

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>8 June 2021</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/21/0037
Planning proposal:	Proposal to erect 227 new dwellings including any associated infrastructure and landscaping (approval of Matters Specified in Conditions 1 (a to r), 3, 4, 6, 7, 8, 9, 10 and 12 of EK/09/0218).

## 1 Summary application information

Application type:	Approval of matters specified in conditions.
Applicant:	Taylor Wimpey West Scotland
Location:	Land 150M NNW of Newhouse Farm Jackton Road Jackton South Lanarkshire

## 2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

(1) Grant matters specified in 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:
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
  - Policy 1 - Spatial Strategy
  - Policy 2 – Climate change
  - Policy 5 – Development Management and Placemaking
  - Policy 7- Community infrastructure assessment
  - Policy 11 – Housing
  - Policy 12 – Affordable housing
  - Policy 13 – Green Network and Greenspace
  - Policy 16 – Water Environment and Flooding
  - Policy SDCC2 – Flood Risk
  - Policy SDCC3 – Sustainable Drainage Systems
  - Policy DM1 – New Development Design

◆ **Representation(s):**

▶	6	Objection Letters
▶	0	Support Letters
▶	3	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Roads Flood Risk Management

Scottish Water

West of Scotland Archaeology Service

SEPA Flooding

SP Energy Network

Countryside and Greenspace

Jackton and Thorntonhall Community Council

## **Planning Application Report**

### **1 Application Site**

- 1.1 This planning application relates to a proposed residential development of 227 units on land situated within the East Kilbride Community Growth Area (CGA). The site lies north of Newhouse Farm and to the north east of Jackton Road, off Eaglesham Road and north of Jackton Road on the southern edge of East Kilbride. The site lies on the western edge of the masterplan approved as part of Planning Permission in Principle application EK/09/0218 for a “mixed use development comprising residential, retail and education uses and associated engineering works for site infrastructure, new access and distributor road, formation of open space framework with landscaping work.”
- 1.2 The site is primarily agricultural land. The site has varied topography and generally rises from Jackton Road in the west to the centre of the site then falls away to the north east. The site is bounded to the west by Jackton Road, to the south by Newhouse Farm and to the north and east by areas of the CGA that are, as yet, undeveloped. The spine road to the north east of the site is under construction. A number of existing out buildings at Newhouse Farm are proposed to be demolished as part of the proposal. The main farmhouse buildings to the south of the site will remain. The application site covers an area of approximately 7.5 hectares.

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

- 2.1 The application seeks to discharge various conditions imposed on Planning Permission in Principle application EK/09/0218 for the development of East Kilbride Community Growth Area. Condition 1 specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc are submitted to and approved by the Planning Authority. The other conditions to be discharged specify in further detail what information requires to be submitted to deal with the relevant matters listed in Condition 1.
- 2.2 The proposed residential development of 227 dwellinghouse consists of a mix of 2, 3 and 4 bedroomed houses, comprising of 90 detached, 100 semi-detached and 37 terraced houses. The development would be accessed via two separate spur roads which would link to the spine road at two roundabouts. Pedestrian links to the spine road, further phases of development within the CGA area and to Jackton Road would also be provided, in line with the principles established in the masterplan. The proposal includes landscaping, along the spine road, in the south east adjacent to Newhouse Farm and the south west along Jackton Road. The proposal has been broadly designed in accordance with Designing Streets principles and includes a variety of surface materials differentiating between parts of the proposed layout and with dwellings fronting the spine road.
- 2.3 The applicant has submitted a number of documents in support of the application including: Design and Access Statement, Ecology Update, Landscape Maintenance Plan, Habitat and Greenspace Management Plan, Landscape Specification, Site Investigation Report and an Updated Flood Risk Assessment.

### **3 Background**

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

- 3.1.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan 2 2021 (LDP) as forming part of the designated East Kilbride Community Growth Area (Policy 1 - Spatial Strategy) and is allocated as a Proposed Housing Site (Policy 11 - Housing Land). Appendix 3 (Development priorities), relative to Policy 1, sets out the requirements for the CGA in greater detail.

