

# 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/20/0023
Planning proposal:	Erection of 190 dwellinghouses with associated roads, drainage, landscaping and open space

## 1 Summary application information

Application type:	Detailed planning application
Applicant:	Walker Group (Scotland) Limited
Location:	Land 360M NNE of Hallside Manse Manse Brae Cambuslang Glasgow 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) Planning Committee has delegated powers to determine this application.
- (2) If planning consent is granted, the decision notice should be withheld until a Planning Obligation in respect of a financial contribution for the improvement/upgrading of educational, community facilities and off-site affordable housing provision in the area has been concluded between the applicant and the Council.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

All reasonable legal costs incurred by the Council in association with the above section 75 Obligation shall be borne by the developers.

### 3 Other information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2**
  - Policy 1 Spatial Strategy
  - Policy 2 Climate change
  - Policy 3 General Urban Areas
  - 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 14 Natural and Historic Environment
  - Policy 15 Travel and Transport
  - Policy 16 Water Environment and Flooding
  - Policy DM1 New Development Design
  - Policy DM16 Foul Drainage and Sewerage
  - Policy NHE9 Protected Species
  - Policy NHE18 Walking, Cycling and Riding Routes
  - Policy SDCC2 Flood risk
  - Policy SDCC3 Sustainable Drainage Systems

- ◆ **Representation(s):**
  - ▶ 176 Objection Letters
  - ▶ 1 Support Letters
  - ▶ 2 Comment Letters

- ◆ **Consultation(s):**
  - Roads and Transportation (Development Management)
  - Environmental Services
  - Roads Flood Risk Management
  - Scottish Water
  - West of Scotland Archaeology Service
  - SEPA West Region
  - SP Energy Network
  - Countryside and Greenspace
  - Community Services
  - Education School Modernisation Team
  - Housing Planning Consultations
  - Health and Safety Executive (HSE)
  - Halfway Community Council
  - The Coal Authority Planning and Local Authority Liaison Dept

## **Planning Application Report**

### **1 Application Site**

- 1.1 This application site relates to open grassland, which is located to the east of Drumsagard Road in Cambuslang. The site rises from west to east along Hamilton Road. The site is approximately 18.3 hectares in area, 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 recently constructed housing estate.
- 1.2 A watercourse and an area of mature hedging runs along the south-western boundary of the site. The site is at present mature grassland. A wide plantation of trees runs along the eastern boundary. The site is largely rectangular in shape. A high-pressure gas pipeline runs through the middle of the site on a south-west and north-east axis.

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

- 2.1 The applicants propose the erection of 190 dwellings (semi-detached and dwellings) over two distinct areas with an emergency vehicle access point, SUDs area, play area, open space and other informal open spaces and footpath links. The developed site will be approximately 14.3ha with an additional 4ha of tree planting on the eastern boundary. This tree covered area will not be developed. The site will be split between two clearly defined portions of the site to the north (135) and south (55).
- 2.2 The development will be accessed via a main entrance from Hamilton Road to the south. The main open space and play area will be provided in the middle of the site between the two housing areas. The SUDs basins will be in the north-west and south-west corner of the site. New footpath links will be provided throughout the site and many of these will connect into existing paths. In addition, a proposed play area will be sited centrally. All the dwellings will be two storeys and will be finished externally with modern materials including brick and roughcast walls, concrete roof tiles and uPVC windows.
- 2.3 The development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation, including a public exhibition held in the Hub, Halfway, Cambuslang, close to the site on 22 and 23 May 2019. A number of documents have been provided in support of the application, namely a Pre-application Consultation Report, Flood Risk Assessment, Transport Assessment, Phase 1 Habitat Survey, Tree Survey, Archaeological Report, Site Investigation Report and a Design and Access Statement. At the pre-application stage the applicants submitted a screening opinion to enquire if an Environmental Impact Assessment (EIA) was required. The Council confirmed in June 2019 that whilst an EIA would not be required, the reports identified above would be required.

### **3 Background**

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

- 3.1.1 In determining this planning application, the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan 2.
- 3.1.2 In land use terms, the application site is identified within the adopted SLLDP2, as being within both a general residential area (Policy 3) and as forming part of the Council's housing land supply (Policy 11). As with all planning application, Policy 2 – Climate Change is relevant in this instance. The site is zoned for housing in the Local Development Plan to provide housing land as per policy 11. As part of the zoning, any

application requires to meet a number of criteria such as provision of a robust settlement edge with clearly defined buffer zone, affordable housing and a contribution towards local facilities. The site is also identified as Green Network (Policy 13). Policy 5 requires that new proposals should not adversely impact on the amenity and character of such areas. In terms of those sites identified as part of the Council's housing land supply (Policy 11), their development for residential purposes is supported (subject to compliance with normal development management criteria), as this will assist the Council in meeting its housing needs. Policy 13 advises that any development proposals should safeguard the local green network and that its protection and enhancement will be a core component of any masterplan.

