

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>3 November 2020</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/20/0240
Planning proposal:	Erection of 20 dwellinghouses with associated landscaping and sustainable drainage area

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Cruden Building and Renewals
Location:	Land to the north of Craighbank Primary School Glengonnar Street Larkhall South Lanarkshire

## 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: Rachel Houghton
- ♦ Council Area/Ward: 20 Larkhall
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**  
Policy 1 - Spatial Strategy  
Policy 2 – Climate Change  
Policy 4 - Development Management and Place Making  
Policy 6 - General Urban Area/Settlements  
Policy 16 - Travel and Transport

**Development Management Place Making and  
Design Supplementary Guidance (2015)**

Policy DM1 - Design

**Residential Design Guide (2011)**

**Proposed South Lanarkshire Local  
Development Plan 2**

Policy 1 - Spatial Strategy

Policy 2 – Climate Change

Policy 3 - General Urban Areas

Policy 5 - Development Management and Place  
Making

Policy 15 - Travel and Transport

Policy DM1 - New Development Design

♦ **Representation(s):**

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

♦ **Consultation(s):**

Roads Flood Risk Management

Roads Development Management Team

Environmental Services

Scottish Water

Housing Planning Consultations

## **Planning Application Report**

### **1 Application Site**

- 1.1 The planning application site comprises an area of vacant land which is situated within an established residential area of Larkhall.
- 1.2 The application site extends to 0.73ha and is situated in a reasonably prominent location, part of which forms a corner between Robert Smillie Crescent and Glengonnar Street. In terms of topography, the site is relatively level with a slight gradient that falls gradually towards the road. There are several established footpath links through the site and there is an existing sewage system below the centre of the site.
- 1.3 The application site is enclosed to the north by the Parish Church of Palmers and associated church grounds, Riverside Road, Robert Smillie Crescent and further residential properties. The site is bound to the east by Glengonnar Street and further by residential properties. The site is bound to the south by Craigbank Primary School, the Muliti Use Games Area (MUGA) and associated school grounds. In addition, the site is bound to the west by residential properties.
- 1.4 The area is predominantly characterised by single storey and two storey terraced and semi-detached properties. These properties range in house type from those built during the 1950's to recently constructed contemporary dwellings.

### **2 Proposal(s)**

- 2.1 The applicant seeks detailed planning consent for the erection of 20 dwellinghouses with associated landscaping and sustainable drainage area at land to the north of Craigbank Primary School, Glengonnar Street, Larkhall.
- 2.2 The proposal relates to the erection of 20 dwellings for social rent and this includes a range of accommodation. The development includes 10 semi-detached dwellings (two storeys in height), 8 cottage flats (two storeys in height) and 2 detached dwellings (one and a half storeys in height). Externally, the dwellings are proposed to be finished in a combination of facing brick, render, glazing panels and a composite slate roof tile. In addition, the dwellings are proposed to have photovoltaic panels integrated within the roof structure of the rear elevations.
- 2.3 The development includes the formation of associated off-street parking provision from Riverside Road, Robert Smillie Crescent and Glengonnar Street. The proposal also includes a sustainable urban drainage area, situated adjacent to the north eastern boundary of the site, and associated landscaping.
- 2.4 Following consultation with Roads and Transportation Services, the design of the originally submitted proposal was revised to include a 2m wide footpath link to connect the western part of the site with the shared access, situated between block 6 and block 7.
- 2.5 The application proposals were accompanied by a Design Statement and a Site Investigation Report.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan and its impact on residential amenity, traffic safety and infrastructure issues. In addition, the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance are now a material consideration in the determination of planning applications.
- 3.1.2 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to the adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the proposed South Lanarkshire Local Development Plan 2, alongside the Reporter's amendments. Whilst the Reporter's amendments have yet to be ratified by South Lanarkshire Council, they are, nevertheless, a material consideration.
- 3.1.3 The planning application site is designated under the provisions of the general urban area in both the adopted and emerging Local Development Plan. The site is affected by Policy 1 'Spatial Strategy,' Policy 2 'Climate Change,' Policy 4 'Development Management and Place Making,' Policy 6 'General Urban Area/Settlements,' Policy 16 'Travel and Transport' and Policy DM1 'Design' of the adopted Local Development Plan. In addition, Policy 1 'Spatial Strategy,' Policy 2 'Climate Change,' Policy 3 'General Urban Areas,' Policy 5 'Development Management and Place Making,' Policy 15 'Travel and Transport' and Policy DM1 'New Development Design' of the proposed Local Development Plan are also relevant to the assessment of this planning application.

