

Report

12

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

Application no. P/18/0214
 Planning proposal: Erection of 60 dwellinghouses with associated infrastructure and landscaping

1 Summary application information

Application type: Detailed planning application
 Applicant: Cruden Building on Behalf of South Lanarkshire Council
 Location: Former St Leonards Primary School
 Brancumhall Road
 Calderwood
 East Kilbride
 G74 3YA

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: MAST Architects
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 POL4- Development management and placemaking
 POL6- General urban area/settlements
 POL14- Green Network and Greenspace
Development management, placemaking and design supplementary guidance (2015)
 DM13- Development within general urban area/settlement

- ◆ **Representation(s):**

▶	1	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Roads Flood Risk Management

Env Services Econsult

Estates Services - Housing And Technical Resources

Countryside And Greenspace

SEPA West Region

Scottish Water

SPT

TRANSCO Plant Location

SP Energy Network

St Leonards Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of land adjacent to the new St Leonards Primary School located within St Leonards, an established residential area of East Kilbride. The site, which extends to approximately 2.25 hectares, sits to the south of the new primary school building on the south side of Brancumhall Road. The site was surplus to the Education Service's requirements after the new school and associated play areas and parking facilities were constructed on an alternative local site.
- 1.2 The site is bounded to the south by an area of open space and beyond to the residential area of Glen Esk, to the west by residential flats at Kinross Park, to the east by St Leonards Church and to the north by Brancumhall Road and beyond to existing playing fields and the new St Leonards Primary School campus. The existing access to the old school site is to be utilised from a small roundabout on Brancumhall Road. Pedestrian access to the site from Brancumhall Road is to be maintained. The site is sloping up towards the south and then relatively level where the old school building and playground was previously located.

2 Proposal(s)

- 2.1 The applicant, Cruden Building, on behalf of South Lanarkshire Council, seeks detailed planning consent for the construction of a residential development comprising 60 dwellings with associated infrastructure and landscaping provision. The proposed units would comprise 2, 3 and 4 bedroom units with a mix of thirty six 2-storey, semi-detached and terraced properties, eight bungalows and sixteen cottage flats. The house types proposed would cater for a broad mix of needs and would be made available as social rented properties.
- 2.2 The proposed development would be accessed via an upgraded access road from Brancumhall Road. A Suds area would be formed to serve the new development in the north eastern corner of the site adjacent to Brancumhall Road. In terms of external finishes, brick and render are proposed to integrate with the surrounding area. The properties would also be designed to reflect sustainability through the inclusion of solar PV panels where appropriate.
- 2.3 The development is classified as a Major development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation. A number of documents have been provided in support of the application, including a Pre-application Consultation Report and a Design and Access Statement.

3 Background

3.1 Local Development Plan

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015), the site falls within the general urban area as defined by Policy 6 and forms part of a Green Network area (Policy 14). Policy 6 requires that new proposals should not adversely impact on the amenity and character of such areas. Policy 14 advises that the partial loss of such areas may be considered acceptable where the retention and enhancement of any remaining network area can be assisted by the redevelopment

proposal. Policy 4 – Development Management and Placemaking is also of relevance to the proposal. In addition, the guidance contained within the supplementary guidance document relating to development management, placemaking and design is of relevance to the proposed development. South Lanarkshire Council's Residential Development Guide also provides additional advice of relevance and sets out the criteria against which new housing development proposals should be assessed.

3.2 Relevant Government Advice/Policy

3.2.1 Relevant Government guidance is set out within the Scottish Planning Policy (SPP) which confirms the requirement for the Council to maintain a five year supply of effective housing land. Planning authorities are required to promote the efficient use of land by directing development towards sites within existing settlements, where possible, in order to make effective use of existing infrastructure and service capacity.

3.2.2 In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

3.2.3 The SHIP (Strategic Housing Investment Plan) is a key part of South Lanarkshire Council's Local Housing Strategy (LHS) process which links the strategic priorities and outcomes in the LHS to a strategic plan for the delivery of new affordable housing. The Scottish Government has identified the SHIP as the key document for identifying strategic housing projects to assist the achievement of the Scottish Government's target of 50,000 new affordable homes during the life of the current Parliament. The Council has a target to deliver 1000 additional homes by 2021, and has a range of Services working together to identify opportunities to increase housing stock. The application site is identified as a site within the SHIP that will contribute towards the Council New Build Programme.

3.3 Planning Background

3.3.1 Detailed planning permission was granted for a tandem build replacement primary school and nursery on land to the north of Brancumhall Road, as part of the South Lanarkshire Council Schools Modernisation Programme in July 2013 (EK/12/0396).