3.1.3 With regard to normal development management criteria a number of other policies within the adopted SLLDP2 are considered appropriate to the determination of this application, namely Policy 5 - Development Management and Placemaking, Policy 7 - Community Infrastructure Assessment, Policy 12 - Affordable Housing and Housing Choice, Policy 15 - Travel and Transport, Policy 16 - Water Environment and Flooding and Policy DM1 New Development Design. In addition, policies NHE9, NHE18, SDCC2 and SDCC3 are also relevant covering the natural environment, ecology, water and flooding respectively.

3.1.4 The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact. In addition, the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced. An assessment of the proposal against these specific policies is contained in Section 6 of this report.

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

3.2.1 The Scottish Planning Policy (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. 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.

## 3.3 **Planning Background**

3.3.1 Whilst no previous planning applications have been received for the site, it has been zoned for housing in relevant local plans/local development plans since 2009.

## 4 **Consultation(s)**

4.1 **Roads and Transportation Services (Flood Risk Management Section)** - advise conditions should be attached in relation to the implementation of a Sustainable Drainage Design designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance. In terms of flood risk, a Flood Risk / Drainage assessment (FRA) was requested and submitted.

**Response:** Conditions have been added in this respect.

4.2 **Scottish Water** – no response to date.

**Response:** Noted. A condition will be attached to ensure adequate provision of water and sewerage infrastructure.

4.3 **SP Energy Network** – no response to date.

**Response:** Noted.

- 4.4 **The Coal Authority** – no objections to the proposed development.  
**Response:** Noted.
- 4.5 **SEPA** – SEPA initially objected to the proposal due to potential flood risk. However, having received further information from the developer's flood consulting engineers, SEPA is now satisfied with the proposed flood risk measures and have withdrawn their objection subject to conditions relating to SUDs provision.  
**Response:** Noted. This condition would be attached to any consent issued.
- 4.6 **Roads and Transportation Services (Development Management)** – no objections to the proposals following submission of appropriate details in terms of junction improvements, traffic calming, roads construction, parking, visibility and drainage.  
**Response:** Noted. Conditions will be attached to any consent granted in respect of these issues and others such as the provision of a Traffic Management Plan (TMP), cycle/emergency access and residential travel pack.
- 4.7 **Education Resources - School Modernisation Team** – no objections subject to the developer providing a financial contribution for education accommodation in the local area.  
**Response:** Noted. Planning permission will not be issued until an appropriate obligation under Section 75 of the Planning Act, and / or other appropriate agreement, has been concluded between the Council and the applicants. This planning obligation would ensure that appropriate financial contributions are made at appropriate times during the development towards education accommodation.
- 4.8 **Environmental Services** – no objections subject to the provision and implementation of a remediation plan as per recommended in the site investigation submitted by the applicant.  
**Response:**
- 4.9 **Community Services** – request a commuted sum towards the provision of community facilities.  
**Response:** Noted. Planning permission would not be issued until an appropriate obligation under Section 75 of the Planning Act, and / or other appropriate agreement, has been concluded between the Council and the applicants.
- 4.10 **Housing and Technical Resources** – request a commuted sum towards the provision of affordable housing off site.  
**Response:** Noted. Planning permission would not be issued until an appropriate obligation under Section 75 of the Planning Act, and / or other appropriate agreement, has been concluded between the Council and the applicants. This planning obligation would ensure that an appropriate commuted sum is provided for off-site affordable housing.
- 4.11 **Countryside and Greenspace** – no objections to the proposed development subject to the provision of a landscaping masterplan.  
**Response:** Noted. This requirement has been conditioned.
- 4.12 **West of Scotland Archaeology Service (WOSAS)** – no objections subject to a condition relating to the provision of an archaeological watching brief.  
**Response:** Noted. This condition has been attached.
- 4.13 **Health and Safety Executive (HSE)** - do not advise against, on safety grounds, the granting of planning permission in this case.  
**Response:** Noted.

4.14 **Halfway Community Council** – object to the proposal on the following grounds:

- ◆ Health and safety concerns in relation to the proposal to build around high-pressure Main Gas Pipe which runs through and at the back of the proposed development
- ◆ Increase in house numbers from Pre-Application Consultation stage
- ◆ Increased pollution/ Concerns in relation to the extraction of whatever has been dumped on part of this site previously due to its close proximity to the previous Steel Works
- ◆ No community facilities in vicinity
- ◆ Development is on skyline
- ◆ Disruption from construction traffic/ Insufficient roads infrastructure/ Major concerns in relation to flood risk
- ◆ The Scottish government is currently proposing some urgent changes to Scottish Planning Policies relating to Housing Land. This site is one such example and any development should be halted immediately/ The development of this proposed site would adversely impact on 2 of the 6 SLSGN areas specifically 1 Cathkin/ Dechmont corridor and 4 Uddingston Clyde/Rotten Calder corridor which performs an important function separating the communities of Uddingston, Cambuslang and Blantyre/ Communities are losing their identities
- ◆ This site also importantly contains established strategic recreation routes/ The access and protection provided by open space would be greatly reduced/ Concerns re the loss of the hedgerow and trees/ The wildlife will also be disturbed yet again from its natural habitat

**Response:** Noted. The Health and Safety Executive (HSE) has confirmed that they have no objections to the granting of planning permission. All digging works around the pipeline will be carried out by hand.