3.1.2 In addition to the above policy designation, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Plan, as follows:-

- Policy 2 – Climate change
- Policy 5 – Development management and placemaking
- Policy 6 – Community infrastructure assessment
- Policy 12 – Affordable housing
- Policy 13 – Green network and greenspace
- Policy 16 – Water environment and flooding
- Policy SDCC2 – Flood Risk
- Policy SDCC3 – Sustainable Drainage Systems
- Policy DM1 – New Development Design

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

3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to sustainable development. In terms of residential development, the 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. The Council must also maintain a five-year supply of effective housing land.

### 3.3 **Planning Background**

3.3.1 Planning Permission in Principle (EK/09/0218) for the wider East Kilbride Community Growth Area was approved at Planning Committee on 26 June 2018, subject to the conclusion of a Section 75 Legal Agreement in respect primarily of financial contributions towards infrastructure affected by the development. Following signing of the agreement, the planning permission was subsequently issued on 3 October 2019. This application relates to part of Phase 2 of the CGA development and is located adjacent of the proposed school site and south of the proposed central amenity area.

## 4 **Consultation(s)**

4.1 **Roads Development Management Team** – following discussions with the applicant and the submission of additional details, Roads and Transportation Services have advised that they have no objections, subject to compliance with conditions and roads construction consent requirements.

**Response:** Noted. Appropriate conditions and advisory notes can be added to any consent granted.

4.2 **Roads and Transportation Services (Flood Risk Management Team)** – advised that they have no objections subject to the applicants satisfying the Council's design criteria and conditions relating to Sustainable Urban Drainage Systems and flood risk and the design of retaining walls.

**Response:** Noted. Appropriate conditions can be attached to any consent granted.

- 4.3 **Environmental Services** – offered no objections subject to conditions relating to dust control and management on site and storage and of refuse.  
**Response:** Noted. Appropriate conditions can be added to any planning permission issued.
- 4.4 **SEPA** – No response to date however the proposal is consistent with the principles set out in the Masterplan application where SEPA raised no objections. Roads Flood Risk Management Team have assessed the proposal, as set out above, and raised no objections subject to conditions.  
**Response:** Noted. Appropriate conditions can be attached to any consent issued.
- 4.5 **Scottish Water** – offered no objections to the proposed development.  
**Response:** Noted.
- 4.6 **SP Energy Networks** – Initially objected to the proposed development due to the possible impact in respect of High Voltage Overhead lines running through the site. Since that time works have been carried out to divert the overhead lines underground which SPEN have confirmed would remove the objection.  
**Response:** Noted.
- 4.7 **West of Scotland Archaeology Service** – offered no objections but have noted that a condition was imposed on EK/09/0218 requiring archaeological investigations to be carried out.  
**Response:** Noted. Condition 23 of EK/09/0218, which requires the submission and implementation of a program of archaeological works, remains applicable to this development.
- 4.8 **Countryside and Greenspace** – offered no objections to the proposed development and confirmed that the proposed landscaping scheme is acceptable.  
**Response:** Noted.
- 4.9 **Jackton and Thorntonhall Community Council** – Object to the proposed development on the following grounds:-
- The proposed capacity of the site is higher than that identified in the approved Masterplan at 227 units, 39% higher than the indicative capacity of 115 units. The resulting density is higher than that proposed in the Masterplan and higher than the Masterplan Development Framework description for this area of the CGA which specifies lower density development.
  - The proposed perimeter planting belts are too narrow and may lead to planting being removed by future homeowners to preserve their views. Lowering the development density would allow a broader planting belt along Jackton Road forming a clear and defensible settlement edge.
  - Insufficient information and documents have been submitted to allow the determination of this application.
  - Scottish Power Energy Networks (SPEN) have objected to the application in respect of overhead power lines and the proposal requires to be amended to address these concerns.
  - Scottish Water raised concerns over the capacity of the waste water system and the impact on Scottish Water assets. The proposal requires to be amended to address these concerns.
- Response:** Noted. The site is considered to be suitable for the proposed capacity and density of development and the proposal is considered to be consistent with the overall Masterplan. The proposed planting buffer along Jackton Road is considered to be consistent with the approved Masterplan.