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 In terms of residential development, Scottish Planning Policy (SPP) requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by, where possible, directing development towards sites within existing settlements in order to make effective use of established infrastructure and service capacity.
- 3.2.2 Designing Streets - A Policy Statement for Scotland was introduced in March 2010 and establishes the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

#### **3.3 Planning Background**

- 3.3.1 There is no recent planning history relative to this planning application site.

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

- 4.1 **Roads Flood Risk Management** - have no objections to the proposal subject to the submission of further details, including the completion of the relevant self-certification documentation, relating to the proposed sustainable urban drainage system (SUDS) within the site.

**Response:** Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate.

- 4.2 **Roads Development Management Team** - following the revisions to the proposal (as described in paragraph 2.4 above) they have advised that they have no objection to the development, subject to the imposition of conditions. These conditions include the resurfacing of existing footways, the provision of a minimum visibility splay and the construction of dropped kerb vehicular footway crossings.

**Response:** Noted. It is advised that these requirements can be addressed through the use of planning conditions, where appropriate.

- 4.3 **Environmental Services** - have offered no objection to the proposal.

**Response:** Noted.

- 4.4 **Scottish Water** - have offered no objection to the proposal.

**Response:** Noted.

- 4.5 **Housing Planning Consultations** - have offered no objection to the proposal and confirmed that the site is proposed to be developed as part of the affordable housing programme being undertaken by South Lanarkshire Council.

**Response:** Noted.

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

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the local press and subsequently no third-party representations have been received. Whilst this itself does not automatically mean that consent should be issued, it does suggest that those most likely to be affected by the proposal do not have any serious reservations regarding the development.

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

- 6.1 The applicant seeks detailed planning consent for the erection of 20 dwellinghouses with associated landscaping and sustainable drainage area at land to the north of Craigbank Primary School, Glengonnar Street, Larkhall.

- 6.2 The determining issues in the consideration of this application are its compliance with the adopted and proposed Local Development Plan policies and its impact on residential amenity, traffic safety and infrastructure issues.

- 6.3 With regards to Government guidance and advice, as detailed in section 3.2, the site relates to vacant land which is situated within an established urban area and, therefore, it is considered that there are no significant issues raised by the proposal in this regard.

- 6.4 In terms of Local Plan policy, the site is affected by Policies 1 and 2 of the adopted and emerging Local Development Plans. These policies promote sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the

impacts of climate change. The proposal involves the reuse of an area of vacant land at a sustainable location in Larkhall. The development also includes a sustainable urban drainage system within the north eastern part of the site and a high quality landscaping scheme. In addition, the development is accessible by public transport and includes key footpath links. Therefore, it is considered that the proposal raises no issues within the context of Policies 1 and 2 of the adopted and emerging Local Development Plans.

- 6.5 The site is affected by Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan. These policies establish that residential developments, and those of an ancillary nature, may be considered acceptable provided that they do not have a significant adverse impact on the amenity and character of the area. Subsequently, it is considered that the proposed development will not result in an adverse impact on residential amenity and, therefore, raises no issues within the context of Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan.
- 6.6 Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan identify that all development proposals will require to take account of and be integrated with the local context and built form. It is considered that the design, location and scale of the proposed development is such that it will not result in a significant material impact on the streetscape or any nearby properties. Therefore, the proposal raises no issues within the context of Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan.
- 6.7 Policy DM1 of both the adopted and emerging Local Development Plan relates to the design and layout of all new developments. Given the physical characteristics of the site, it is considered that the development will not result in an adverse impact on the neighbouring properties in terms of privacy, overlooking, overshadowing or the character of the area in general. In addition, the external finishes of the proposed dwellings are considered acceptable within the context of the established area. Subsequently, the proposed development accords with the provisions of Policies DM1 of both the adopted and emerging Local Development Plan. In addition, it is considered that the proposed layout for the development meets the standards set out in the Council's Residential Design Guide.
- 6.8 Policy 16 of the adopted Local Development Plan and Policy 15 of the emerging Local Development Plan seek to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. The site is accessible by public transport and the development would be well integrated into existing walking networks. In addition, Roads and Transportation Services consider that the proposal is acceptable in terms of access, parking and road safety issues. Subsequently, it is considered that the proposal accords with the provisions of Policy 16 of the adopted Local Development Plan and Policy 15 of the emerging Local Development Plan.
- 6.9 With regards to infrastructure considerations, Scottish Water has not raised any concerns in relation to the proposal and it is considered that any detailed requirements can be dealt with by the use of planning conditions.

