

Report

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Report to:	Planning Committee
Date of Meeting:	29 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	EK/17/0321
Planning proposal:	Construction of four arm roundabout and associated works to provide access to the proposed Community Growth Area (EK/11/0202)

1 Summary application information

Application type:	Detailed planning application
Applicant:	BMJ Property Limited
Location:	Site Off Eaglesham Road Jackton East Kilbride

2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Ica
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 1 – Spatial Strategy
 Policy 4 – Development Management and Place Making
 Policy 12 – Housing land
 Policy 14 – Green network and greenspace

Supplementary Guidance
 Development Management, Place Making and Design
 Green Network and Greenspaces

- ◆ **Representation(s):**

▶	2	Objection Letters
▶	0	Support Letters



◆ **Consultation(s):**

Jackton And Thorntonhall Community Council

Roads Development Management Team

SEPA

SP Energy Network

Countryside And Greenspace

Environmental Services E-consult

RT Flood Risk Management Section

National Grid UK Transmission

Scottish Water

East Renfrewshire Council

Planning Application Report

1 Application Site

- 1.1 The applicant seeks detailed planning permission for the construction of a four arm roundabout to serve part of the East Kilbride Community Growth Area (CGA) covered by planning application EK/11/0202. This application has previously been approved at planning committee (March 2012), subject to conclusion of a legal agreement. To date, a legal agreement has not been concluded and as such the planning permission decision notice has not been issued. The application was for a residential development of approximately 400 houses and included an indicative masterplan.
- 1.2 The application site for the proposed roundabout lies immediately north of Eaglesham Road and south of the village of Jackton. The application site is primarily agricultural grazing land but also includes Eaglesham Road and associated hedgerows. To the northeast of the site lies a small watercourse. The larger part of the CGA (planning application EK/09/0218) lies to the east of Eaglesham Road and covers over 100 hectares between Eaglesham Road and Newlands Road. This development is for approximately 1950 dwellings and associated uses, including a primary school and small scale retail/commercial provision.

2 Proposal(s)

- 2.1 The proposal relates to part of the infrastructure to support the delivery of approximately 400 houses currently proposed as part of the masterplan to support planning application EK/11/0202. This originally submitted masterplan included a secondary vehicle access point between the village of Jackton and Ocean Drive, to the north. The proposed roundabout is designed to accommodate all vehicle traffic for this part of the CGA, therefore removing the requirement for the secondary vehicle access point. The applicant has stated that a pedestrian connection immediately north of Jackton will be provided to allow future residents of the CGA direct access to Eaglesham Road on the north side of Jackton. A revised masterplan layout has been submitted incorporating the above proposed amendments.
- 2.2 The application site covers the proposed roundabout, in addition to four arms, two of which connect into the existing road layout on Eaglesham Road and two that connect to future housing areas. Due to the size and position of the roundabout, the centre of the proposed roundabout lies approximately 45 metres north of Eaglesham Road, resulting in approximately 90 metres of Eaglesham Road being proposed as downgraded from vehicular use to pedestrian and cycle use only. The application site area is approximately 2 hectares. The submitted plans also show provision for a right turn lane into Jackton Road, as shown on the masterplan for the wider CGA housing development. In this regard, the applicant has advised that co-ordination with the relevant land owners/developers involved in the larger part of the CGA will take place in relation to this matter.

3 Background

3.1 Strategic Development Plan Background

- 3.1.1 The strategic policy direction for the release of the Community Growth Area is provided by the Approved Strategic Development Plan (May 2012). Strategy Support

Measure 1 relates to delivery of the spatial development priorities, which includes community growth areas.

3.2 **Local Plan Status**

3.2.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) as forming part of the identified East Kilbride Community Growth Area (Policy 1 Spatial Strategy) and is allocated as a Proposed Housing Site (Policy 12 Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out general requirements for the site.

3.2.2 In addition to the above policy designation, which provides the overarching local plan policy direction for this area of East Kilbride, the site is also covered by a green network designation, as set out by policy 14 (Green network and greenspace). This policy designation covers the whole of the CGA area and reflects the aspiration for green networks to be incorporated into future developments. Policy 4 (Development management and placemaking) is also relevant in terms of general design, safety and amenity considerations.

3.2.3 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.3 **Planning Background**

3.3.1 Planning application EK/11/0202 was approved at planning committee (March 2012), subject to conclusion of a legal agreement. The legal agreement has not been concluded to date, therefore, no decision notice has been issued. As the application site for the proposed roundabout covers an area of 2 hectares, formal pre-application consultation was undertaken by the applicant and the required pre-application consultation report was submitted to support this application.