A number of supporting documents have been submitted which are set out in Section 2.3 above. Scottish Power Energy Networks (SPEN) initially objected to the proposed development due to the possible impact in respect of High Voltage Overhead lines running through the site. Since that time works have been carried out to divert the overhead lines underground which SPEN have confirmed would remove the objection. Scottish Water raised no objections to the proposed development and the comments relate to the requirement for the applicant to obtain the formal approval of Scottish Water once planning consent has been granted at the time of connection.

## **5 Representation(s)**

5.1 Statutory notification was undertaken and the proposals advertised in the local press for non-notification of neighbours. Following this, 6 letters of objection and 3 letters of comment were received. The issues raised in all representations can be summarised as follows:

- (a) **The proposed development is over development of the site. The proposed capacity of the site is higher than that identified in the approved Masterplan and the resulting density is too high**

**Response:** The site is considered to be suitable for the proposed capacity and density of development and the proposal is considered to be consistent with the overall Masterplan.

- (b) **There is an over provision of terraced houses which are set in blocks. There should be more 4 or 5 bedroomed houses to provide choice and a better environment.**

**Response:** The proposed layout is considered to provide a wide range of housing types ranging from smaller 2 bed terraced properties to larger 4 bed detached properties.

- (c) **The proposed parking layout and design is poor, particularly close to the entrances to the site which will result in on street parking and road safety issues. The proposed design where parking is located in front of integral garages creates an overcrowded environment. There are no dedicated visitor parking areas.**

**Response:** Roads and Transportation Services raised no objections to the proposed layout which complies with the current parking provision standards. Since the original submission the parking layout and plot layout has been amended to address the issue on plots adjacent to the entrance and reduced the number of dwellings. The site is considered to be suitable for the proposed capacity and density of development.

- (d) **The proposed layout is poor in respect of footpath design, with insufficient links to the bus stops on the spine road and to Jackton Road to encourage walking.**

**Response:** Roads and Transportation Services raised no objections to the proposed layout which complies with the current standards for footways. Since the original submission the layout has been amended in respect of footway provision, adding footways and a link to Jackton Road.

- (e) **There is a lack of greenspace in the proposed development to provide opportunities for play and exercise and limited cycle and walking routes.**

**Response:** The proposed development is part of the wider Masterplan development which provides greenspace and walking and cycling routes across the CGA. An additional link through to Jackton Road has been added to provide opportunities for walking and cycling access to the wider area.

- (f) **The proposed landscape planting buffer along Jackton Road is limited in depth / width. The number of trees proposed along the boundary should be increased to provide a strong Green Belt boundary and screening for Newhouse Farmhouse Listed Building. Is the proposed hedge in addition to the existing hedge along Jackton Road.**

**Response:** The proposed landscape buffer is considered to be consistent with the approved landscaping masterplan for the East Kilbride CGA which includes large areas of additional planting, including additional tree planting in the form of a 6m wide landscape buffer along Jackton Road. Due to the requirement to divert existing overhead high voltage power lines across the wider CGA site, a relatively small number of trees along Jackton Road have been felled and the existing hedge removed. However, extra heavy standard replacement trees, will be planted as soon as possible, which is estimated to be November this year. The proposal includes the planting of a new hedge, set back from the road, to the rear of the new housing, as part of the proposed landscape buffer. The existing trees within the grounds of Newhouse Farm are out with the application site, however, a buffer of trees is proposed to the north east of the remaining farmhouse as part of the wider CGA landscape proposal.

- (g) **Is the historic farmhouse at Newhouse Farm which is a Listed Building to be retained?**

**Response:** Although a number of the agricultural buildings are to be removed to the north of the farmhouse, the farmhouse buildings which are Listed Buildings are to be retained.

