

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>30 April 2024</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

<b>Reference no:</b>	P/24/0019
<b>Proposal:</b>	Substitution of house types (amendment to P/22/1377) for the erection of 182 dwellinghouses with associated roads, drainage, landscaping and open space
<b>Site Address:</b>	Land 360m NNE of Hallside Manse Manse Brae Cambuslang G72 7XF
<b>Applicant:</b>	Miller Homes Ltd
<b>Agent:</b>	N/A
<b>Ward:</b>	14 Cambuslang East
<b>Application Type:</b>	Full Planning Permission
<b>Advert Type:</b>	Schedule 2: Rutherglen Reformer 24 January 2024
<b>Development Plan Compliance:</b>	Yes
<b>Departures:</b>	N/A
<b>Recommendation:</b>	Grant subject to conditions
<b>Legal Agreement:</b>	N/A
<b>Direction to Scottish Ministers</b>	N/A

## **1. Reason for Report**

- 1.1. The application is required to be determined by the Planning Committee as it relates to a housing proposal comprising 50 or more units.

## **2. Site Description**

- 2.1. The application site, extending to approximately 18.3 hectares, is largely rectangular open grassland and is bounded to the west by Drumsagard village, to the south by Hamilton Road and to the north and east by open space/farmland. To the north is Hallside Road and a new housing estate. The site rises from west to east along and is traversed by a high-pressure gas pipeline.

## **3. Description of Proposed Development**

- 3.1. Full planning permission is sought for the substitution of house types (amendment to P/22/1377 for the erection of 182 dwellinghouses with associated roads, drainage, landscaping and open space). This would comprise of a mix of detached and semi-detached properties across thirteen house types. All dwellings would be two storey and finished in a variety of materials.
- 3.2. The development is sited over two separate areas with 129 dwellings on the northern section and 53 on the southern section. The developed area will be approximately 14.3ha with an additional 4ha of tree planting on the eastern boundary. This tree covered area will not be developed, though a small section of this requires to be removed to allow for retention.
- 3.3. Access to the site will be from Hamilton Road to the south, with a separate emergency vehicle access point to the north from Hallside Road. The SUDs basins will be in the north-west and south-west corners of the site, with a centrally located play area. New footpath links will be provided throughout the site, several of which will connect into existing path networks.

## **4. Relevant Planning History**

- 4.1. Planning permission was granted at the site in 2021 for 190 dwellings under application P/20/0023 subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. This legal agreement has now been concluded and registered allowing planning permission P/20/0023 to be issued in November 2021.
- 4.2. In March 2023, a further substitution of house types, application for 190 dwellings was submitted for the site and approved by Planning Committee under application P/22/1377.

## **5. Supporting Information**

The following information was submitted by the applicant in support of the application:-

- 5.1. Energy Statement - this presents the applicants' energy efficiency strategy to be incorporated into the site.
- 5.2. Invasive Weeds Survey – this presents the findings of a site survey for invasive species.
- 5.3. Updated Ecology Report – this presents the findings of a further ecological appraisal recently carried out at the site.

## **6. Consultations**

6.1. Roads Development Management - no objections to the proposal subject to the attachment of conditions in relation to visibility splays, parking/driveway standards, gradients, drainage and management of construction traffic.  
Response: Noted. Should permission be granted, appropriate conditions can be attached.

6.2. Roads Flood Risk Management – no comments.

Response: Noted. As the proposal includes the same drainage proposals as per the previous consents, should permission be granted, a condition will be attached requiring details of surface water drainage arrangements.

## **7. Representations**

7.1. Following the statutory period of neighbour notification and advertisement, a total of 3 representations have been received (2 objections, 1 comment). The issues raised are summarised as follows:-

- ◆ Overdevelopment of site
- ◆ Proximity to Green Belt
- ◆ Impact on wildlife/biodiversity
- ◆ Flood risk/drainage
- ◆ Proximity of development to gas pipes
- ◆ Impact on amenity
- ◆ Poor footway/transport links
- ◆ Lack of original housing choice

The above issues are considered in the assessment below. These letters are available for inspection on the planning portal.

