

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 21 June 2022 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/22/0148 |
| Planning proposal: | Erection of 15no. dwellings with associated access, parking and landscaping |

1. Summary application information

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| Application type: | Detailed planning application |
| Applicant: | Scott Homes (Builders) Ltd |
| Location: | Site of Former Laburnum House Laburnum Avenue East Kilbride South Lanarkshire |

2. Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached.

2.2. Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3. Other information

- ◆ Applicant's Agent: David Ritchie
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021) (SLLDP2)**
Policy 1: Spatial Strategy
Policy 2: Climate Change
Policy 3: General Urban Areas and Settlements
Policy 5: Development Management and Placemaking
DM1: New Development Design
DM7: Demolition and Redevelopment for Residential Use
DM15: Water Supply
DM16: Foul Drainage and Sewerage
Policy 11: Housing
Policy 12: Affordable Housing

Policy 15: Travel and Transport
SDCC4: Sustainable Transport
Policy 16: Water Environment and Flooding
SDCC2: Flood Risk

◆ **Representation(s):**

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|---|---|-------------------|
| ▶ | 0 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comment Letters |

◆ **Consultation(s):**

- Roads Development Management Team
- Environmental Services
- Roads Flood Risk Management
- Scottish Water
- SP Energy Network
- Estates Services - Housing and Technical Resources

Planning Application Report

1. Application Site

- 1.1. The site is located within an established residential area within the Greenhills area of East Kilbride. It comprises some 0.5ha and slopes steeply from north to south where it is generally level at Walnut Grove. It is currently a disused vacant site, having previously been occupied by an old hostel which was demolished in 2008. The site currently features a rough grassed area and hardstanding. It is bound by a row of terraced houses to the north at Laburnum Court. To the west, Laburnum Avenue runs north-south, with properties adjacent. Walnut Grove bounds the site to the south and Walnut Close to east. To the south there is a large care home facility. Footpath connections surround the edges to the north and east of the site. Stroud Road runs east to west further south of the site, and Greenhills Sport Centre is located to the south-east.

2. Proposal(s)

- 2.1. Detailed planning permission is sought for the erection of 15 dwellinghouses, and associated access and landscaping at the site of the former Laburnum House, Laburnum Avenue, East Kilbride. The proposal would comprise 15 houses (3 detached units and 12 semi-detached units) laid out in a linear arrangement, with 8 semi-detached units (Plots 1-8) positioned running horizontally along the southern side of the plot, and the remaining 7 units (Plots 9-15) laid out in the same east-west position to the north side of the site. The houses would be of a modern and townhouse style, comprising 2 and 3 storeys built into the slope of the ground. Three house types are proposed in the mix as follows:-

- ◆ **House Type A:** 3-bed, 2 storey, semi-detached units featuring front projecting gables and canopies above entrances. Located at Plots 1-8.
- ◆ **House Type B:** 3-bed, 3 storey, semi-detached units built into the slope featuring ground floor level garages and dormers. Located at Plots 10-13.
- ◆ **House Type C:** 4-bed, 2 storey, detached units featuring integrated garages and canopies above entrance. Located at Plots 9, 14 and 15.

- 2.2. Finishing materials across all house types are to include grey concrete roof tiles, buff coloured render and brick wall finishes, white uPVC windows and grey doors, with uPVC rainwater goods.
- 2.3. Access would be obtained from Walnut Grove and continue through the site in a westerly direction, with a turning head located at the north-west of the site adjacent to Plot 9. Footpaths are provided throughout the site along the access road, and parking for 33 spaces is proposed. Each property would be served by its own driveway and rear garden separated by 2m high boundary fences. In terms of servicing, the site is proposed to connect to the public water supply. Proposed landscaping includes grassed pocket areas at the site entrance, and western side of the site.