Proposals are permitted to change between the Pre-Application stage to the application stage provided the principle of the development remains. A full assessment has been made of the development on the basis of 190 dwellings being proposed.

Environmental Services have not objected to the proposal in terms of pollution - the site is sustainable and easily accessible from public transport, both train and bus. In addition, the site will be appropriately remediated, where required, prior to any houses being developed.

The applicant will be making a financial contribution towards community facilities in the locality. In addition, contributions will be made towards education facilities and off-site affordable housing to be provided in the local housing area.

The development will be designed to meet the change in level from west to east and houses have been orientated to take account of this. There are no front gardens facing onto rear gardens. This will also be supplemented by new planting.

Roads and Transportation Services are satisfied with the existing roads infrastructure and some improvements will be made, particularly with a view to the new access from Hamilton Road. Roads and Transportation Services (Flood Risk Management) and SEPA have assessed the proposal and have advised a number of conditions should be attached in relation to the proposed SUDs scheme. The site will have drainage infrastructure designed to deal with the water and will thereafter be appropriately maintained. A traffic management plan (TMP) will require to be agreed between the applicant and the Roads Service to ensure all construction vehicles follow an agreed route ensuring safety to residents.

The site is identified as Housing Land in the adopted South Lanarkshire Local Development Plan 2 having previously been identified in the South Lanarkshire Local Development Plan (2015) and in the previous South Lanarkshire Local Plan (2009). These plans are ultimately derived from the Scottish Planning Policy (SPP) and the Council is required to identify land for housing to meet housing land supply targets. As a result, the site does not extend into the green belt and the boundary of Cambuslang will be suitably maintained.

Access into green space will be enhanced with new footpaths and a number of routes will be maintained. Whilst some hedgerows will be removed, these will be off set with new planting. An ecological survey was carried out prior to the application being submitted. A badger sett was identified at the survey stage. The applicants are providing new badger setts to take account of this. The setts have been in situ for some time and their locations were agreed with Scottish Natural Heritage and the principle accepted by Scottish Badgers. Notwithstanding this, the site will be re-surveyed prior to development commencing and any works required, as a result of this, will be carried out as appropriate.

## **5 Representation(s)**

5.1 Following neighbour notification and the application being advertised in the Rutherglen Reformer in respect of non-notification of neighbours and development contrary to the development plan, 176 letters of objection have been received. Included in the letters of objection are letters from Margaret Ferrier MP, Claire Haughey MSP, James Kelly MSP, Councillor Katy Loudon and Councillor Alistair Fulton. The points raised are summarised as follows:-

- (a) **The development is proposed on greenfield land, bringing development further into the countryside and it will have an adverse impact on the range of wildlife which use the field. What measures are being taken to ensure all wildlife is cared for?**

**Response:** The site is identified as Housing Land in the adopted South Lanarkshire Local Development Plan 2 having previously been identified in the South Lanarkshire Local Development Plan (2015) and in the previous South Lanarkshire Local Plan (2009). As a result, the site has been identified for housing since its inclusion in the 2009 South Lanarkshire Local Plan. An area to the east of the site contains existing structural planting and this will remain undeveloped. Some hedgerows and trees will be removed on the western boundary, however there will be a scheme of re-planting. A Phase 1 Habitat Survey has been undertaken and confirms that the site contains a number of badger setts. These setts will be closed off and new setts will be formed within the tree belt on the east. The Council's Countryside and Greenspace have confirmed that they are satisfied with the ecological survey. Notwithstanding this the site will be re-surveyed prior to any development commencing.

- (b) **Concerns over drainage and flooding issues in relation to the proposed development and the implications for existing neighbouring properties and streets to the west of the proposed development. The site has a history of flooding.**

**Response:** Roads and Transportation Services (Flood Risk Management) and SEPA have assessed the proposal and have advised a number of conditions should be attached in relation to the proposed SUDs scheme. The applicant has submitted a detailed drainage impact assessment and the site will have drainage infrastructure designed to deal with the water and will thereafter be appropriately maintained.

- (c) **The proposed development would have an adverse impact in terms of road safety. There is a history of traffic congestion and accidents in the locality and the proposal will make this worse. The site lacks the necessary infrastructure for increased traffic levels.**

**Response:** Roads and Transportation Services have assessed the proposal and have no objection subject to a number of conditions. In addition, the site has been designed to aid traffic movement and access to public transport. A new access will be provided from Hamilton Road and this will require an improvement to Hamilton Road, to ensure that an appropriate waiting area is formed to allow safe access. This work will be carried out by the applicant and the proposal has been accepted by Roads and Transportation Services. These include improved cycle infrastructure and increased pedestrian infrastructure (with street lighting).