3.3.2 A detailed planning application (EK/16/0027) proposing 61 private residential units was lodged for this site by Persimmon Homes. However, it was withdrawn by the applicant prior to the final determination of the proposal.

3.3.2 As a result of this current proposal, a new church access road is proposed. A planning application in this respect is under consideration (P/18/0102). This proposed church access onto Brancumhall Road is to be positioned just east of this application site.

4 Consultation(s)

4.1 **Roads and Transportation Services (Development Management Team)** – offered no objections to the proposed development subject to conditions relating to access,

visibility, traffic calming issues, satisfactory off-street parking spaces and surface water trapping.

Response: Noted. The Agent submitted a revised plan addressing several of the Roads Engineers' comments. Conditions to address any outstanding matters would be attached to any consent issued.

4.2 **Roads and Transportation Services (Flood Risk Management Section)** - offered no objections to the proposal subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self certification document.

Response: Noted.

4.3 **Environmental Services** – offered no objections to the proposed development subject to the imposition of conditions.

Response: Noted. Conditions would be attached to any consent issued.

4.4 **Estates Services** - offered no objections to the proposed development.

Response: Noted.

4.5 **Countryside and Greenspace** – No objections in principle, however, requires that the Core Path (EK/1127/1) running through the site is maintained with a footpath link from Brancumhall Road to the Glen Esk area.

Response: Noted. The existing Core Path link will be maintained, but re-located to follow the line of the residential access road which has a contiguous footpath. Therefore, a link through from Brancumhall Road to the Glen Esk area located to the south of the site is still provided.

4.6 **SEPA West Region** – .No objection on flood risk grounds as surface water flooding is a matter for the Flood Risk Management Authority and the site is outwith the fluvial flood extent.

Response: Noted, and the Council's Flood Management Officer has been consulted and offered no objections to the proposal subject to the Council's Sustainable Urban Drainage Systems (SUDS) design criteria being satisfied through the completion of a self certification document.

4.7 **Scottish Water** - offered no objections to the proposed development.

Response: Noted.

4.8 **SPT** – No objections.

Response: Noted.

4.9 **TRANSCO Plant Location** – No response to date.

Response: Noted.

4.10 **SP Energy Network** – offered no objections in principle, however, in relation to their existing apparatus within the vicinity, they reserve the right to protect and/or deviate cables/apparatus at the applicant's expense.

Response: Noted.

4.11 **St Leonards Community Council** – No response to date

Response: Noted.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the East Kilbride News for Non-notification of neighbours. In response, one letter of comment has been received the point of which is summarised below:

a) The Council should ensure that all flora and fauna is protected appropriately.

Response: It is noted that the site at present is cleared and vacant and does not contain any buildings, trees, hedges or other features that would be likely to contain any flora, fauna or be utilised by protected species. It is, therefore, extremely unlikely that the development would create any issues in this regard.

5.2 The above letter has been copied and is available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

6.1 Planning consent is sought by South Lanarkshire Council for the construction of a residential development comprising 60 residential units with associated access, parking and landscaping provision. The proposed units would comprise 2, 3 and 4 bedroom units with a mix of thirty six 2-storey, semi-detached and terraced properties, eight bungalows and sixteen cottage flats. The house types proposed would cater for a broad mix of needs and would be made available as social rented properties. The proposed development would be accessed via an upgraded access road from Brancumhall Road. A Suds area would be formed to serve the new development in the north eastern corner of the site adjacent to Brancumhall Road. In terms of external finishes, brick and render are proposed to integrate with the surrounding area. The properties would also be designed to reflect sustainability through the inclusion of solar PV panels, where appropriate.

6.2 The determining issues in the assessment of this application are its compliance with local plan policy as well as its impact on surrounding amenity. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case the development plan framework against which the proposal requires to be assessed comprises the South Lanarkshire Local Development Plan (adopted 2015) and its associated supplementary guidance.

6.3 In terms of the adopted local development plan it is noted that the site is located in an area which forms part of the general urban area as designated by Policy 6. As such, the principle of the use of the site for residential purposes is considered to be acceptable. With regard to the specific design and layout of the proposed development Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with the local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. These requirements are further supported by Policy DM13 of the associated supplementary guidance relating to development management, placemaking and design.