4 **Consultation(s)**

4.1 **Roads Development Management Team** – following discussions with the applicant and submission of additional details, there are no objections, subject to compliance with conditions and roads construction consent requirements.

Response: Noted. Appropriate conditions and advisory notes can be added to any consent granted.

4.2 **RT Flood Risk Management Section** – have no objections, subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk.

Response: Noted. Appropriate conditions can be attached to any consent granted.

4.3 **Environmental Services** – have no objections.

Response: Noted.

4.4 **Countryside and Greenspace** – have provided comment on pedestrian and cycle connections between the proposed roundabout and the existing network. There is also an opportunity for some landscape treatment in and around the roundabout.

Response: Noted. The applicant is aware of the requirements for appropriate pedestrian connections. Planning conditions can be imposed to ensure that detailed plans on connections and landscaping are submitted for approval.

4.5 **SEPA** – have no objections.

Response: Noted

- 4.6 **Scottish Water** – have no objections.
Response: Noted.
- 4.7 **SP Energy Networks** – have no objections.
Response: Noted.
- 4.8 **National Grid UK Transmission** – have not commented to date.
Response: Noted.
- 4.9 **East Renfrewshire Council** – have not commented to date.
Response: Noted
- 4.10 **Jackton and Thorntonhall Community Council** – An offset roundabout of the type proposed is an inappropriate junction between a major and a minor road. Roundabouts have been demonstrated to be environmentally unsound due to the fuel wasted by vehicles needlessly braking and accelerating. The proposed position of the roundabout would not give sufficient room for a suitably sized central core. Roundabouts of this type are not well suited to pedestrian crossings. The present location of the junction does not correspond with the proposed junction between the southern CGA and Eaglesham Road. Eaglesham Road would have four junctions in the space of half a mile.
Response: Noted. The proposed roundabout is to replace the originally planned junction to serve the northern part of the CGA (EK/11/0202). Furthermore, as stated above, the roundabout will remove the requirement for a further vehicle access connection from the CGA to Eaglesham Road. The principle of a roundabout in this location is considered acceptable in visual and environmental terms. Roads and Transportation Services are satisfied that the proposal will not inhibit traffic flow and that appropriate pedestrian and cycle connection can be achieved to ensure that sustainable travel options are not discouraged by the introduction of this roundabout.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the East Kilbride News. Three letters of representation have been received in respect of the proposal. The grounds of objection can be summarised as follow.
- a) **Concerns over potential impacts on flora and fauna. Any planting should encourage wildlife.**
Response: It is considered that the proposal will not result in the loss of any habitats or features of significant biodiversity value. A planning condition can be imposed requiring submission and approval of landscaping details.
- b) **The location of the proposed roundabout is unsuitable because it is the centre of the hamlet of Jackton.**
Response: It is noted that the proposed roundabout lies to the south-west of Jackton, i.e. before entering the village when travelling from Eaglesham. While it is noted that the roundabout will have a substantial visual presence, it is considered that, given the proposed change to the area resulting from the CGA, in this context, the roundabout will not have a significant adverse impact on the character of the area. Furthermore, the off-set position of the roundabout, to the north of the current Eaglesham Road, will mean that the roundabout will be partially screened by future housing and existing properties on Eaglesham Road.

- c) **The proposed roundabout is too close to the junction with Jackton Road, Hayhill Road and the brow of a hill. It is also too close to a further roundabout proposed as part of application EK/17/0321. These factors all result in traffic hazards.**

Response: Roads and Transportation Services have confirmed that there is no objection to the position of the roundabout in road safety terms.

- d) **The proposed roundabout represents a piecemeal approach because it serves only a fraction of the south side of the CGA. It also duplicates the feeder road from Jackton Road to the Cala houses.**

Response: The proposed roundabout is designed to be the sole vehicle access to the CGA area north of Eaglesham Road (EK/11/0202). Roads and Transportation Services have no objections subject to conditions.

- e) **The preferable solution would be for one new roundabout to serve the north and south of the CGA. The location would be better and safer located in the vicinity of the Police College.**

Response: Roads and Transportation Services are satisfied that the proposed arrangements for roads infrastructure to serve the CGA as a whole are acceptable.

- 5.2 These letters has been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for construction of a four arm roundabout and associated works to provide access to part of the East Kilbride CGA covered by planning application EK/11/0202. The determining issues that require to be addressed in respect of this application are its compliance with local plan policy, including any impact on the surrounding residential environment and its impact on road and access issues.

- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local plan policy.