- 6.10 In conclusion, the proposal relates to a high quality housing development, situated within an established urban area, which will provide affordable accommodation for the social rented sector. In view of the above, it is recommended that planning consent be granted.

## **7 Reasons for Decision**

- 7.1 The proposal will have no adverse impact on either residential, visual amenity, environmental matters or infrastructure issues and raises no issues within the policy context of 1, 2, 4, 6 and 16 of the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance DM1. In addition, the proposal complies with Policies 1, 2, 3, 5, 15 and DM1 of the proposed South Lanarkshire Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

**Michael McGlynn**

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

8 October 2020

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter, dated 3 March 2020
- ▶ Design Statement, submitted by Agent, received 21 February 2020
- ▶ Site Investigation Report, prepared by G3 Consulting Engineers, received 21 February 2020
- ▶ Press Advert, Hamilton Advertiser, dated 13 March 2020
  
- ▶ Consultations
  - Roads Flood Risk Management 15.09.2020
  - Roads Development Management Team 15.05.2020
  - Environmental Services 09.06.2020
  - Scottish Water 06.03.2020
  - Housing Planning Consultations 05.10.2020

**Contact for further information**

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

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### **Conditions and reasons**

01. 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.

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

02. 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 in writing by the Council as Planning Authority.

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

03. That prior to the occupation of the approved dwellings, the fences and walls approved under the terms of Condition 2 above, shall be erected, thereafter maintained and remain in perpetuity to the satisfaction of 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 no dwellinghouse shall be occupied until the site is served by a sewerage scheme which shall be constructed in accordance with Scottish Water standards and approved in writing by the Council as Planning Authority.

Reason: To ensure the provision of a satisfactory sewerage system.

05. 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been 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.

06. That no dwellinghouse shall 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.

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

07. That the first 2 metres length of the private vehicular access to Block 6 and Block 7 and each car parking bay within the development shall be surfaced across the full width to the satisfaction of the Council as Planning and Roads Authority.

Reason: To prevent deleterious material being carried onto the highway

08. That the gradient of the shared parking area and the car parking bays with the development shall not exceed 10%.

Reason: In the interests of road safety.

09. That before the development hereby approved is brought into use, a visibility splay of 2.5 metres by 43 metres measured from the road channel shall be provided at the junction of the shared access to block 6 and block 7 on Robert Smillie Crescent and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

10. That before the development hereby approved is brought into use, a visibility splay of 2.4 metres by 2.4 metres, measured from rear of the footways, shall be provided for each of the car parking bays and everything exceeding 0.6 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.6 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of public safety.

11. That before the development hereby approved is brought into use, a dropped kerb vehicular footway crossing shall be provided for each of the car parking bays to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

12. That before the development hereby approved is brought into use, a 6 metre wide dropped kerb vehicular footway crossing shall be provided for the shared access to block 6 and block 7 to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

13. That before the development hereby approved is brought into use, the existing footways on the development frontages with Robert Smillie Crescent, Glengonnar Street and Riverside Road shall be resurfaced to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

14. That before the development hereby approved is brought into use, the existing slabbed footpath adjacent to block 1 (to the rear of 1 to 7 Don Path) shall be resurfaced, with an asphalt construction, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

15. 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.

16. That before the occupation of the development hereby approved, 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.

