

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>1 November 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/11/0105
Planning Proposal:	Erection of 8 x 1 bed and 20 x 2 bed Amenity Flats, with Associated Parking and Landscaping (Flats for Older and Ambulant Disabled Residents)

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : West of Scotland Housing Association
- Location : 260 Hamilton 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 Conditions Attached)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy RES 4 – Housing for Particular Needs  
Policy RES 6 – Residential Land Use  
Policy ENV31 – New Housing Development Policy  
Policy DM1 – Development Management

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

### ◆ Consultation(s):

Environmental Services

Housing Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

TRANSCO (Plant Location)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

## Planning Application Report

### 1 Application Site

- 1.1 The application site is located at 260 Hamilton Road, Halfway, Cambuslang. The site was previously occupied by a petrol filling station and shop. The buildings have been demolished and the site cleared.
- 1.2 The site is at the eastern end of Halfway and covers an area of approximately 0.23 hectares and borders on Hamilton Road to the south, car parking and open space to the west, four storey maisonette flats to the north west, the Eva Burrows Day Centre to the north and a freestanding single storey hot food takeaway premises to the east.

### 2 Proposal(s)

- 2.1 The applicant proposes to develop 28 amenity flats comprising of eight one bedroom and 20 two bedroom flats. The flats will be four storeys in height with landscaping and amenity space. There will be 23 car parking spaces. Each of the blocks will include a lift to facilitate ease of access to upper floors for residents. The existing wall to the rear of the site will be retained. The flats will be finished in facing brick and render to complement surrounding properties. The applicant has provided a planning statement and site investigation report.

### 3 Background

#### 3.1 Local Plan Status

- 3.1.1 The adopted South Lanarkshire Local Plan 2009 provides the development plan context for the proposal. The application site lies within Policy Res 6 – Residential Land Use and Policy Res 4 – Housing for Particular Needs policy is also relevant. Policy ENV31 – New Housing Development Policy and Policy DM1 Development Management are also relevant.

#### 3.2 Relevant Government Policy/ Advice

Scottish Planning Policy advice (SPP) sets out guidance in regard to the Governments objectives with respect to creating successful places and integrating housing development with public transport.

#### 3.3 Planning Background

Planning permission in outline was granted in April 2008 for the current application site to permit residential development. Subsequently, a detailed planning application was approved by Planning Committee on 10 February 2009 for the erection of 21 flats with access and landscaping. To date, the detailed consent has not been implemented and will expire in 2013.

### 4 Consultation(s)

#### 4.1 Roads and Transportation Services (East Kilbride and Cambuslang/

Rutherglen Area) – no objections, subject to provision of a turning facility and provision of adequate car parking spaces.

**Response:** Noted. The applicant has amended the site plan to accommodate the turning facility, parking spaces and bin store and conditions and informatives will be attached to ensure compliance with Roads design standards.

- 4.2 Roads and Transportation Services (HQ Flooding) – no objections subject to compliance with the Council's requirement for self certification in regard to SUDS, Flooding and Drainage.

**Response:** Noted. Conditions will be attached to any consent granted.

- 4.3 **Environmental Services** – no objections subject to land renewal and decontamination, dust control and noise.  
**Response:** Noted. Conditions will be attached to any consent granted.
- 4.4 **Housing Services** – no response to date.  
**Response:** Noted.
- 4.5 **Scottish Water** – no objections subject to the submission of a Development Impact Assessment form by the applicant.  
**Response:** Noted. Conditions will be attached in regard to the compliance with Scottish Waters requirements.
- 4.6 **SP Energy Networks** – no objection subject to the alteration or protection of Scottish Power’s apparatus, with the costs of any repair fully rechargeable to the developer.  
**Response:** Noted. Conditions will be attached to any consent granted.
- 4.7 **Scotland Gas Network** – no objection subject to safe digging practices in the vicinity if Low/ Medium/Intermediate pressure gas mains in proximity of the development.  
**Response:** Noted. Conditions will be attached to any consent issued.

## **5 Representation(s)**

- 5.1 Following statutory neighbour notification, no representations have been received.