- (d) **The scale of the proposed development and the slope of the land will result in overlooking. A number of houses are proposed on the skyline and there are instances of front gardens facing onto rear gardens.**

**Response:** The development meets with all the requirements set out in the Residential Design Guide. The distance between new dwellings to existing dwellings, and the position and orientation of dwellings is such that there is not considered to be any unacceptable impacts in terms of overlooking, privacy and loss of light. The development will be designed to meet the change in level from west to east and houses have been orientated to take account of this. There are no front gardens facing onto rear gardens. The closest new house to an existing house is 20 metres, however, the constitutes a gable end facing on to a rear elevation. The closest directly facing windows of any proposed plot is 27 metres, well in excess of the required 20 metres. This will also be supplemented by new planting.

- (e) **The proposal will place an enormous strain on community facilities which are already struggling to cope. There are an insufficient number of GP surgeries and dental surgeries to cope with the demand. Where are the police services? Will the developer's substantial profits be re-invested in the local community? There is a lack of shopping provision in the locality.**

**Response:** As per policy 7, as a result of the development, the applicants will be making contributions towards off-site affordable housing, education and community facilities. In addition, off-site road works will be undertaken by the applicants. The NHS and Police are consulted as part of the local development plan process. There is shopping provision close by in Drumsagard and a new substantial retail area is proposed in Newton to the north-west of the site which is likely to be operational prior to this development being completed.

- (f) **There are not enough parking spaces at Newton or Cambuslang train stations.**

**Response:** The application site is well served by bus routes on Hamilton Road and on Hallside Boulevard and is within walking distance of Newton Train Station. In addition, the car park at Newton station has recently been extended and a new park and ride facility is currently under construction at Cambuslang station.

- (g) **Concerns over the proximity of the high-pressure gas pipeline which runs through the site. Assurance should be given that no excavators are used around the pipeline.**

**Response:** The HSE has confirmed that they do not advise against the granting of planning permission on the basis of the proposal's proximity to the pipeline. In addition, the development has been designed to ensure that no houses are



constructed over the pipeline or are within a distance deemed to be unsafe. All digging works around the pipeline will be carried out by hand.

- (h) **The development will have a detrimental impact on neighbouring properties due to noise, construction traffic and dust.**

**Response:** Conditions have been attached to ensure that all construction vehicles operate as per an approved traffic management plan. In addition, dust mitigation will be applied. There are accepted hours of operation when it comes to construction and these are generally 8am to 7pm Monday to Friday and 8am to 1pm on Saturdays.

- (i) **Cambuslang's pollution levels are already unacceptably high.**

**Response:** Environmental Services have not objected in this regard. The site is sustainable in that it is accessible by public transport and will have a number of eco-friendly aspects as per SUDs, electric vehicle charging points and good footpath connections.

- (j) **The development will result in Cambuslang losing its identity as has already happened with a number of other communities.**

**Response:** The site remains the last remaining site on the eastern boundary of Cambuslang. The eastern boundary is heavily landscaped, and the development will not extend beyond this. This allows for a clearly identifiable boundary, not just to the site but to the town of Cambuslang.

- (k) **Concerns over the lack of education facilities. Schools are full before they are open, and pupils are required to be bussed outwith Cambuslang to Uddingston. Ward 14 (Cambuslang East) badly needs a secondary school.**

**Response:** The School Modernisation Service has advised that there is sufficient capacity in all the relevant schools and nurseries, albeit with extensions and reconfigurations. These changes will be paid for by the developer through the Community Infrastructure system. Notwithstanding this, extensions are proposed at Newton Farm Primary School and a number of new nurseries have been constructed in the vicinity.

- (l) **The applicant has increased the number of houses proposed since their Pre-Application Consultation (PAC) exercise.**

**Response:** Whilst this is the case, the proposal has been well designed in relation to the size of the site. This has resulted in new properties being sited a good distance away from existing houses and has managed to retain an extensive area of open space both formal and informal.

- (m) **The site was previously a landfill site. There are concerns over what has been dumped there historically given its proximity to the former steel works site. Proposals have previously been refused on the site.**

**Response:** The site has been subject to an extensive site investigation and will be subject to appropriate remediation prior to any construction. No previous applications have been refused for the site.

- (n) **Noise associated with the pumping stations in relation to water/sewerage.**

**Response:** The applicants are no longer proposing pumping stations in close proximity to any existing houses.

- (o) **There is a lack of community facilities such as leisure facilities. Without these, there is the threat of anti-social behaviour.**

**Response:** As part of the community infrastructure process, the applicant will be making a financial contribution towards such facilities. The Council will manage these funds appropriately moving forward.

- (p) **Confirmation is required that no access will be taken into the site from Drumsagard.**

**Response:** There is no vehicular access proposed from Drumsagard as the site will have its own access from Hamilton Road. A cycle and emergency vehicle access will be formed to the north of the site on Hallside Road; however, this will be designed to ensure no vehicular access for civilian vehicles.