- (h) **There is a need to ensure that there is no additional water run off as a result of the development on Jackton Road and the Lawside access.**

**Response:** Roads and Transportation Services raised no objections to the proposal in respect of drainage and the applicant has provided acceptable site drainage plans. A condition can also be attached in respect of ensuring that there is no run off onto the public road.

- (i) **Measures should be taken to limit the potential light pollution from the development which affects nocturnal wildlife in the area.**

**Response:** The normal street lighting is proposed within the built area. No lighting is proposed along the rural edge of the development where wildlife could be disturbed.

- (j) **Flora, fauna and various species requires to be protected throughout the development process.**

**Response:** The applicants have submitted an Ecology Update Report and a Habitat and Greenspace Management Plan which address a number of issues in respect of the protection of flora and fauna. A number of planning conditions also aim to protect the environment and habitats during and after construction of the development.

5.2 These letters are available for inspection on the planning portal.

## **6 Assessment and Conclusions**

6.1 The applicant, Taylor Wimpey West Scotland, seeks consent for the erection of 227 residential dwellings with associated infrastructure and landscaping on land forming part of the East Kilbride Community Growth Area (CGA). The site benefits from planning permission in principle (EK/09/0218). As such, the principle of the development has already been established and this assessment relates to the details of the housing layout and associated works. Section 25 of the Town and Country

Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan, unless other material considerations indicate otherwise. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with local development plan policy.

- 6.2 The adopted South Lanarkshire Local Development Plan 2 (LDP) identifies the site, in land use terms, as being within a Community Growth Area (as defined by Policy 1 – Spatial strategy). The site is also allocated as proposed housing land (Policy 11 – Housing land) to reflect the designation of the CGA. It is, therefore, noted that the principle of housing development on this site is supported by Policies 1 and 11 of the adopted LDP. In respect of Policy 6 (Community Infrastructure Assessment), it is noted that the legal agreement associated with planning permission EK/09/0218 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 under consideration does not include any on-site affordable housing provision, however, the provision of affordable housing associated with the CGA has been dealt with holistically as part of the approved Masterplan and the legal agreement associated with EK/09/0218. This approach has been agreed with Housing Services and, as such, the proposal is considered to be in accordance with Policy 12 (Affordable Housing and Housing Choice) of the LDP.
- 6.3 It is considered that the submitted layout (in the context of the wider masterplan and identified developer contribution requirements) has addressed the amenity, play provision and community facility requirements identified within the Council's Residential Design Guide. The educational and transportation related requirements associated with this proposal have also been assessed on a cumulative basis, across the CGA as a whole, as part of planning permission EK/09/0218. Taking the above into account, it is considered that the proposal is acceptable with regard to the requirements of Policy 6 of the LDP.
- 6.4 In terms of the detail of the proposal, Policy 5 of the LDP states that all planning applications should take fully into account the local context and built form, while Policy 2 seeks to ensure that proposed developments, where possible, seek to minimise and mitigate against the effects of climate change. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. Further guidance on design matters is contained in the Council's Residential Design Guide (2011). In terms of the submitted layout, it is noted that the proposal is for 227 residential properties, served by two access roads linking the development with the main spine road through the CGA site. The proposed mix of house styles, external materials, size of properties and development layout (including connections) are considered to be acceptable and in compliance with the principles of the approved Masterplan. Additionally, it is noted that the development is consistent with the Masterplan and does not restrict the adjacent areas of development including the site for the proposed school to the north. It is noted that the proposals incorporate appropriate design features, including variation of surface materials, a permeable layout and junction treatment to slow traffic. In general, the layout has been designed to provide attractive streets and to ensure that public areas and connections are overlooked by dwellings to encourage pedestrian movement and the design ensures that dwellings front on to the spine road to create an appropriate street scape.
- 6.5 With regard to potential amenity and road safety impacts, following discussion with the Planning Service, the layout has been adjusted slightly to ensure that the proposed parking and access specifications are in compliance with the Council's standards and



