

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>24 May 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0131
Planning Proposal:	Erection of 32 Flatted Dwellings (Two Blocks of 16) and Associated Parking, Footpaths and Landscaping (Amendment to EK/10/0276)

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Amend)
- Applicant : BMJ Property Ltd, Clyde Valley Housing Association and South Lanarkshire Council
- Location : Lindsayfield Avenue  
Greenhills Road  
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 the 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: Machin Associates Ltd
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy RES2 – 'Proposed Housing Sites'  
Policy ENV30 – 'New Development Design Policy'  
Policy ENV 31 – 'New Housing Development'  
Policy DM1 – 'Development Management Policy'

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

◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

## Planning Application Report

### 1 Application Site

- 1.1 The application site relates to land at Lindsayfield Avenue, Lindsayfield in the south-west of East Kilbride. The site extends to 1.05 hectares and is currently vacant with overgrown grass and shrubs. The site is bounded by Greenhills to the north, Lindsayfield Avenue to the south, Morrisons superstore to the west and open countryside to the east. The site is generally flat and this application specifically relates to the south-east corner of the site. The remainder of the site already has planning permission for 71 units (15 detached dwellinghouses and 56 flats), the majority of which have now been built.

### 2 Proposal(s)

- 2.1 The applicant has applied for planning permission to amend a previous planning consent which was also for 32 units but in one single block (EK/10/0276). The new proposal relates to the erection of two blocks of 16 flatted dwellings (both 4 storey) with associated parking, footpaths and landscaping. The 32 units will consist of 16 units for social housing (10 to which SLC Housing have already committed and 6 Housing Association) and 16 private units.

### 3 Background

- 3.1 The application site is described as a Proposed Housing Site and is therefore subject to Policy RES2 in the adopted South Lanarkshire Local Plan. The Local Plan is required to set out a minimum 5 year supply of land capable of being developed for housing ("effective" land) and also a medium to long term pattern for future development. This site is identified as meeting part of the 5 year supply.

- 3.2 In terms of design and layout, Policies ENV30 and ENV31 are relevant to the development of the site. These policies generally require all development to make a positive contribution to the character and appearance of their locality. Policy DM1 – 'Development Management Policy' relates to all applications. All planning applications require to 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. Developments will require to have no significant adverse impact on the local environment and to enhance its quality and appearance.

#### 3.3 Relevant Government Advice/Policy

- 3.3.1 A consolidated Scottish Planning Policy was published by the Scottish Government in February 2010. The section on Housing states that Local Authorities should ensure that there is an effective supply of land for house building. Meeting these requirements by extending existing settlements helps to minimise servicing costs and sustains local schools and services.

#### 3.4 Planning History

- 3.4.1 The following planning applications have previously been approved on the site:

**EK/06/0125 (Cala)** – Erection of 25 townhouses, 56 flats, associated roadworks and car parking. Approved 4 July 2006.

**EK/07/0512 (MCA Homes)** – Erection of 15 dwellinghouses (amendment to EK/06/0125). This application related to the replacement of townhouses on the southern half of the site with detached houses. Approved 28 January 2008.

**EK/07/0564 (MCA Homes)** – Amendment to EK/06/0125 namely erection of 10 flatted dwellings. This relates to the replacement of 4 townhouses approved under EK/06/0125 with a block of flats in the south eastern corner of the site. Approved 11 January 2008.

**EK/10/0276 Kean Construction (Scotland) Ltd** – (Erection of 32 Flatted Dwellings with Associated Parking, Footpaths and Landscaping. This relates to the same site as the current application site and consisted of the same number of units (32) in one continuous block.

#### **4 Consultation(s)**

4.1 **Roads and Transportation Services (East Kilbride)** – no objections subject to conditions.

**Response:** Noted.

#### **5 Representation(s)**

5.1 Following statutory neighbour notification and advertisement in the East Kilbride News for non-notification of neighbours, no letters of representation have been received.

#### **6 Assessment and Conclusions**

6.1 Detailed consent is sought for the erection of 32 two bedroom flats (two blocks of 16) within an existing housing site in the Lindsayfield area of East Kilbride. The site benefits from detailed consent for residential development, including flatted properties and townhouses (EK/06/0125; EK/07/0512; EK/07/0564 & EK/10/0276).

6.2 The current proposal is for the erection of two, four storey block of 16 flats with associated car parking and open space. The proposed style replicates the three blocks approved under EK/06/0125. The site represents a proposed housing site in the adopted local plan (Policy RES2) therefore its development for housing has previously been established.

6.3 Policies ENV30 and ENV31 require all development to make a positive contribution to the character and appearance of their locality. The proposed drawings show a design similar to the existing flats currently on site, using similar materials to not just the remainder of the development, but the Lindsayfield area in general. Further to this, the site will be landscaped appropriately and serviced with the required SUDs scheme. I am therefore satisfied that the proposal meets the aims of Policies ENV30 and ENV31.

6.4 In design terms, as required by Policy DM1, the proposal is acceptable in that this particular style of development has been approved within the wider development area. The location and orientation of the proposed block is such that there will be no adverse impact on the future occupants of the proposed flats or dwellings regarding loss of privacy or overshadowing. In addition, the proposal can meet the ratio of amenity land per flatted unit as set out in the Council's Residential Development Guide.