## **6. Assessment and Conclusions**

- 6.1 The application requires to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Consequently the adopted local plan is particularly relevant to the assessment of the proposal and the determination of the application.
- 6.2 The applicant has applied for detailed planning permission for 28 amenity flats for older or ambulant disabled residents. The site benefits from a previous detailed planning permission for 21 residential flats and formation of access and associated parking and landscaping. In this respect, the principle of residential development is acceptable on the site.
- 6.3 In terms of the adopted South Lanarkshire Local Plan the relevant policies are considered below:
- 6.4 Policy RES4 aims to direct housing for particular needs to appropriate sites which are convenient to community and transportation facilities. In terms of housing need, the Council’s Housing Needs and Demand Assessment has identified that in the Cambuslang/Rutherglen area, there is a low level of provision of amenity housing in the social rented sector for specialist housing for older people. The demand vastly outweighs the availability and supply of this type of accommodation. The applicant, West of Scotland Housing Association, has secured funding from the Scottish Government for the development and it will make an important contribution to the shortfall in provision of housing for older people. The proposal is thereby supported by both national policy and the South Lanarkshire Housing Plan.
- 6.5 The site is conveniently located on Hamilton Road which is served by frequent bus services on the local network and by services connecting Halfway to Hamilton and Glasgow City Centre. The site also adjoins Halfway village centre and is close to

nearby shopping and community facilities. The proposal is therefore in conformity with Policy RES4.

- 6.6 The site is located within RES6 on the settlement plan and development requires to relate satisfactorily to adjacent and surrounding development. Policy ENV31 also requires that new housing development complements and enhances the built and natural environment. The proposed flats will regenerate the site which is currently vacant and it is considered that the design, materials scale, mass and layout of the proposal will be supportive of Policies RES6, ENV31 and DM1.
- 6.7 In conclusion, the proposal represents investment in a key site in Halfway and will deliver an important addition to the housing stock specifically to address the housing needs of the older people in the area. The development will also be beneficial in that contamination of the site will be treated and the site brought into productive use.
- 6.8 Given the above, it is recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with the requirements of Policies RES4, RES6, ENV31 and DM1 of the adopted South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**19 October 2011**

## **Previous References**

- ◆ Planning Application CR/08/0083
- ◆ Planning Application CR/07/0352

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - SP Energy Network 09/06/2011
  - Roads and Transportation Services (Cambuslang/Rutherglen Area) 04/07/2011
  - Scottish Water 02/06/2011
  - Roads & Transportation Services H.Q. (Flooding) 14/06/2011
  - Environmental Services 07/06/2011
  - TRANSCO (Plant Location) 07/06/2011
  
- ▶ Representations - None

**Contact for Further Information**

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

Cathy Bradley, Planning Officer, Civic Centre, East Kilbride

Ext 6312, (Tel :01355 806312)

E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers:  
  
LP01 Rev B – Location Plan  
PP01 Rev E – Proposed Layout Plan  
PE01 Rev C – Proposed Elevations  
27 01 Rev A – Proposed Roof Plan  
EP01 – Existing Topographical Survey
- 2 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.
- 3 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.
- 4 That the approved landscaping scheme 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 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.
- 5 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 3 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 6 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.
- 7 That before the development starts, a certificate or report from a recognised firm of chartered engineers shall be submitted to the Council as Planning Authority confirming the structural stability of any retaining wall. Thereafter the developer shall incorporate the full recommendations and requirements of the certificate or report in the design and construction of the development approved under this consent.
- 8 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.

- 9 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 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 Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- 12 (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.
- 13 (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.



(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

- 14 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 15 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 16 That the required drainage scheme shall be completed in accordance with the approved details prior to the occupation of any flatted dwelling hereby approved.
- 17 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.
- 18 That no dwelling 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.
- 19 That prior to commencement of development on site a flood risk assessment and independent check shall be carried out with reference to CIRA 642 and in accordance with the reporting requirements for Flood Risk Assessments issued by SEPA. The flood risk assessment shall be submitted to the Council with a signed self certified compliance certificate
- 20 That the development shall not be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 21 That before the development is completed or occupied the existing secondary access to the site shall be reinstated as a footway, by and at the expense of the developer, all in accordance with the specification of the Council as Roads and Planning Authority.
- 22 That before the flatted development hereby approved is completed or brought into use, all of the parking spaces shown in on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and 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 amenity and in order to retain effective planning control.
- 3 In the interests of the visual amenity of the area.

- 4 In the interests of amenity.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interest of public safety
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 These details have not been submitted or approved.
- 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 minimise the risk of nuisance from dust to nearby occupants.
- 12 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 13 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 14 In order to retain effective planning control
- 15 To ensure the provision of a satisfactory land drainage system.
- 16 To ensure the provision of a satisfactory land drainage system.
- 17 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.
- 18 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.
- 19 To provide a satisfactory land drainage system.
- 20 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings
- 21 In the interest of road safety
- 22 To ensure the provision of adequate parking facilities within the site.



For information only

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