to ensure that sufficient pedestrian connectivity is provided throughout the development. Given the above, it is considered that there would be no significant road safety impacts and, additionally, it is considered that there would not be any significant impact on the amenity enjoyed by adjacent properties as a result of the development, as proposed. Taking all relevant matters into account, it is considered that the proposal is in compliance with Policies 2, 5 and DM1 of the LDP. In terms of flood risk and impact on the water environment (Policies 16, SDCC2 and SDCC3 of the LDP), it is noted that the proposal includes sustainable drainage features. In this regard, it is noted that no objections have been received from the Council's Flood Risk Management team, subject to conditions which would be attached to the consent issued.

- 6.6 The application site also lies partially in an area designated as green network, where Policy 13 (Green Network and Greenspace) of the LDP applies. This policy seeks to safeguard the local green network and identify opportunities for enhancement and / or extension to contribute towards objectives including promoting active travel, placemaking and supporting biodiversity. In this regard, it is noted that the majority of the proposed development will be on agricultural grazing land. A landscape buffer will be provided along the Jackton Road boundary which will maintain the green Network links through the CGA and the wider rural area beyond the site. Given the above, it is considered that the proposal would not result in a significant change to quality or volume of green network land on the site and that access to a connected green network would be available for residents, in compliance with Policy 13 of the LDP.
- 6.7 In summary, it is noted that the principle of residential development of this site is supported by development plan policies and the existing Planning Permission in Principle consent, including the Masterplan associated with the site. Furthermore, given that the proposal will not result in adverse amenity, environmental or safety impacts, it is considered that the proposed development is in compliance with Policies 1, 2, 5, 6, 11, 12, 13, 16, SDCC2, SDCC3 and DM1 of the adopted South Lanarkshire Local Development Plan 2 (2021). It is, therefore, recommended that the relevant conditions outlined above can be discharged, subject to the additional conditions listed.

## **7 Reasons for Decision**

- 7.1 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, 5, 6, 11, 12, 13, 16, SDCC2, SDCC3 and DM1 of the adopted South Lanarkshire Local Development Plan 2 (2021).

**Michael McGlynn**

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

Date: 28 May 2021

## **Previous References**

- ◆ Planning Consent EK/09/0218

## **List of Background Papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 20.01.2021

►	Consultations	
	Roads Development Management Team	04.03.2021 & 25.05.2021
	Environmental Services	17.02.2021
	Roads Flood Risk Management	24.05.2021
	Scottish Water	01.02.2021
	West Of Scotland Archaeology Service	28.01.2021
	SP Energy Network	21.01.2021
	Countryside and Greenspace	26.04.2021 & 12.05.2021
	Jackton And Thorntonhall Community Council	19.02.2021
►	Representations	Dated:
	Ms Lynn Reid, 82 Glen Tennet, East Kilbride, Glasgow, South Lanarkshire, G74 3UY	09.02.2021
	Mrs Gail Smith, Lawside, Jackton Road, East Kilbride, G75 8RR	09.02.2021
	Lynn Reid, Received Via Email	10.02.2021
	Mr J E Allan, 94 Franklin Place, East Kilbride, G75 8LS	10.02.2021
	G Tierney, Received Via Email	16.02.2021
	Mr Alistair Stewart, Newhouse of Jackton, Near East Kilbride, Glasgow, G75 8RR	19.02.2021
	Mr Ritchie Gilchrist, South Craighall, Jackton Road, Glasgow, G758RR	18.02.2021
	Mr Edward Dantzic, North Craighall, Jackton Road, Jackton, G75 8RR	18.02.2021
	Ms Audrey Scott, 14/3, Manor Place, Edinburgh, EH3 7DD	12.04.2021

### **Contact for further information**

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
Phone: 01698 455053  
Email: [morag.neill@southlanarkshire.gov.uk](mailto:morag.neill@southlanarkshire.gov.uk)

### 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. 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.

03. That the landscaping scheme as shown on the approved Landscaping Scheme "Soft Landscaping Design Sheets 1 to 4" 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 the visual amenity of the area.