6.5 Roads and Transportation are satisfied that the proposal fully complies with the current Council guidelines.

6.6 Given that the Council has an interest in the site as some of the units will be occupied by Council tenants, the Council's approved Scheme of Delegation requires that the application be considered by Committee.

6.6 No written representations were received in relation to the application, the proposals comply with local plan policy and therefore are no infrastructure implications therefore it is recommended that detailed planning consent be granted subject to conditions.

## **7 Reasons for Decision**

7.1 The proposal complies with Policies RES2, ENV30, ENV31 and DM1 of the adopted South Lanarkshire Local Plan 2009.

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

**5 May 2011**

### **Previous References**

- ◆ EK/06/0125
- ◆ EK/07/0512
- ◆ EK/07/0564
- ◆ EK/10/0276

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Consultations  
Roads and Transportation Services

06/05/11

### **Contact for Further Information**

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

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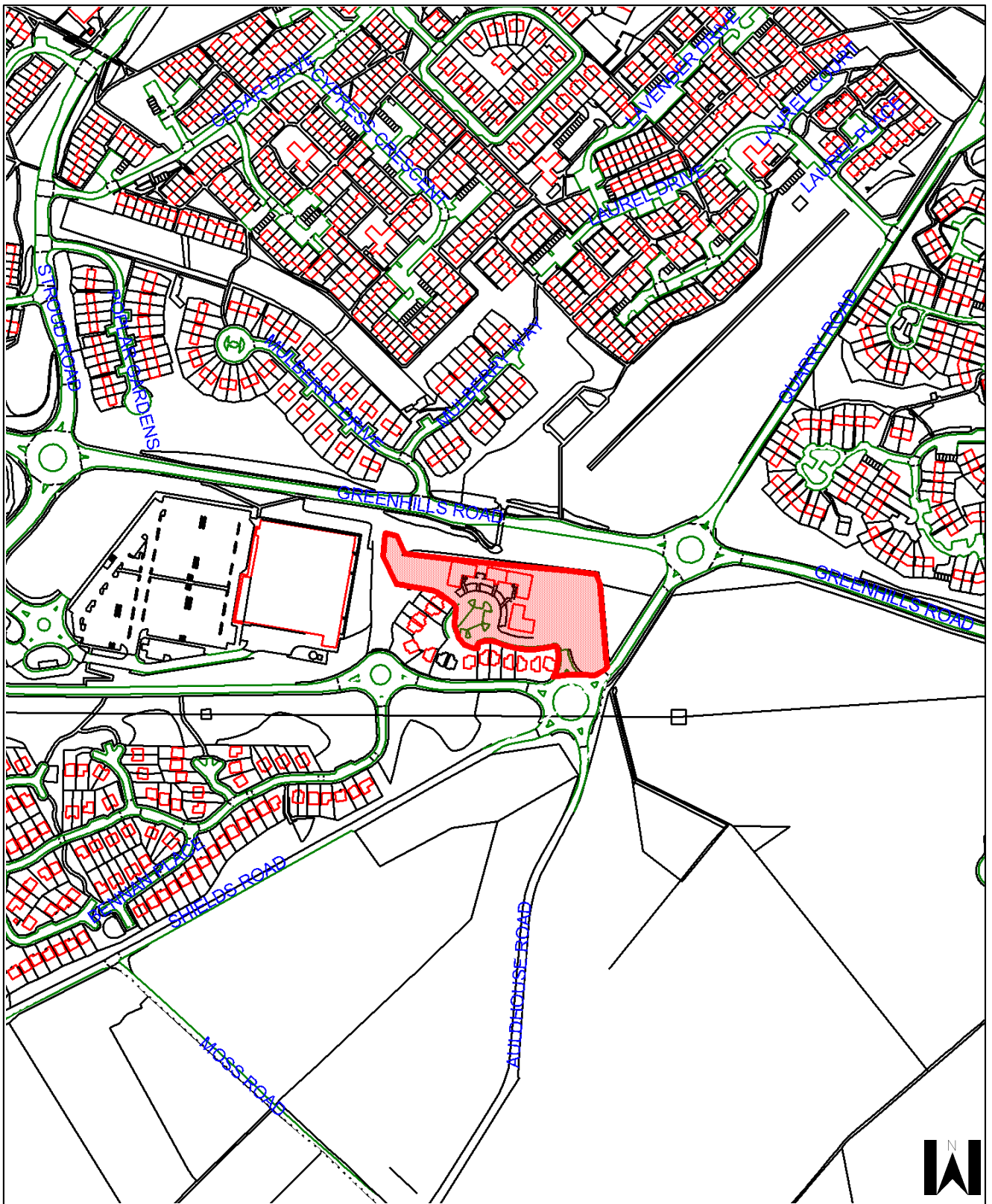
**CONDITIONS**

- 1 This decision relates to drawing numbers:
  - 1327 F/1.01
  - 1327 F/1.02
  - 1327 F/1.04B
  - 1327 F/1.05A
  - 1327 F/1.06A
  - 1327 F/1.07A
  - 1327 F/2.04A
  - 1327 F/2.09A
- 2 That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans 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 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 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.
- 8 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.

## **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 These details have not been submitted or approved.
- 7 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 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.



For information only

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