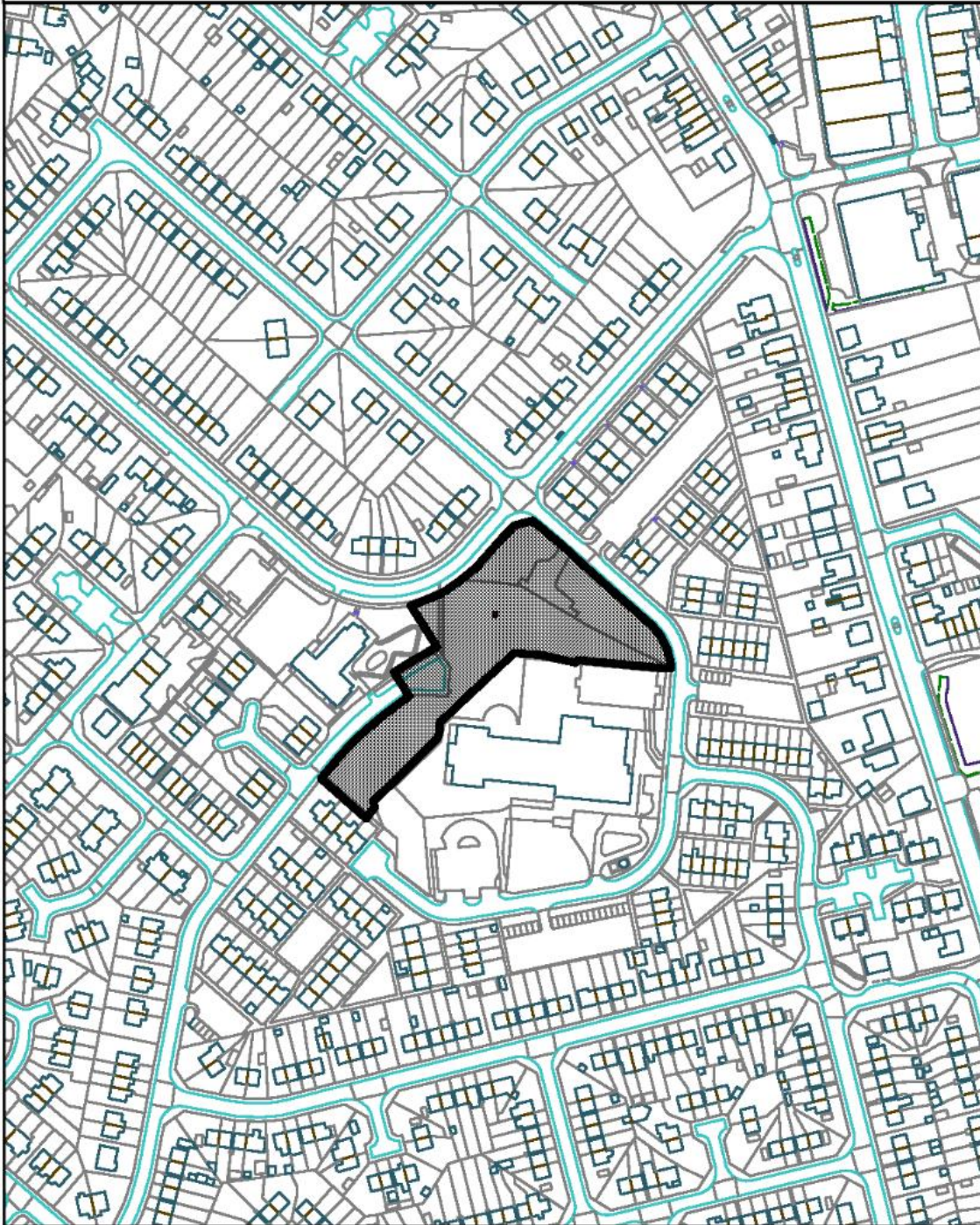
Reason: In the interests of the visual amenity of the area.

17. 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.

Reason: In the interests of amenity.

P/20/0240

Land 77M NNW of Craighbank Primary School Glengonnar Street Larkhall



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Scale:  
1:2,500  
Date:  
05/10/2020



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