

Report

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Report to:	Planning Committee
Date of Meeting:	21 June 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0057
Planning Proposal:	Overcladding of Existing Building and Roof, Formation of Internal Parking Court and Central Concierge Access to Building and Associated Landscaping Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Blocks 1-5
Greenhill Court
Rutherglen

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 Listed)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The Planning Committee is required to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: Cooper Cromar
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
DM 1 - Development Management Policy
COM 1 - Town Centre Land Use Policy

◆ Representation(s):

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

◆ Consultation(s):

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application Report

1 Application Site

- 1.1 The application relates to a number of large blocks of flats at Greenhill Court, Rutherglen. The flatted blocks differ in height throughout ranging from five to nine storeys. The external walls of the flats are composed of exposed concrete at present. The application site is bounded to the north by the rear of the properties facing onto Main Street, to the east by the Roman Catholic church, to the west by flatted dwellings and to the south by Greenhill Road. The site extends to 1.7 hectares and access is taken from the south of the site off Greenhill Road.

2 Proposal(s)

- 2.1 The applicants seek detailed planning permission to overclad the existing flatted blocks, create a new parking court and erect a new central concierge access to the flats. Additional landscaping works are also proposed to improve residential amenity for residents of the flatted dwellings.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 There is no specific Government guidance or advice relevant to the proposed development.

3.2 Local Plan Status

- 3.2.1 The Adopted South Lanarkshire Local Plan identifies the entire application site as being within Rutherglen Town Centre. Policy COM1 – Town Centre Land Use is therefore of relevance to this application. Policy DM1 – Development Management is also considered to be of relevance to the application. The content of the above policies and how they relate to the proposal is assessed in Section 6 of this report.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Cambuslang/Rutherglen Area)** - no objections to the proposal subject to the imposition of conditions requiring a dropped kerb access to be provided to the internal parking area and requiring all parking spaces shown on the plans to be provided on site prior to completion of works.
Response: Noted. Any consent granted would be conditioned to this effect.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the local newspaper. No letters of representation were received.

6 Assessment and Conclusions

- 6.1 The applicants, South Lanarkshire Council, seek permission to carry out improvement works to the flatted dwellings and surrounding grounds at Greenhill Court, Rutherglen. It is proposed to overclad the existing building, erect a concierge access to the flats, form a new parking area and carry out landscaping enhancement works within the site. The determining issues that require to be addressed in respect of this application are its compliance with Local Plan policy as set out in the Adopted South Lanarkshire Local Plan as well as any other material considerations.

- 6.2 In terms of Local Plan policy, the application site is affected by Policy COM1 which relates to town centre land use. This policy states that the Council will allow a mixture of uses compatible with the role of a town centre as a commercial and community focal point. Examples of compatible uses are shops, offices, housing, pubs and restaurants, leisure facilities and community, health and social facilities. The site in question is an established residential facility and there are no plans to

alter the existing use. The proposal is therefore considered acceptable in terms of Policy COM1.

- 6.3 Policy DM1 states that all planning applications must 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. The proposed external finishing would consist of both brick and rainscreen cladding with smooth and solid panels inclusive of thermal and acoustic insulation materials. It is considered that the proposed works would improve surrounding amenity in this area of Rutherglen. In terms of design and layout, it is considered that the external alterations would greatly improve the appearance of the buildings and as a result would contribute in a positive manner to the design and appearance of the surrounding area.
- 6.4 Conditions would be attached to any consent issued requiring samples of all materials to be utilised to be submitted for approval prior to commencement of works. General landscaping details have been submitted with the application and a condition would be attached to any consent issued requiring further landscaping details to be submitted in advance of commencement of works on site. Furthermore, a condition would be added to any consent issued requiring all landscaping works to be carried out during the first available planting season following completion of the development and requiring the site to be maintained thereafter to the satisfaction of the Council. Subject to these conditions it is considered that the proposal would be compatible with the surrounding area in terms of design, layout and appearance. The proposed development is therefore considered to be in compliance with Policy DM1.
- 6.5 Statutory neighbour notification procedures were undertaken and the application was also advertised for neighbour notification purposes. No letters of representation have been received regarding the proposed development. In terms of statutory consultations undertaken, Roads and Transportation Services have advised that they have no objection to the proposal subject to the attachment of conditions requiring the provision of a dropped kerb access and the provision of adequate parking facilities on site. These conditions would be attached to any consent issued.
- 6.6 Given the scale and nature of the proposed development and given that it accords with the local plan the application would in normal circumstances have been determined under 'delegated powers'. However, as the application site is in Council ownership, the new Development Management Regulations require that the application be considered at a Committee.
- 6.7 In light of the above, it is considered that the proposal accords with Policies DM1 and COM1 of the Adopted South Lanarkshire Local Plan and will greatly improve the visual appearance of these flatted blocks. I would therefore raise no objections to the proposal and would recommend that detailed planning permission be granted for this development.

7 Reasons for Decision

- 7.1 The proposal has no significant impact on amenity and complies with Policy DM1 and Policy COM1 of the Adopted South Lanarkshire Local Plan 2009.