04. That the recommendations and procedures set out in the "Habitat and Greenspace Management Plan" submitted in support of the proposed development, produced by JDC ecology and dated April 2021 shall be adhered to at all times on site to the satisfaction of the Council as Planning Authority.

Reason: To ensure the appropriate protection and management of species and green spaces within the site.

05. 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.

06. Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved 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. Monitoring

results shall be readily available to Officers of the Council investigating adverse comments.

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 & 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 development hereby approved shall not commence until 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 7 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.

09. That, before the development hereby approved is completed or brought into use, at all road junctions a visibility splay of 2.4 metres by 43 metres measured from the road channel shall be provided on both sides of the vehicular access 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 completed or brought into use, at all driveway accesses a visibility splay of 2 metres by 20 metres measured from the road channel shall be provided on both sides of the vehicular access 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.

11. That, before the development hereby approved is completed or brought into use, at all driveway accesses a visibility splay of 2.4 metres by 2.4 metres measured from the heel of the footway shall be provided on both sides of the vehicular access 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 public safety.

12. That, before any dwellinghouse hereby approved is completed or brought into use, the parking spaces associated with the dwellinghouse shall be put in place to the specification and satisfaction of the Council as Roads and Planning Authority in accordance with the approved plans and shall thereafter be maintained to the satisfaction of the Council.

Reason: In the interests of road safety.

13. That, before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres of the associated driveway shall be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the carriageway and entering the driveway, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

14. That, prior to the occupation of any of plots 72 to 78 of the development as shown on the approved plans, a remote footpath link from the proposed development to Jackton Road shall be provided in accordance with the details shown on the approved drawings. At its junction with Jackton Road a footway, 2m in length, either side of the footpath and a pedestrian barrier shall be provided. Where the required footpath connects the development to Jackton Road, a visibility splay of 2m x 35m (measured from the edge of the carriageway) shall be provided. Within these splays nothing over 900mm in height, i.e. trees, shrubs walls etc. is permitted. All of the above shall be provided and thereafter maintained to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

15. That unless otherwise agreed in writing with the Planning Authority, all construction vehicles associated with the development hereby approved shall access the site from the spine road only.

Reason: In the interests of road safety.

16. That, during the construction phase associated with the development hereby approved:

- appropriate cleaning systems shall be put in place within the site to ensure mud and debris is not deposited on the public road.
- appropriate wheel wash facilities/road cleaning regime shall be provided.
- all vehicles shall be able to access and exit the site in forward gears, therefore a turning area shall be provided
- sufficient parking shall be provided within the site boundary to accommodate all site staff/operatives parking requirements.

Before the commencement of works on site full details and plans detailing the above requirements shall be submitted to and approved by the Council as Roads and Planning Authority. Thereafter, the approved details shall be implemented on site to the satisfaction of the Council throughout the construction phase.

Reason: In the interests of road safety.

17. That, before the development hereby approved is completed or brought into use, an appropriate system of site drainage shall be provided to the specification and satisfaction of the Council as Roads and Planning Authority to prevent surface water flowing onto the public road.

Reason: In the interests of road safety.

18. That, prior to the occupation of any of plots beyond plots 157 & 209, of the development as shown on the approved plans, if there is no eastern access from the roundabout at plots 184 & 185, a turning area will be required to be provided to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of public safety.

19. Prior to development commencing on site, full engineering drawings of all retaining walls, including drainage details, shall be submitted to and approved in writing by the Council as Planning Authority. The retaining walls shall thereafter be constructed in accordance with the approved details to the satisfaction of 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.