- (q) **Housebuilders in other developments previously advised that no further building would take place in the vicinity. The proposal will result in depreciation of existing properties adjacent.**

**Response:** These are not a material planning considerations.

- (r) **There is no evidence of any planting along the western boundary of the site and the existing houses in Drumsagard. This will create privacy and noise issues.**

**Response:** Planting is proposed on the western boundary of the site where the proposed housing is closer to the existing houses in Drumsagard.

- (s) **There is a soakaway from a septic tank located in the field which serves properties in Manse Brae which may need to be re-sited.**

**Response:** Noted. This is a matter between the applicant and the residents. Notwithstanding this, this matter has been raised with the developer.

- (t) **Where is the broadband fibre to the premises plans to facilitate modern living?**

**Response:** A condition has been attached to ensure the provision of appropriate digital infrastructure within the development.

- (u) **There is no affordable housing within the plans.**

**Response:** The developer will be making a financial contribution towards the provision of off-site affordable housing within the local housing area. This will be delivered by either the Council or a Registered Social Landlord (RSL).

- (v) **Manse Road is narrow and was not improved as a result of previous developments.**

**Response:** Manse Road will not be used as an access in this instance. Only pedestrian access will be available from the site into Manse Road.

- (w) **There are a number of other priorities for the Council rather than approving houses at this location.**

**Response:** This is not a material planning consideration. The Council are legally required to determine planning applications and are also required to meet housing land supply targets set by the Scottish Government.

- (x) **The application will provide badly needed houses which will have a positive impact on the local economy.**

**Response:** Noted. The application complies with the adopted local development plan.

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

## **6 Assessment and Conclusions**

6.1 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise.

6.2 The applicants propose the erection of a residential development of 190 dwellinghouses, associated landscaping and access. The determining issue in this instance is whether the proposal accords with local plan policy, its impact on amenity and road safety matters.

6.3 Scottish Planning Policy (SPP) highlights that development proposals which accord with up-to-date plans should be considered acceptable in principle. The application site has been in the development plan (South Lanarkshire Local Plan 2009 and South Lanarkshire Local Development Plan 2015) as a housing site and, therefore, raises no issues in this regard. It is, therefore, considered that the proposal is in accordance with national planning policy.

6.4 With regard to the adopted South Lanarkshire Local Development Plan 2 (SLLDP2), the application site, as stated above, is identified as being both a proposed housing site (Policy 11) and located within a general residential area where Policy 3 applies. As with all applications, it requires to be assessed in terms of Climate Change where policy 2 is relevant. It is considered to be in accordance with the overarching principles relating to climate change issues as set out in Policy 2. The site is sustainable in terms of access to retail, public transport and will retain a substantial area of open space. In addition, a condition has been attached to the consent issued requiring the provision of electric charging points for motor vehicles within the site and the site will utilise a Sustainable Urban Drainage system (SUDs). As such, the view is taken that the proposed development accords with the provisions of Policy 2 of the Local Development Plan.

6.5 Part of the site is existing structural planting within the green belt to the east, which will not be developed. In addition, the new access from Hamilton Road to the south goes through an area of green belt but will also not be developed. As a result of this, the application was advertised as being contrary to the development plan; however, following a full assessment, it is considered that the proposal fully complies with the development plan. Whilst residential development of the site is acceptable in principle, the proposal must be subject to compliance with normal development management criteria in relation to design, siting, impact on amenity and provision of infrastructure. The site is also identified as a Green Network area (Policy 13). The loss of such areas is generally not supported; however, partial loss is considered where positive management of open space is proposed. The proposed development includes landscape buffers, enhanced planting and open space provision and this will be maintained as part of a landscaping masterplan. The site is considered acceptable in terms of these principal land use designations with the adopted SLLDP2.

6.6 The issues considered relevant from a development management perspective, are set out within Section 3.1 above. Principally, these policies seek to ensure that any development within an area which is predominantly residential in character does not adversely impact on the amenity of such areas, that any such proposal can be adequately served by appropriate services and has been designed in a manner which takes cognisance of appropriate guidance. The overall design and layout are considered to provide a high-quality residential area which complies with the relevant planning policies. A sizeable area of open space is being retained within an area of

structure planting to the east. Moreover, a significant amount of buffer planting will remain on the eastern boundary. I am, therefore, satisfied that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable policies and guidance. The layout complies with the Council's approved Residential Design Guide in terms of window-to-window distances, plot size and permeability.