- 6.3 The adopted South Lanarkshire Local Development Plan 2015 (SLLDP) identifies the site, in land use terms, as being within a community growth area (as defined by Policy 1 – Spatial Strategy). The site is also allocated as proposed housing land (Policy 12 – Housing land) to reflect the designation as a CGA. To support the proposed roundabout, the applicant has provided an update to the proposed masterplan for EK/11/0202 to show the proposal in context with the proposed residential development and surrounding road infrastructure. Of particular relevance in this regard is the removal of a secondary vehicle connection point to Eaglesham Road to the north of Jackton. Roads and Transportation Services have confirmed that the proposed roundabout design is sufficient to support the proposed level of house building associated with EK/11/0202.

- 6.4 In terms of the detail of the proposal, Policy 4 of the SLLDP states that all planning applications should take fully into account the local context and built form. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. In this regard, it is noted that the proposal takes into account the

requirement for adequate pedestrian and cycle connections to encourage sustainable travel. Further, there is scope to provide landscaping to soften the appearance of the roundabout given the site context, close to the edge of the settlement. In terms of potential amenity impacts, it is noted that the proposed roundabout is not positioned in close proximity to any existing residential properties and as such, the proposal is considered acceptable in amenity terms. Furthermore, it is noted that there are no objections from Environmental Services. The application site also lies in an area designated as green network, where policy 14 (Green network and greenspace) of the SLLDP applies. In this regard, while it is noted that the proposed roundabout takes up more space than the originally proposed junction within the masterplan, given the opportunity for incorporating pedestrian/cycle connections and landscaping into the design, it is considered that there will not be a significant change to the proposed quality or volume of green network on this part of the proposed CGA.

- 6.5 It is noted that none of the consultees have raised any issues that cannot be addressed through the use of planning conditions or informatives attached to any planning consent, however three letters of objection have been received. The grounds of objection have been considered in detail in Section 5 of the report and it is considered that the issues raised can be dealt with by planning conditions/informatives or would not merit refusal of this planning application.
- 6.6 In summary, it is noted that the proposed roundabout is designed to support the delivery of part of the East Kilbride CGA, which is a development priority for the Council, as detailed in policy 1 of the SLLDP. Furthermore, given that the proposal will not result in adverse amenity or safety impacts, it is considered that the proposed development is in compliance with policies 4, and 14 of the SLLDP, as detailed above. It is therefore recommend that planning permission is granted, subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposal will have no significant adverse impact on amenity or public safety and complies with the provisions of Policies 1, 4, 12 and 14 of the South Lanarkshire Local Development Plan 2015 and associated Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

17 May 2018

Previous references

- ◆ EK/17/X0203/NEW

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 15/09/2017

- ▶ Consultations
 - Jackton And Thorntonhall Community Council 03.10.2017
 - Roads Development Management Team 18.05.2018

SEPA	08.11.2017
SP Energy Network	28.09.2017
Countryside And Greenspace	03.10.2017
Environmental Services E-consult	21.09.2017
RT Flood Risk Management Section	04.10.2017
Scottish Water	27.09.2017

► Representations	Dated:
Alex and Claire Marr, Little PSRK House, Jackton, G75 8RR	03.10.2017
Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	03.10.2017
James Barclay, Little Park Cottage, Jackton, G75 8RR	05.10.2017

Contact for further information

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

Alan Pepler, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext: 5052 Phone: (01698 455052)

Email: alan.pepler@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: EK/17/0321

Conditions and reasons

1. That prior to the start of development, details of proposed hard and soft landscaping associated with the development (including any proposed removal of hedgerows) shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the visual amenity of the area.

2. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following completion of the development hereby approved, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

3. That notwithstanding the plans hereby approved, 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: 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.

4. That notwithstanding the approved plans, prior to the commencement of development on site, details of the provision of flood prevention works, together with subsequent management and maintenance arrangements shall be submitted to and approved by the Council as Planning Authority. The works will require to comply with the Council's Sustainable Drainage Design Criteria and requirements. Any required works shall thereafter be implemented prior to the completion of the roundabout.

Reason: To ensure that there will be no increased risk of flooding to land and properties either on-site or downstream due to impedance of flood flows, increased surface water run off and/or reduction of flood storage capacity.

5. That notwithstanding the plans hereby approved, prior to the commencement of development on the site, revised plans detailing proposed footway/cycle routes serving the roundabout and connecting to existing infrastructure shall be submitted to and approved in writing by the Planning Authority.

Reason: For the avoidance of doubt and in the interests of encouraging sustainable travel modes.

6. That notwithstanding the plans hereby approved and unless otherwise agreed in writing with the Planning Authority, prior to the commencement of development, details of existing and proposed levels, including sections where appropriate, shall be submitted to and approved in writing by the Planning Authority.