20. That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

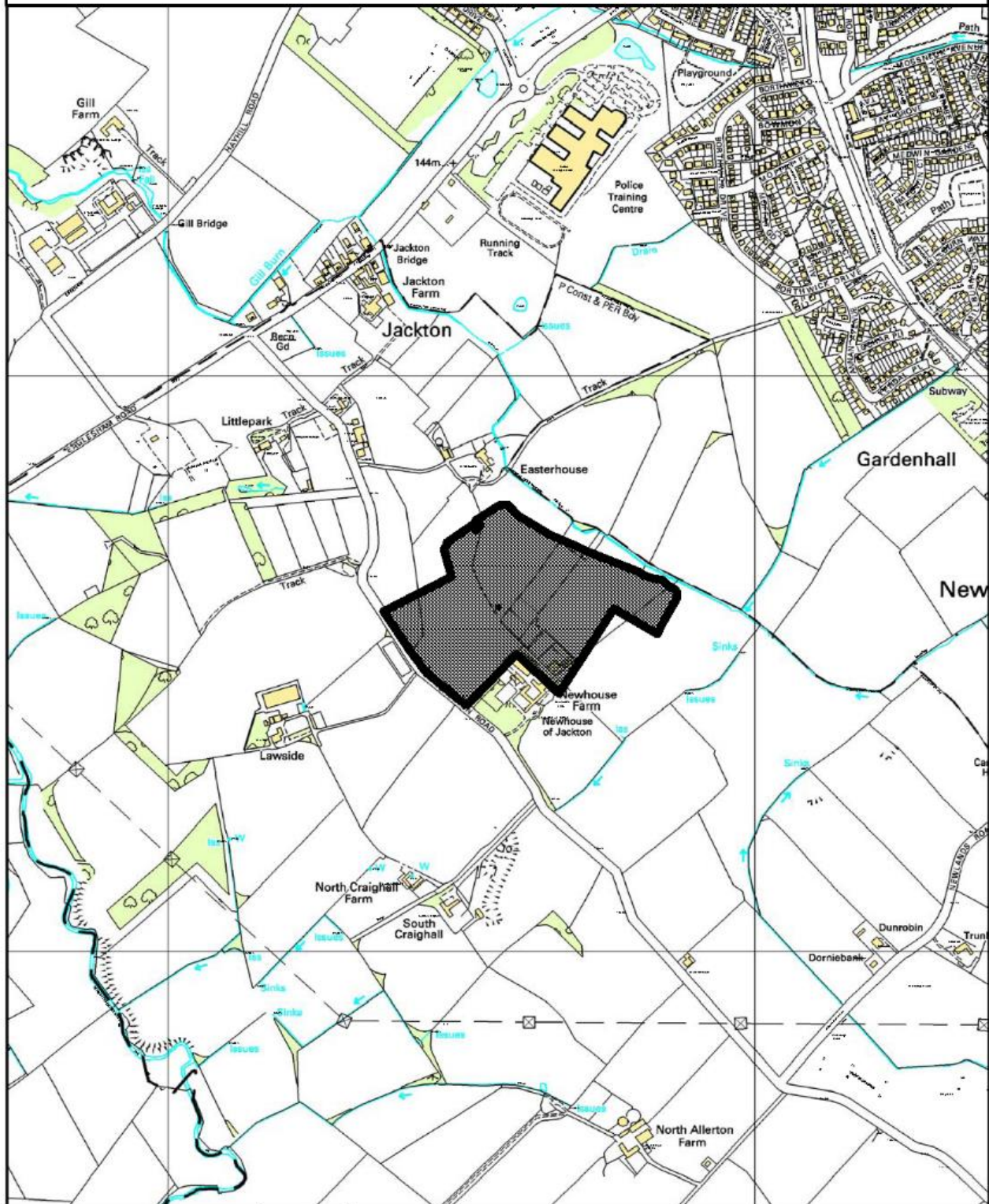
Reason: To ensure the provision of a satisfactory sewerage system.

21. 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 and maintained to the satisfaction of the Council as Planning Authority.

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

P/21/0037

Land 150m NNW of Newhouse Farm, Jackton Road, Jackton



© Crown copyright and database rights 2019 OS 100020730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:  
1:8,000  
Date:  
13/05/2021



**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Economic Development