6.4 With regard to the site being identified as a Green Network Area (Policy14), the loss of such areas will generally not be supported, however, policy guidance advises that the partial loss may be acceptable where it is considered that the enhancement of the environment can best be achieved by the redevelopment of part of the site which would not affect its function and that there is no significant adverse impact on the character and amenity of the surrounding area. This is the case in this instance, with the site being largely 'brownfield', having accommodated a group of primary school

buildings which have been demolished in recent past. The proposed development includes enhanced amenity with the formation of adequate pockets of open space, a large Suds area in the northeast corner of the site and gardens associated with standard suburban style housing. In addition, an existing Core Path will be re-aligned through the site to link with the wider Core Path network to the south towards Glen Esk. The site is considered acceptable in terms of this principle land use designation within the adopted SLLDP.

- 6.5 It is considered that the proposed development would be appropriate to the site in question in terms of design and layout and would comply with the standards set out in the Council's Residential Development Guide, particularly in relation to road layout, the density of the development, car parking provision and provision of amenity space. The proposed development of modern suburban semi-detached, terraced dwellinghouses together with bungalows and cottage flats would be in keeping with the pattern of development in the surrounding area. Sectional drawings have been submitted to demonstrate that the properties would be afforded usable garden spaces and would not be adversely impacted in terms of elements of required retention on the site.
- 6.6 The Council's Roads and Transportation Services has advised that, subject to conditions relating to access, traffic calming and provision of visibility splays, they have no objections to the proposed development. Environmental Services have no objections. Conditions would be attached to any consent issued requiring these matters to be appropriately dealt with. Subject to the required conditions, it is considered that the proposal would have no adverse amenity impact and would comply with Policy 4 of the adopted local development plan and with all relevant policy and guidance as set out in associated supplementary guidance.
- 6.7 In addition to the standard neighbour notification procedure carried out by the Council, the application was also advertised in the local press. One letter of comment has been received in relation to the proposed development. The point raised is fully addressed in Section 5 above. It is not considered appropriate for the application to be refused planning consent based on the point of comment raised.
- 6.8 On the basis of the above assessment I would, therefore, raise no objection to the application and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal would have no adverse amenity impact and is compliant with Policies 4, 6 and 14 of the South Lanarkshire Local Development Plan (adopted 2015) and with all relevant associated supplementary guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

17 May 2018

Previous references

- ◆ EK/12/0396 – Erection of Replacement Primary School and Nursery on land to North of Brancumhall Road – Approved 9 July 2013.
- ◆ EK/16/0027 – Erection of 61 Residential Units – Withdrawn 24 August 2017.

- ◆ EK/16/0030 – Formation of New Access to Church, St Leonards Church, Brancumhall Road – Withdrawn 24 August 2017.
- ◆ P/18/0102 – Formation of Vehicular Access Road from Brancumhall Road to serve church – not yet decided.

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 14 March 2018

- ▶ Consultations

SEPA West Region	27.03.2018
Countryside And Greenspace	15.03.2018
Estates Services - Housing And Technical Resources	15.03.2018
Housing Planning Consultations	15.03.2018
Scottish Water	16.03.2018
Roads Development Management Team	16.05.2018
Env Services Econsult	09.04.2018
SPT	20.03.2018
Roads Flood Risk Management	09.04.2018
SP Energy Network	20.04.2018

- ▶ Representations

Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	Dated: 08.04.2018
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Contact for further information

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

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
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 Email: maud.mcintyre@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0214

Conditions and reasons

1. 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. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

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., including, where appropriate, the planting of fruit/apple trees; (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.

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

3. That the landscaping scheme as 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.

Reason: In the interests of amenity.

4. 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.

Reason: To ensure that the site is served by an adequate sewerage system.

5. That no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) 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 (Appendices 1,2,3,4 & 5).

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.

6. That the development hereby approved shall not be completed or brought into use until the surface water drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 5 above.

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.

7. 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.

Reason: 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.

8. That no construction vehicles associated with the development hereby approved shall access the site between the hours of 08.00 to 09.15 and 14.45 to 15.30. Furthermore, no construction vehicles shall be parked up waiting for the access to open or for any other reason on the public road network.

Reason: In the interests of public safety.

9. That before any development commences on site a Traffic Management Plan (TMP) shall be submitted to and approved by the Council as Planning Authority and thereafter shall be maintained to the satisfaction of the Council. The TMP shall include time restrictions for incoming and outgoing vehicular site traffic (08.00 hrs to 09.15 hrs and 14.45 hrs to 15.30 hrs).

Reason: In the interests of traffic safety.

10. The surface of the driveways and accesses shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.

Reason: In the interests of traffic and public safety.

11. That before any development commences on site, the new access to serve the church shall be constructed and shall be operational to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of traffic and public safety.