3. Background

3.1. Local Plan Status

- 3.1.1. In terms of local plan policy, the site is located within the East Kilbride settlement in the adopted South Lanarkshire Local Development Plan 2. The application site and associated proposal is affected by Policy 1: Spatial Strategy, Policy 2: Climate Change, Policy 3: General Urban Areas and Settlements, Policy 5: Development Management and Placemaking, Policy 11: Housing, Policy 12: Affordable Housing, Policy 15: Travel and Transport, and Policy 16: Water Environment and Flooding as well as associated detailed development management and sustainable development policies. The content and aims of these policies is discussed in section 6 of this report.

3.2. **Relevant Government Advice/Policy**

- 3.2.1. In terms of government guidance, Section 25 of the Town and Country Planning (Scotland) Act 1997 states that the determination of a planning application shall be in accordance with the development plan unless material considerations indicate otherwise.
- 3.2.2. Scottish Planning Policy (SPP) advises that a generous supply of land should be provided to meet identified housing needs. SPP also introduces a presumption in favour of development that contributes to sustainable development. However, it advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of the plan is maintained and the presumption in favour of development that contributes to sustainable development will be a material consideration.

3.3. **Planning Background**

- 3.3.1. In terms of planning history, the site previously benefitted from permission in 2007, under reference number EK/07/0608 for the development of 15 houses also. This application seeks a similar proposal with updated house types. The consent has long expired, however, the building was demolished, and no development was implemented due to economic downturn at the time.

4. **Consultation(s)**

- 4.1. **Roads Development Management Team** – raise no objection to the proposal subject to standard conditions relating to visibility, access, connectivity, parking, and drainage being attached to any permission granted.

Response: Noted, and conditions applied.

- 4.2. **Environmental Services** – raise no objection to the proposal.

Response: Noted.

- 4.3. **Roads Flood Risk Management** - raise no objection to the proposal subject to standard conditions relating to flood risk and sustainable drainage being attached to any permission granted. This service advises that there is no identified flood risk on SEPA flood maps, however, it is normal practice to request a flood risk assessment for this scale of development in terms of flooding policy. Developer Guidance has been provided to the agent in relation to this.

Response: Noted, and conditions applied.

- 4.4. **Scottish Water** - note that there is sufficient capacity within the Dear Water Treatment Works and Philipshill Waste-Water Treatment Works to service the development in terms of public water supply and foul drainage. Scottish Water has advised of potential conflicts with existing infrastructure at this site and advise that the applicant/developer submits an Asset Impact Application for approval. This is a separate regulatory service controlled by Scottish Water.

Response: Noted.

- 4.5. **SP Energy Network** - raise no objection to the proposal in principle, noting that there are underground cables in the vicinity of the proposal.

Response: Noted.

- 4.6. **Estates Services - Housing and Technical Resources** - raise no objection to the proposal.

Response: Noted.

5. Representation(s)

- 5.1. Statutory neighbour notification and advertisement was undertaken in respect of this application and no letters of representation have been received as a result of this publicity.