- 6.7 Given the site's location it is considered that the site can be appropriately serviced in terms of water and sewerage. No objections have been received from consultees in this regard. The site has been assessed by SEPA and the Council's Flood Risk Management Team who are satisfied subject to a number of conditions in relation to the proposed SUDs scheme, the level of treatment proposed and maintenance. In addition, the development will require to comply with the Council's sustainable drainage criteria and associated requirements. This can be achieved through the use of appropriately worded conditions. The proposal is, therefore, acceptable when assessed against policies SDCC2 and SDCC3 of the adopted local development plan.
- 6.8 Policy 14 - Natural and Historic Environment requires that the Council assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. Whilst this proposal will result in the development of a Green Network Area, I am satisfied that the proposed development has been designed in such a manner that takes cognisance of the surrounding area and integrates well with the adjacent footpath network and amenity areas which accords with Policy NHE18 - Walking, Cycling and Riding Routes of the adopted plan. In addition, the applicants have made provision for new badger setts following the recommendations of the submitted ecological survey. Notwithstanding this, the site will be resurveyed again for ecological purposes prior to any development commencing.
- 6.9 With regard to road safety, Policy 15 - Travel and Transport - requires all new development proposals to consider the resulting impacts of traffic growth. The site has been fully assessed by Roads and Transportation Services who have offered no objections, subject to conditions. Through the development, the applicants are proposing a number of improvements such as the provision of new footpaths, street lighting, and will provide an updated access into the site from the south on Hamilton Road and a pedestrian/cycle access to the north onto Hallside Road, all of which have been agreed with Roads and Transportation Services. The proposal can, therefore, be considered acceptable in transportation terms.
- 6.10 The Council's adopted policy on Community Infrastructure Assessment (Policy 7) advises that a financial contribution from the developer will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. Through an assessment of the proposals, it is considered that contributions would be required in terms of the impact on educational and community facilities. This can be achieved through a legal agreement, or other appropriate means. Furthermore, the Council expects developers to contribute to meeting affordable housing needs across South Lanarkshire (Policy 12 - Affordable Housing and Housing Choice applies). The applicants are in agreement to making such a contribution for off-site affordable housing within the local housing area and this will be achieved through a legal agreement or other appropriate means. The proposal therefore complies with Policies 7 and 12.

- 6.11 55 letters of representation, 2 letters of comment and 1 letter of support have been received together with a petition with 121 signatures in respect of the proposal which have been addressed in Section 5 above. The requirements of the statutory consultees can be addressed through the use of conditions, where appropriate.
- 6.12 In summary, it is considered that the application conforms to both national and local plan policy and that the proposal raises no significant environmental or infrastructure issues. A small portion of the site is located within an existing area of structural landscaping to the east and adjacent to the access to the south. Given this, the site was advertised as Development Contrary to the Development Plan. However, as no part of this area will be developed I would, the proposal fully complies with the South Lanarkshire Local Development Plan 2.
- 6.13 I therefore raise no objection to the application and recommend that planning permission be granted subject to the conditions listed. However, consent should be withheld until the conclusion of the Section 75 Obligation, or other appropriate means, to ensure the submission of financial contributions towards education, roads and public transport infrastructure, affordable housing provision and community facilities.

## **7 Reasons for Decision**

- 7.1 The proposal complies with policies 1, 2, 3, 5, 7, 11, 12, 13, 14, 15, 16, DM1, DM16, NHE9, NHE18, SDCC2 and SDCC3 of the adopted South Lanarkshire Local Development Plan 2.

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

Date: 28 May 2021

### **Previous references**

- ◆ None

### **List of background papers**

▶ Application form	
▶ Application plans	
▶ South Lanarkshire Local Development Plan 2 (adopted 2021)	
▶ Neighbour notification letter dated 15.01.2021	
▶ Consultations	
Roads Development Management Team	27.05.2020
Environmental Services	21.04.2021
Roads Flood Risk Management	07.04.2020
Scottish Water	29.01.2020
West of Scotland Archaeology Service	31.01.2020
SEPA West Region	11.02.2020
Countryside and Greenspace	22.01.2020
Community Services	18.06.2020
Education School Modernisation Team	27.01.2020

Housing Planning Consultations	29.01.2020
Health and Safety Executive (HSE)	26.01.2020
Halfway Community Council	07.09.2020
The Coal Authority Planning and Local Authority Liaison Dept	20.01.2020
► Representations	Dated:
Miss Anne-Marie Greig, 49 Redwood Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7FZ	30.01.2020
Margaret And Heather Montgomery, 2 Redwood Way, Cambuslang, G72 7FS	03.02.2020
Janis Orr, Received Via E-mail	05.02.2020
Mrs Kirsten Brown, 14 Magnolia Terrace, Cambuslang, Glasgow, South Lanarkshire, G72 7PA	04.02.2020
Mr Stephen Burns, 69 Walnut Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7FG	05.02.2020
Mrs Alison Kennedy, 6 Magnolia Terrace, Cambuslang, Glasgow, South Lanarkshire, G72 7PA	05.02.2020
Mrs Leslie Love, 93 Alder Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7ZF	16.01.2020
Mrs Lynsey Gifford, 17 Blackthorn Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7TY	05.02.2020
Elaine Smith, 17 Maple Crescent, Drumsagard, Cambuslang, G72 7NN	24.01.2020
Fraser Stevenson, 60 Redwood Crescent, Cambuslang, G72 7FZ	19.02.2020
Ray Dobson, Via Email	19.02.2020
Miss Karen Mooney, Via Email	19.02.2020
Agnes Orr,	24.02.2020
Jamie Keeling,	24.02.2020
David Gilbey,	24.02.2020
Mrs Gillian Mooney, 16 Fieldmouse Way, Cambuslang, Glasgow, South Lanarkshire, G72 6AP	26.02.2020
Megan Orr, Received Via E-mail	27.02.2020
Mrs Jenkins,	28.02.2020
Mr Paul Barrett, 12 Blackthorn Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7TY	27.01.2020