Colin McDowall
Executive Director (Enterprise Resources)

14 June 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads and Transportation Services (Cambuslang/Rutherglen Area)

13/06/2011

Contact for Further Information

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

Declan King, Planning Officer, Civic Centre, East Kilbride
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CONDITIONS

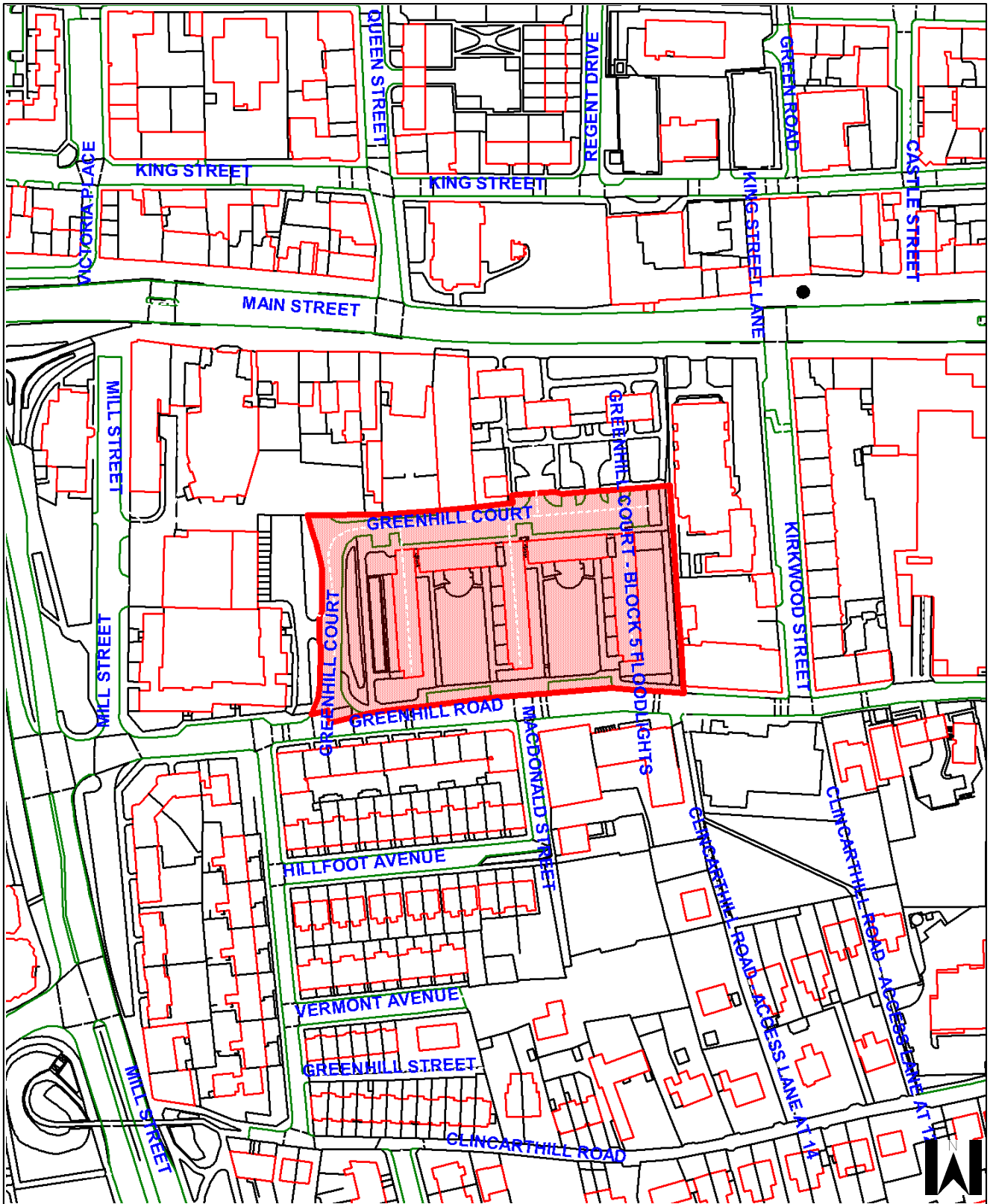
- 1 The consent relates to drawing numbers:

AL(00)001 Rev A,
AL(00)002 Rev B,
AL(00)003 Rev B,
AL(00)004 Rev A,
AL(00)012 Rev A,
AL(00)013 Rev A,
AL(00)014,
AL(00)020 Rev F,
AL(00)021 Rev D,
AL(00)022 Rev D,
AL(00)023 Rev A,
AL(00)024 Rev B,
AL(00)025 Rev B,
AL(00)027 Rev D,
AL(00)028 Rev A,
AL(00)029 Rev B,
AL(00)030 Rev B,
AL(00)031 Rev B,
AL(00)032.
- 2 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.
- 3 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.
- 4 That all of the parking spaces shown on the approved plans shall be constructed on site prior to completion of works and shall thereafter be maintained to the specification of the Council as Roads and Planning Authority.
- 5 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.
- 6 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.

- 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 no landscaping or other changes to materials shall be provided ahead of the public footway at the junction of Greenhill Road and the residential parking area. Furthermore a dropped kerb access to the residential parking area shall be provided at this location.
- 9 That a turning facility must be provided within the off street parking area if this area is to be used for service vehicles.

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 To ensure the provision of adequate parking facilities within the site.
- 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 the interest of road safety.
- 9 In the interest of road safety.



For information only

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