affordable housing provision for this site should be in the form of a commuted sum (rather than on site provision) and a sum of £75,000 will be made by the developer towards this provision.
- 6.4 Policy RES 2 states that the Council will support development for housing on sites included in the Housing Land Audit identified in the adopted Local Plan. As the application site is identified as a proposed housing site the principle of residential development on the site has been established. It is therefore considered that the proposal raises no policy issues and conforms to the terms of the above policy.
- 6.5 Policy RES 5 – Affordable Housing and Housing Choice Policy states that the Council recognises the need to provide housing to meet the needs and demands of a diverse population. All new housing must meet the requirements of Policy ENV 31 – New Housing Development. In any housing market area where a quantifiable need arises as evidenced by the Local Housing Strategy, developers will be expected to provide up to 25% of their site's capacity as serviced land for the provision of affordable housing. It goes on to state that the provision of a commuted sum in lieu of provision will only be accepted in circumstances where neither on or off site provision in the locale can be provided or there are no funding commitments from the Scottish Government Housing and Regeneration Directorate. The Council requires developers to make a contribution to fund social rented affordable housing on alternative locations within the housing market area. The commuted sum will be the equivalent value of affordable housing serviced land as set out in the Council's Affordable Housing Supplementary Planning Guidance.
- 6.6 In this instance, the Council's preference is for the provision of a financial contribution as opposed to any on site provision. The site at Lightburn Road on the outskirts of Halfway would not be considered a priority as there are sites in higher pressure areas across the Cambuslang housing area. The decision notice will be withheld until a contribution of £75,000 towards affordable housing is submitted by the applicant.
- 6.7 In terms of the detail of the application and impact on the surrounding area, Policies ENV 31 and DM 1 generally require all development to take account of the layout, form, design and local context of the area and to make provision for suitable access, sustainability and safety measures. It is considered that the proposed layout is acceptable and that it meets the relevant standards set out in the Council's Residential Development Guide, particularly in relation to access and car parking, house to plot ratios, landscaping and amenity open space. As discussed, it is also considered that the layout generally complies with the guidance contained within 'Designing Streets'. The proposal is therefore acceptable in terms of its design with a suitably high standard of materials to ensure that the dwellings will not be out of

character with surrounding development. In addition the proposed dwellings would be positioned a sufficient distance away from existing properties to ensure that there would be no adverse impact on those properties in terms of overshadowing or loss of privacy. The proposed layout shows that the existing hedgerow on the eastern boundary will be enhanced to meet this requirement. This will also be re-enforced by an appropriate condition.

6.8 Whilst the issue of additional traffic generation has been raised in the letters of representation, Roads and Transportation Services are satisfied that the proposal raises no access or road safety issues and it is considered that these concerns can be addressed through the use of appropriate conditions.

6.9 In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no environmental or infrastructure issues. It is therefore recommended that planning permission be granted subject to the submission of a financial contribution towards the provision of affordable housing.

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, RES 5, ENV 31 and DM 1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

16 August 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Ground Investigation Report dated January 2011
- ▶ Design and Access Statement dated February 2011
- ▶ Pre-Application Report (PAC) dated February 2011
- ▶ Consultations
 - Scottish Water 21/02/2011
 - S.E.P.A. (West Region) 24/02/2011
 - Roads and Transportation Services (HQ) 04/08/11
 - Roads and Transportation Services (Cambuslang/Rutherglen Area) 04/08/11
 - Roads and Transportation Services (Geotechnical) 12/05/2001
 - SP Energy Network 09/03/2011
- ▶ Representations
 - Representation from : Mr John Edgar , 11 Letterickhills Crescent , Halfway ,

Cambuslang , G72 8XJ, DATED 14/03/2011 and 04/08/2011

Representation from : Mr Adrian Hannah, 162 Lightburn Road, Cambuslang,
Glasgow, G72 8XN, DATED 24/03/2011

Contact for Further Information

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

Iain Morton, Planning Officer, Civic Centre, East Kilbride
Ext 6314, (Tel :01355 806314)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

approved by the Council as Planning Authority.

- 6 That the landscaping scheme required by conditions 4 and 5 above 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.
- 7 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.
- 8 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 7 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 9 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.
- 10 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 11 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.
- 12 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 sewerage scheme designed in accordance with Scottish Water's standards.
- 13 That prior to any development commencing, details of the formation of the site access road and extension of the footway link to Letterickhills Crescent shall be submitted to and approved by the Council as Planning Authority in consultation with the Council as Roads Authority.
- 14 That prior to the occupation of any dwellinghouse hereby approved, the works approved in terms of Condition 13 above shall be completed to the satisfaction of the Council as Roads Authority.
- 15 That a 2m wide strip shall be reserved within the boundary of this application out with the 2m grass verge maintained by SLC Roads, along the frontage of Gilbertfield Road for a footway link. It will be necessary for the developer to fund the upgrading of the street lighting on this frontage.
- 16 That prior to development commencing, a plan shall be submitted showing:
 - (a) No more than 3 dwellings being accessed from a shared private driveway at

plots 8,9 and 10;

- 17 That Gilbertfield Road from the existing 30mph eastwards will require a 40mph speed limit. The applicant shall carry out a survey to determine the mean speed over the longest straight section on Gilbertfield Road (from existing 30mph eastwards). The applicant would also have pay for all works associated with a Traffic Regulation Order, including the erection of the signs.
- 18 That the off-site footpath coloured purple on the approved site plan drawing number L(--)-5 Rev A shall be completed prior to any development commencing within the approved application site.