6. Assessment and Conclusions

- 6.1. Full planning permission is sought for the erection of 15 dwellinghouses at the site of the former Laburnum House, East Kilbride. The main issues to be addressed in the determination of this application includes the acceptability in principle of the development, the layout, siting and design of the proposed scheme, and an assessment of technical matters. The policies contained within the South Lanarkshire Council Local Development Plan 2 are the main consideration in this case, together with an assessment of any material planning considerations.
- 6.2. In terms of a spatial strategy, Policy 1 of the SLLDP2 directs larger developments to sustainable urban locations, and together with Policy 11 seeks to ensure that there is an effective and mixed housing land supply. Policy 3 states that residential developments within urban areas and settlements will generally be acceptable, and Policy 5 sets out design criteria required to deliver successful places.
- 6.3. As the site is located within the East Kilbride settlement, within the established residential area of Greenhills, on a former developed site, it is considered to satisfy the sustainable development requirements for residential developments outlined in these policies. It is well located in terms of access, connectivity and amenity provisions in terms of local network and retail centres which are within relatively close proximity, contributing to an accessible and sustainable site. Furthermore, although currently vacant, as the site was previously developed land it is considered appropriate reuse of the site lending itself to a small extension of the existing residential settlement.
- 6.4. Therefore, overall, the principle of development is considered to be in compliance with the aforementioned policies. The housing mix of 3 and 4-bedroom semi and detached units, as discussed further below, is suitable for this location and small-scale site, without resulting in overdevelopment or increased pressures on infrastructure in accordance with Policies 1, 2, 3, 5 and 11.
- 6.5. There are no affordable housing requirements in this instance as the proposal falls below the threshold of 20 units to seek contributions towards this, as outlined in Policy 12. Similarly, no community infrastructure obligations are required for this development due to the small-scale nature. Overall, it is considered that the proposal is acceptable in principle as it would successfully develop out a previous brownfield site with no significant adverse impact on infrastructure and amenities.
- 6.6. Together the policies above set out criteria which must be met to ensure that the proposal contributes, in a positive manner, to the quality of the surrounding built and natural environment, its character and appearance. This includes that the development is appropriate in its siting, layout and density, and responds to this in terms of design and scale. Patterns of development and surrounding amenity should be respected. In particular, Policy DM1 seeks to promote quality and sustainability and ensure that all new developments meet the six qualities of a successful place, including being distinctive whilst respecting the local identity and creating a sense of place; being safe and pleasant; welcoming; adaptable; efficient and well connected.

In terms of the redevelopment of the site, this has lay vacant for a considerable period, therefore under Policy DM7 the main considerations are that the proposal does not result in overdevelopment of the site, has no detrimental amenity impacts, and reflects the surrounding area with no negative affect on neighbouring properties.

- 6.7. Overall, the development is relatively small scale, and can be adequately accommodated within the site area and level changes. It would infill a modest sized area and appear as a continuation of the settlement. The proposed layout responds to the topography of the site with 3 storey house types built into the slope. This reduces the massing and any overbearing impact. The linear layout is reflective of the adjacent terraced properties in the wider area and achieves a suitable access arrangement and orientation of properties fronting onto internal roads with rear garden grounds.
- 6.8. The individual house types and mix utilise quality material finishes which reflect the design of a nearby development. The use of canopies, front facing gables, garages, and a material mix further reduces any massing on individual or semi-detached units and this is considered appropriate as it offers quality appearance and mitigates any adverse visual impact. As the site has been vacant for so long, a degree of visual impact is inevitable, however, through the carefully considered site levels, house types and orientation this is not considered to be significant enough to warrant refusal in this instance, and the house types are a modern improvement on the previously approved houses at this site. The breakup within the plot layout comprising detached units and semi-detached units offers a suitable mix of smaller units with sufficient garden ground provision.
- 6.9. There would be no significant negative impact on neighbouring amenity arising from this proposal. The proposed units are adequately separated from the adjacent properties by roads, or screened by fencing, and therefore any overlooking or loss of privacy would be minimal. Furthermore, the proposal would not affect sunlight/daylight afforded to such properties due to the separation distance, and as it would be built to the site levels it would not appear overbearing. As such, the proposal is considered to respect the character and amenity of the area.
- 6.10. In terms of landscaping, limited open space is provided within the site area, however, as the proposal is for a relatively small number of units which fit within the site, the level of open space is, on balance, deemed acceptable and hard and soft landscaping details will be requested via a condition attached to any permission granted.
- 6.11. In summary, the layout, siting and design of the proposed development is considered acceptable in compliance with the relevant policies in particular Policy 3, 5 and associated guidance.
- 6.12. Turning to technical matters, the proposed site can be adequately accessed and serviced in accordance with Policy 15 and SDCC4. The site is highly accessible and within proximity to active travel links as well as making provision for footpaths and connectivity throughout in line with DM1. Conditions relating to roads matters will be attached to any permission granted to ensure adequate servicing provision in the interests of sustainability and active travel.
- 6.13. Together Policies DM1, 16 and SDCC2 promote the use of sustainable urban drainage solutions. The development would appropriately connect to the public water supply and drainage network. Details of surface water discharge will be sought via condition to ensure this is delivered to a high quality and eco-friendly standard.