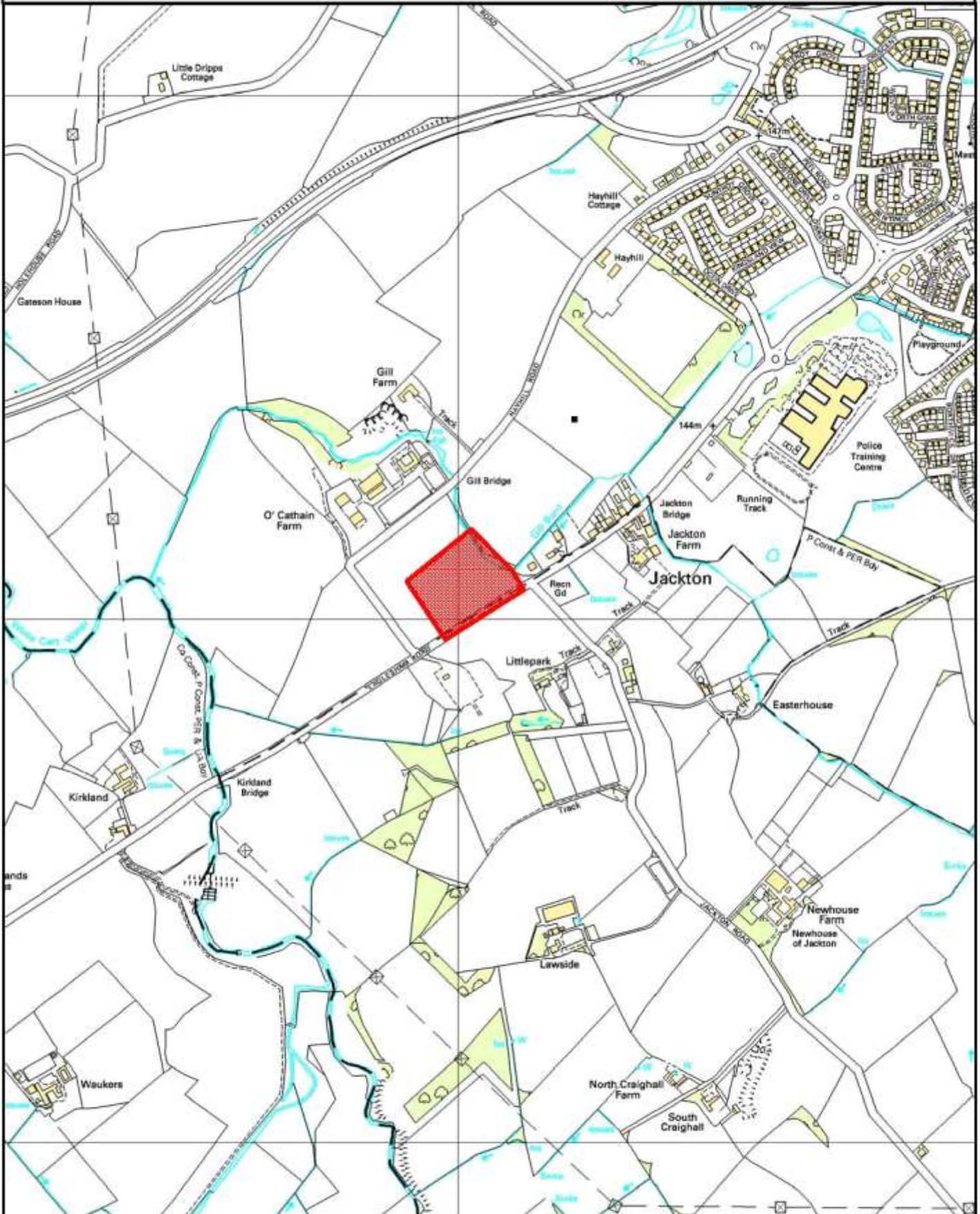
Reason: For the avoidance of doubt as these details have not been submitted and in the interests of visual amenity.

7. That no part of the development hereby permitted shall begin until a construction management plan has been submitted to and approved in writing by the Planning Authority. This should include a phasing programme, locations of the site office(s), turning areas compounds including position of power generators, storage and parking areas, routing of vehicles, wheel washing facilities, and fencing. Thereafter, the works shall be implemented in accordance with the approved construction management plan.

Reason: To ensure that local amenity is protected during the duration of construction operations.

EK/17/0321

Site Off Eaglesham Road, East Kilbride



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Scale:
1:10,000
Date:
08/05/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development