Ms Carol Spiers, 47 Redwood Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7FZ	27.01.2020
Ms Gillian Smith, 31 Craigallian Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 8RP	30.01.2020
Mrs Lorraine McMonagle, 54 Walnut Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7FH	27.02.2020
Mr Stephen Murtagh, 1 Spruce Way, Cambuslang, Glasgow, South Lanarkshire, G72 7FR	20.01.2020
Councillor Alistair Fulton,	06.02.2020
MSP James Kelly, Member of The Scottish Parliament for The Glasgow Region (Scottish Labour Party), 423 Paisley Road West, Glasgow, G51 1PZ	06.02.2020
Anne Haveron, Received Via Email	06.02.2020
Councillor Katy Loudon, Received Via Email	06.02.2020
Rachael Durkin, Received Via Email	19.02.2020
MSP Clare Haughey, 85 Main Street, Rutherglen, G73 2JQ	10.02.2020
Miss Lesley Morris, 9 Mulberry Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7NR	05.02.2020
Mrs Gemma Barrett, 12 Blackthorn Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7TY	25.01.2020
Stuart Orr, 57 Magnolia Drive, Cambuslang, Glasgow, South Lanarkshire, G72 7NP	28.02.2020
Mr Steven Brown, 14 Magnolia Terrace, Cambuslang, Glasgow, South Lanarkshire, G72 7PA	04.02.2020
Derek Malley, 56 Redwood Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7FZ	03.02.2020
Colin Roberts ·& Kate Eunson, 57 Walnut Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7FG	28.02.2020
Alasdair W Reid, 49 Walnut Gate, Cambuslang, Glasgow, G72 7FG	23.01.2020
Mark Mair, 53 Spruce Drive, Cambuslang, Glasgow, South Lanarkshire, G72 7FW	24.02.2020
Margaret Porter, 51 Walnut Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7FG	27.02.2020
Mr Gary Robertson, 55 Walnut Gate, Cambuslang, Glasgow, South Lanarkshire, G72 7FG	26.02.2020 26.02.2020

Mrs Mary Brown, 39 Magnolia Drive, Cambuslang, Glasgow, South Lanarkshire, G72 7NP	15.01.2020
Mr David Poynts, 49 Acacia Way, Cambuslang, Glasgow, South Lanarkshire, G72 7ZY	22.01.2020
Mr Daniel Winterburn, 38 Maple Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7NN	04.02.2020
Mr Andrew Laing, 49 Redwood Crescent, Cambuslang, Glasgow, South Lanarkshire, G72 7FZ	05.02.2020
Mrs Susanne Plunkett, 55 Oak Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7GS	05.02.2020
Mr Gavin Kennedy, 6 Magnolia Terrace, Cambuslang, Glasgow, South Lanarkshire, G72 7PA	05.02.2020
Mrs Elizabeth Gray, 49 Lilac Wynd, Cambuslang, Glasgow, South Lanarkshire, G72 7GH	05.02.2020
Mr Stephen Towill, 17 Gilbertfield Road, Cambuslang, G72 8XB	24.02.2020
Serena Higgins, 96A Redwood Crescent, Cambuslang, G72 7FZ	26.03.2020
Mr James Hannaway, 46 Spruce Drive, Cambuslang, Glasgow, South Lanarkshire, G72 7FW	04.03.2020
Mr And Mrs Jenkins, 6 Daisy Drive, Newton Farm, Cambuslang, G72 6WW	17.03.2020
Janis Orr, Received Via E-mail	22.04.2020
Mr And Mrs Iain Maclean, 28 Magnolia Terrace, Cambuslang, G72 7PA	07.04.2020
George Stewart,	02.03.2020
Mr And Mrs Iain Maclean,	07.04.2020
MP Margaret Ferrier,	11.03.2020
Jane Welsh,	17.03.2020
Thomas Welsh,	17.03.2020
Miss Amina Abid, 30 Wellside Drive, Cambuslang, G728TA	01.05.2020



**Contact for further information**

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455048

Email: [iain.morton@southlanarkshire.gov.uk](mailto:iain.morton@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees and other landscape features within the site.

02. That before any work commences on the site, a landscaping masterplan shall be submitted to the Council as Planning Authority for written approval and it shall include:-

- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
- (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
- (c) details of any top-soiling or other treatment to the ground;
- (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
- (e) proposals for the initial and future maintenance of the landscaped areas;
- (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

03. That the landscaping masterplan 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 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 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.

05. 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.

06. 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 , shall be erected and thereafter maintained to the satisfaction of the Council.

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

07. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.

Reason: To safeguard the residential amenity of the area.