12. That during construction wheel wash facilities/road cleaning regime shall be provided within the site.

Reason: To ensure mud and debris are not deposited on the public road and in the interests of traffic safety.

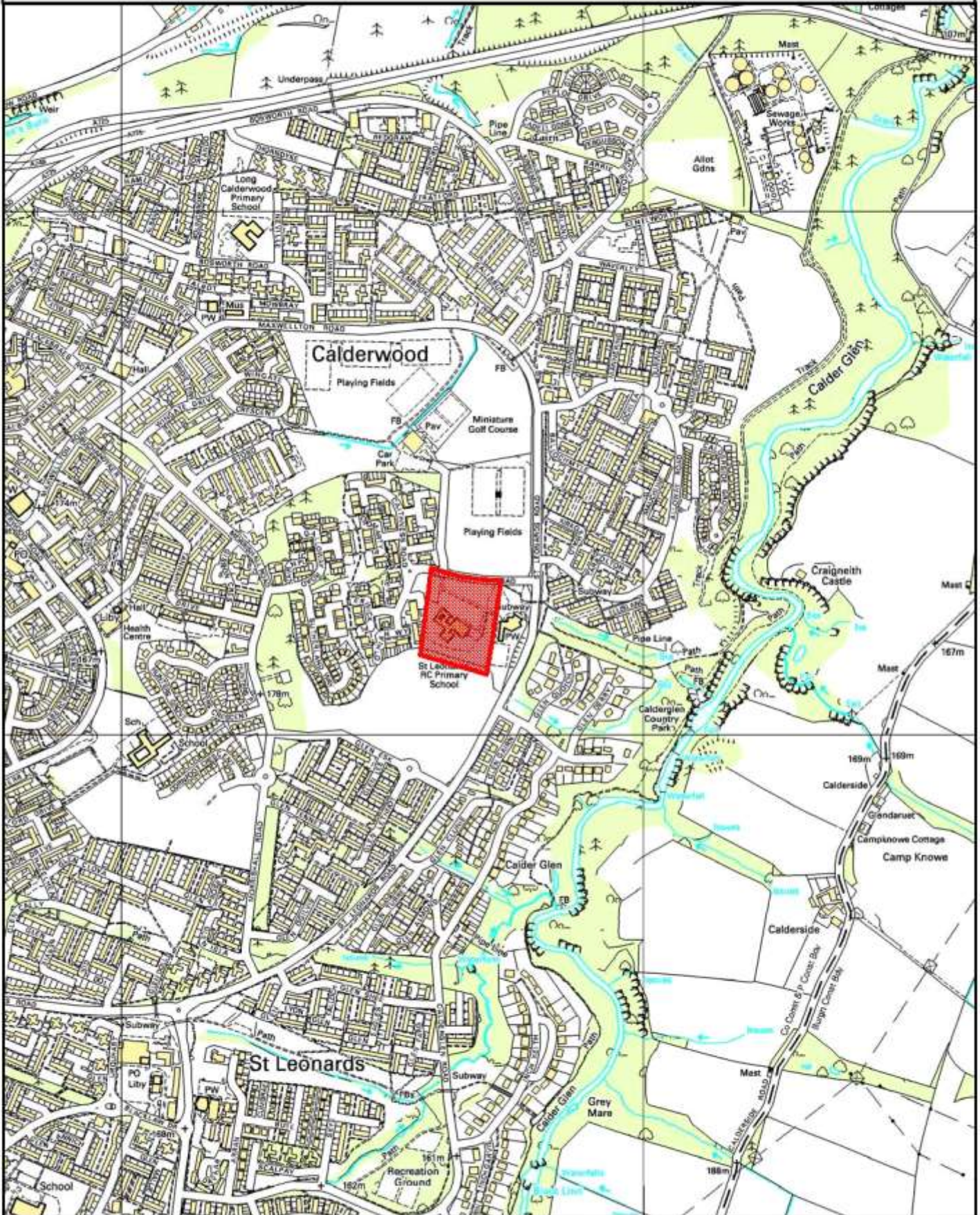
13. In respect of construction:

- All vehicles shall be able to access and exit the site in forward gears, therefore a turning area must be provided within the site boundary.
- Sufficient parking shall be provided within the site boundary to accommodate all site staff/operatives' parking requirements.
- A plan showing the turning area, location and number of spaces for site staff/operatives shall be submitted to the Council as Planning Authority for approval.

Reason: In the interests of traffic and public safety.

P/18/0214

Former St Leonards Primary School



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



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development