## **8. Development Plan**

8.1. Under 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.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy. It sets out spatial principles, regional priorities, national developments, and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

### National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 6 – Forestry, woodland and trees
- ◆ Policy 13 – Sustainable transport
- ◆ Policy 14 - Design, quality and place
- ◆ Policy 15 - Local living and 20-minute neighbourhoods
- ◆ Policy 16 – Quality homes
- ◆ Policy 22 - Flood risk and water management

### 8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council will also assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan (SLLDP2). In this regard the application site and associated proposals are affected by the following policies:

#### SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 3 - General Urban Areas and Settlements
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 7 – Community Infrastructure
- ◆ Policy 11 - Housing
- ◆ Policy 12 - Affordable Housing
- ◆ Policy 14 – Natural and Historic Environment
- ◆ Policy 15 - Travel and Transport
- ◆ Policy 16 - Water Environment and Flooding

#### SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design
- ◆ Policy NHE9 – Protected Species
- ◆ Policy NHE18 – Walking, Cycling and Riding Routes
- ◆ Policy SDCC2 - Flood risk
- ◆ Policy SDCC3 - Sustainable Drainage Systems
- ◆ Policy SDCC4 - Sustainable Transport

#### South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ Residential Design Guide (RDG) (2011)

## **9. Guidance**

9.1. None applicable.

## **10. Assessment and Discussion**

### 10.1. Introduction

Full planning permission is sought for the substitution of house types on 182 plots at a previously approved site at Hallside, Cambuslang. The change to the previously approved proposal is as a result of the site being acquired by a new developer – Miller Homes. The main issues to be addressed in the determination of this application include its layout, siting and design. The policies contained within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2 are the main consideration in this case, together with an assessment of any other material planning considerations. All technical matters such as drainage, roads and ecology have been previously addressed as the proposal is following an approved layout and the proposal complies with the relevant Development Plan policies in this regard.

### 10.2. Principle of Development

The site is located within the settlement boundary of Cambuslang and SLLDP2 identifies the site as being in an area where Policy 3 – General Urban Areas applies, and also as proposed housing land where Policy 11 – Housing applies. Therefore, in general land use and policy terms, the development is acceptable. The principle of development has already been established and this assessment relates purely to the substitution of house types and associated works.

- 10.3. In respect of SLLDP2 Policy 7 - Community Infrastructure Assessment, a legal agreement associated with planning permission P/20/0023 sets out the requirement for developer contributions applicable to this site to cover infrastructure impacts associated with education, roads and transportation, affordable housing and community facilities. The proposed development, as per the previous applications, does not include any on-site affordable housing provision, however, the applicant agreed to making such a contribution for off-site affordable housing within the local housing area. This approach has been agreed with Housing Services making the proposal acceptable under SLLDP2 Policy 7 and also Policy 12 - Affordable Housing.
- 10.4. Layout, Siting and Design  
Policy 14 - Design, Quality and Place of NPF4 aims to encourage, promote, and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Policy 5 – Development Management and Placemaking of SLLDP2 advises that to ensure development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no significant adverse impacts on the local community and the environment. Where appropriate, proposals should include measures to enhance the environment. Policy DM1 – New Development Design of SLLDP2 also requires development to promote quality and sustainability in design and layout.
- 10.5. Comments received in respect of the proposal relate to overdevelopment of the site, lack of original housing choice, proximity to the green belt, proximity to nearby gas pipes, and impact on amenity. The proposed mix of house types, materials, size of properties and development layout are considered to be acceptable and in compliance with the principles of the approved masterplan. The plots can meet the requirements of the RDG in terms of window-to-window distances, garden sizes and parking requirements. In addition, it is considered that the proposed development would integrate with other residential developments in the vicinity. In terms of landscaping, the site includes some landscaped areas and planting. The approved layout is well designed in relation to its topography and will deliver the necessary community infrastructure. The proposal is therefore considered to comply with Policy 14 of NPF4 and Policies 5 and DM1 of SLLDP2.
- 10.6. The proposed residential development is located within a reasonable distance of existing health, community and retail facilities, close to main routes, including public transport links. The proposal is therefore considered to be generally consistent with Policy 15 of NPF4. The site is located within the existing settlement on an allocated housing site. The proposed development is of an acceptable layout, design and materials and provides a range of housing sizes. As such, the proposal is considered to be in compliance with Policy 16 of NPF4.
- 10.7. Conclusion  
In conclusion, a full assessment of the proposal against the development plan has been carried out above. It is considered that the proposal will not result in any significant adverse amenity, environmental or safety impacts, and therefore complies with the relevant policies of the adopted National Planning Framework 4 and the adopted South Lanarkshire Local Development Plan 2. It is recommended that Planning permission be granted subject to the attached conditions.

