

Report

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Report to:	East Kilbride Area Committee
Date of Meeting:	25 May 2011
Report by:	Executive Director (Enterprise Resources)

Application No	EK/11/0129
Planning Proposal:	Substitution of House Types on Plots 1, 3, 4, 6, 7, 8, 9, 10, 11 and 12 and Erection of 1.0 and 1.8 Metre High Stone Walls, 1.0 Metre High Fencing and 1.8 Metre High Iron Gates (Amendment to Planning Consent EK/10/0283)

1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : CALA Homes West Ltd
- Location : Thorntonhall F7 Grazings
Peel Road
Thorntonhall

2 Recommendation(s)

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

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

2.2 Other Actions/Notes

- ◆ The East Kilbride Area Committee has delegated powers to determine this application.
- ◆ The East Kilbride Area Committee requires to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: N/A
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy RES2 – 'Proposed Housing Sites'
Policy RES3 – 'Residential Masterplan Sites Policy'
Policy ENV 30 – 'New Development Design Policy'
Policy ENV31 – 'New Housing Development Policy'
Policy DM1 – 'Development Management Policy'

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of farmland covering 2.3 ha, to the north-west corner of the village of Thorntonhall. The site sits to the north of existing housing. To the west is a watercourse and to the east are Peel Road and a new residential development at Bowmore Crescent. To the north is open farmland. The site is undulating and slopes down from the south eastern corner to the west and north towards the watercourse. Planning consent (reference EK/10/0283) was granted for the erection of 12 detached dwellings with associated roads, parking and landscaping.

2 Proposal(s)

- 2.1 The applicants propose to amend the above planning application by substituting the house types on Plots 1, 3, 4, 6, 7, 8, 9, 10, 11 and 12 and the erection of 1.0 and 1.8 metre high stone walls and 1.8 metre high iron entrance gates. The 1.8 metre gates are situated across all the driveways, the 1.8 metre high walls are situated behind the front building lines between each plot and 1.0 metre high walls and fences run along the front-most part of the gardens. The substitution of house types largely reflect a redesign of the company's product.

3 Background

3.1 Planning History

- 3.1.1 Planning permission was granted on 16 November 2010 for the erection of 12 detached dwellings with associated roads, parking and landscaping (EK/10/0283).

4 Consultation(s)

- 4.1 **Roads and Transportation Services (East Kilbride) – No objections.**
Response: Noted.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertisement in the East Kilbride News, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application for detailed planning permission are the proposal's compliance with the adopted local plan.
- 6.2 The proposal relates to the substitution of house types on 10 of the previously approved house types. The proposed house types will remain on the same footprint and will have approximately the same floor space and the same number of bedrooms. There are no privacy issues and the plots comply with the Council's approved Residential Development Guide as per the previous application. The previously approved Stewart and Wallace house types are being replaced with the house types Roxburgh and Waverley. The difference in these house types are largely insignificant and relate to the substitution of smooth cement render with a stone dressing and more architectural detail on the windows.
- 6.3 The applicant is also proposing to introduce a combination of fencing and stone walls to the front of the 12 plots within the previously approved development. A mixture of 1.0m and 1.8m walls, fencing and gates will be erected to the front of the driveway and will be wrought iron, sympathetic to the architectural style of Thorntonhall. A 1.8m stone wall will be introduced to the side of the 12 plots. The original planning permission had a condition preventing any front fencing being introduced, however, it

is acknowledged that this type of arrangement is in place at a similar Cala Development elsewhere in Thorntonhall. In addition, Thorntonhall is characterised by such fencing and walling and it is not unreasonable to allow a relaxation of this restriction. Given the above, I am satisfied that the proposal would be acceptable and result in a uniform boundary treatment throughout the site and I would therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal accords with the Policies RES2, RES3, DM1, ENV30 and ENV31 of the South Lanarkshire Local Plan and all other material considerations are satisfactory from a planning point of view.

Colin McDowall
Executive Director (Enterprise Resources)

17 May 2011

Previous References

- ◆ Planning Committee – 16 November 2010 Application EK/10/0283

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Consultations
 - Roads and Transportation Services (East Kilbride Area) 14/04/2011

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

CONDITIONS

- 1 This decision relates to drawing numbers:

PDS 001 Rev E
A32MTG1 PD 1 Rev A
B325M PD1 Rev A
PRLP 001
B375M B PD1 Rev A
EFS 001
- 2 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.
- 3 That the landscaping scheme required by condition 2 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.
- 4 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.
- 5 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.
- 6 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.
- 7 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), the use of the detached garages hereby approved shall be for purposes incidental to the enjoyment of the dwellinghouse, and shall not be let, sub-let or sold, without the prior written consent of the Council as Planning Authority.

- 8 That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.
- 9 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.
- 10 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 11 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of the visual amenity of the area.
- 3 In the interests of amenity.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 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.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 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.
- 10 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
- 11 In order to retain effective planning control

For information only

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