08. 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. Thereafter, prior to the occupation of any dwelling, the approved scheme shall be implemented and thereafter maintained to the satisfaction of 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.

09. 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.

10. That no development shall commence until details of surface water drainage arrangements (including provision of a flood risk assessment, drainage assessment and maintenance responsibilities) have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and requirements (Appendices 1,2,3,4 & 5).

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

11. 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 10 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.

12. (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.

13. Prior to the occupation of each dwellinghouse on the site, the occupier shall be provided with a Travel Information Pack covering public transport and active travel options to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

14. 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

15. That prior to any work commencing on site, site results of the extended Phase 1 habitat survey should be updated with a further walkover survey to determine whether there have been any changes in habitats or occupancy by protected species.

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

16. 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.

17. That unless otherwise agreed, the cycle track link/emergency access shown on drawing no. WGHE-CT-01 shall be in situ and available for use prior to the occupation of the first dwellinghouse hereby approved.

Response: In the interests of road and public safety.

18. 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.

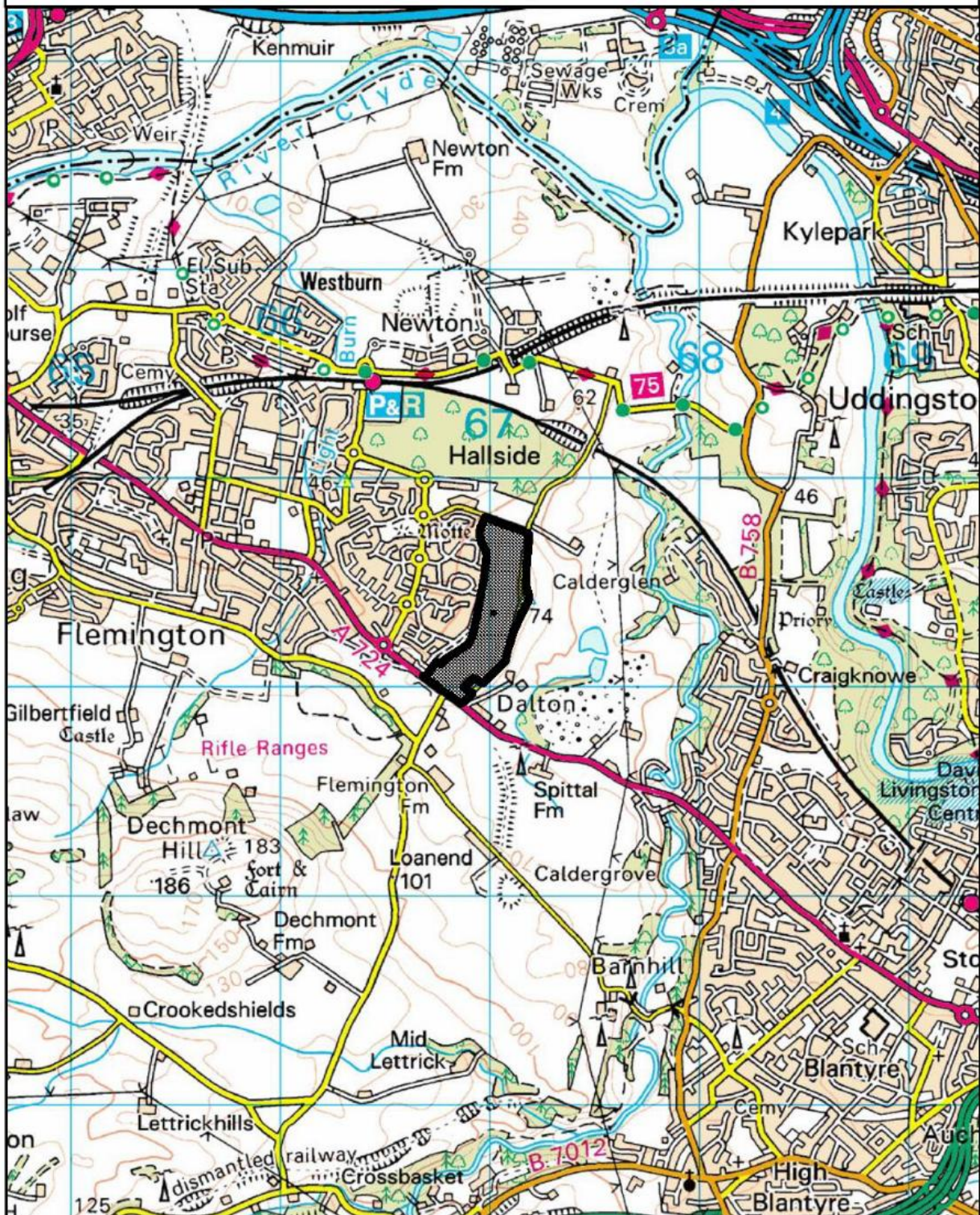
19. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by 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.



P/20/0023

Land 360M NNE of hallside Manse, Manse Brae, Cambuslang



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Scale:  
1:25,000  
Date:  
15/04/2021



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