## **11. Recommendation and Conditions**

11.1. The Committee is asked to agree the following recommendation:-

### **Grant Full Planning Permission subject to the following conditions:-**

01. 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) 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: To ensure the appropriate provision of landscaping within the site.

02. That the scheme of landscaping 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.

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

03. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

04. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 4 shall be erected to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before any of the dwellinghouses hereby approved are occupied, details of the storage and collection of refuse within the development shall be submitted to and approved by 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.

06. 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.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

07. 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 and 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.

08. That the surface water drainage works shall be completed prior to the occupation of the first dwellinghouse and shall be completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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.

09. (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.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

10. That prior to commencing works on site the developer shall submit, for the written approval of the Council as Roads Authority, a Traffic Management Plan (TMP) which shall include construction traffic access/egress arrangements and routes from suitable 'A' Class roads. The TMP should include information such as, but not limited to, construction access routes to/from the site, wheel washing facilities, site car parking for operatives/visitors and any temporary site access arrangements. Once approved, all works shall be undertaken in accordance with the TMP. No construction traffic

access shall be permitted on routes not agreed with the Council as Planning Authority as written through the TMP.

Reason: In the interest of road safety.

11. That any requirements and recommendations of the JDC Ecology update report dated February 2024 shall be carried out in accordance with this document prior to and throughout the construction process.

Reason: To ensure that any species are protected, and suitable mitigation measures are put in place.

12. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: In order to safeguard any archaeological items of interest or finds.

13. That, unless otherwise agreed in writing with the Council as Planning Authority, provision shall be made for electrical charging points within the development for motor vehicles and mobility scooters. Prior to any works commencing on site details of the proposed arrangements shall be submitted and agreed in writing with the Council as Planning Authority. Thereafter the scheme shall be implemented to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate facilities on site.

14. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

15. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

16. That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road and adjacent residential development have been constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access to the dwellings.



17. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a visibility splay of 4.5m by 120m measured from the road channel shall be provided on both sides of the access on to the A724 Hamilton Road and everything exceeding 0.9m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9m in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

18. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a visibility 2.5m x 60m to the left and 2.5m x 121m to the right measured from the road channel shall be provided at the emergency access on to Hallside Road and everything exceeding 0.9m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9m in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

19. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a visibility splay of 2.4m x 25m measured from the road channel shall be provided on both sides of all internal junctions and everything exceeding 0.9m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9m in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

20. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a vehicular visibility splay of 2m x 20m measured from the road channel shall be provided on both sides of all driveways and everything exceeding 0.9m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9m in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

21. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, a pedestrian visibility splay of 2.4m by 2.4m measured from the road channel shall be provided on both sides of all driveways and everything exceeding 0.6m in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9m in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

## **12. Reason for Decision**

- 12.1. The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 1, 2, 3, 6, 13, 14, 15, 16 and 22 of National Planning Framework 4 (2023), and Policies 2, 3, 5, 7, 11, 12, 14, 15, 16, DM1, NHE9, NHE18, SDCC2, SDCC3 and SDCC4 of the adopted South Lanarkshire Local Development Plan 2 (2021).

**David Booth**  
**Executive Director (Community and Enterprise Resources)**

**Date: 22 April 2024**

### **Background Papers**

Further information relating to the application can be found online:-

[P/24/0019 | Substitution of house types \(amendment to P/22/1377 for the erection of 182no. dwellinghouses with associated roads, drainage, landscaping and open space\) | Land 360M NNE Of Hallside Manse Manse Brae Cambuslang G72 7XF \(southlanarkshire.gov.uk\)](#)

### **Corporate Considerations**

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

### **Contact for Further Information**

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

Tel: 01698 454867

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

**P/24/0019 Hallside, Cambuslang**