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 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of the visual amenity of the area.
- 5 In the interests of the visual amenity of the area.
- 6 In the interests of amenity.
- 7 These details have not been submitted or approved.
- 8 In order to retain effective planning control
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 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.
- 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 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.
- 13 In the interest of road safety.
- 14 In the interest of public safety.
- 15 In the interest of road safety.
- 16 In the interest of road safety.
- 17 In the interest of public safety.
- 18 In the interest of public safety.

CR/11/0027

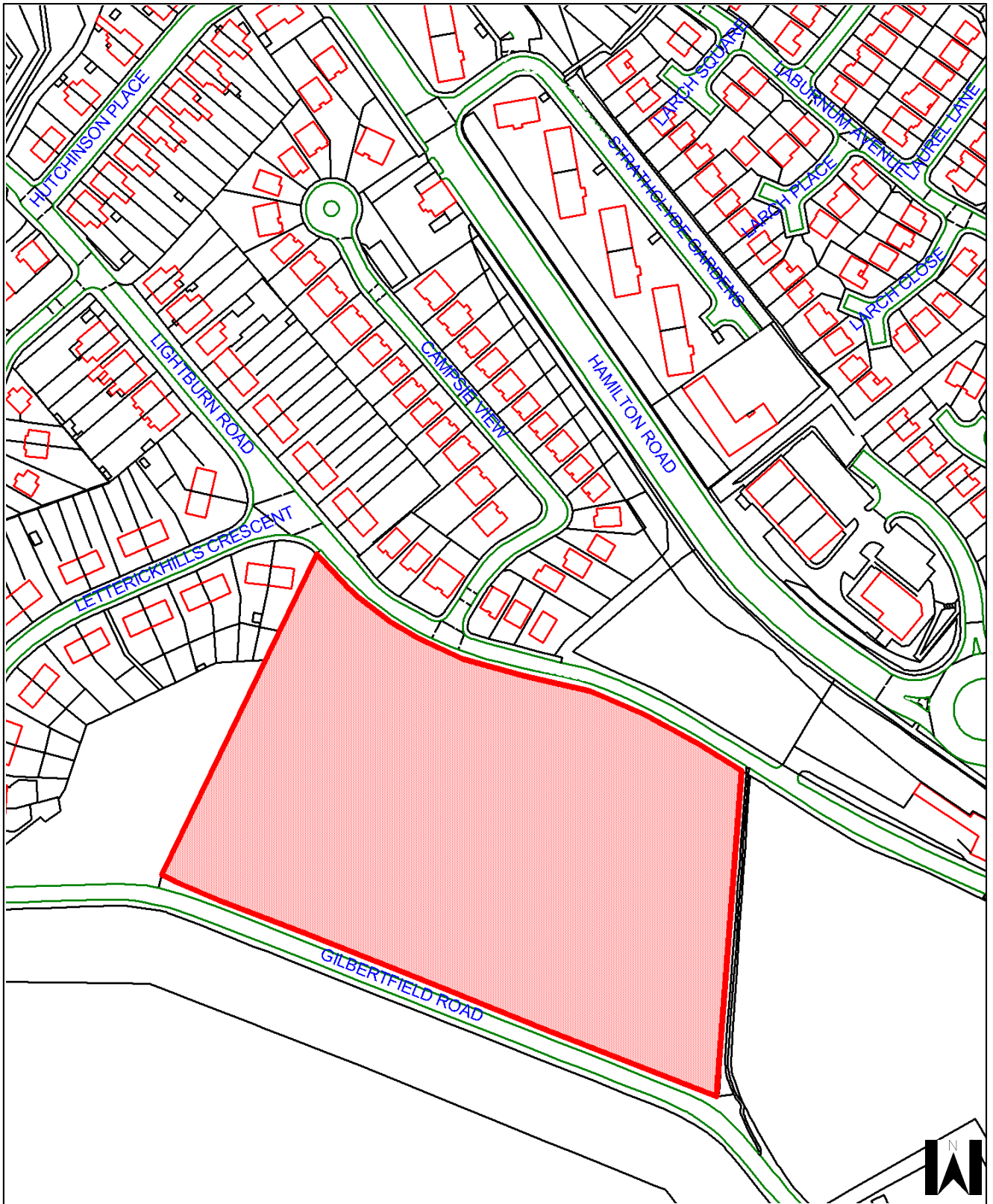
Planning and Building Standards Services

Land Between Lightburn Road and Gilbertfield Road
Cambuslang

Scale: 1: 2500

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