- 6.14. In terms of flood risk, the site lies out with any risk areas as identified on SEPA Flood Risk maps. Notwithstanding, as per Council Flooding Guidance, as the site is for development above 5 units, the Council's Flooding Team have requested a flood risk assessment as a condition of any permission granted.
- 6.15 Overall, it is considered that the site satisfies all technical matters, and further details can be controlled via conditions. Technical consultees raise no objections to the proposal and no direct concerns are considered to result from this development. The proposal satisfies Policies DM15, DM16, Policy 16 and SDCC2. Additionally, for the reasons outlined above, the site is considered to be sustainably located within the established settlement, thus complying with Policy 2 in terms of Climate Change.
- 6.16. In conclusion, it is considered that the application is acceptable as infill development of a previously developed vacant site. The proposed layout, siting and design is appropriate and addresses concerns of visual impact with no negative effect on surrounding amenity. All technical matters have been addressed through detailed consultation. The Planning Service therefore supports the application as it is compliant with the relevant policies contained within the South Lanarkshire Local Development Plan 2, and there are no material planning considerations which would warrant refusal in this instance. As such, the application is recommended for approval, subject to conditions.

7. Reasons for Decision

- 7.1. The application is appropriately sited and designed, with no negative amenity impacts, and can be adequately serviced in accordance with Policies 1, 3 and 5 and all other relevant technical policies of the South Lanarkshire Local Development Plan 2.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 9 June 2022

Previous references

- ◆ EK/07/0608

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 11 February 2022
- ▶ Press Advertisement, East Kilbride news dated 23 February 2022
- ▶ Consultations

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| Roads Development Management Team | 21.02.2022 |
| Environmental Services | 21.02.2022 |
| Roads Flood Risk Management | 29.03.2022 |
| Scottish Water | 17.02.2022 |
| SP Energy Network | 15.02.2022 |
| Estates Services - Housing and Technical Resources | 11.02.2022 |

Contact for further information

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

Jane Weir, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 07795455502

Email: jane.weir@southlanarkshire.gov.uk

Conditions and reasons

01. No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 2.5m x35m onto Walnut Grove has been provided in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter, and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

02. No dwellinghouse hereby approved shall be occupied unless its driveways, parking and turning area has been provided and fully paved in accordance with details to be submitted to and approved in writing by the Planning Authority. The maximum gradient of the new access road shall not exceed 8% gradient and driveway gradients shall not exceed 10%. Each access and driveway shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. All works shall be undertaken to the satisfaction of the Roads Development Team. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the provision of a means of access to an adequate standard in the interests of road safety.

03. No development in connection with the permission hereby granted shall commence unless full details of the proposed public footway connections are provided, including external footway links. The footpaths shall be designed and constructed in accordance with the Council's Standards for Road Construction Consent and Adoption. Once agreed, the footpaths shall be provided in accordance with the agreed details prior to occupancy of the development and thereafter be permanently retained as such.

Reason: To ensure safe access for pedestrians and connectivity to the existing footpath network.

04. The development hereby approved shall not be brought into use unless the car parking has been provided in accordance with the Council's Car Parking Standards, with sufficient space provided for vehicles to turn and exit the site in a forward gear. For the avoidance of doubt, for 3-bed houses, 2 car parking spaces are required; for 4-bed houses, 3 car parking spaces are required, and spaces must measure 6m x 3m. Drainage channels should be provided at the ends of driveways to prevent surface water from spilling onto the public road. Once provided, the approved car parking shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the car parking to an appropriate standard and to ensure the retention of adequate off-street parking facilities and turning area within the site, all in the interests of road safety.

05. No dwellinghouse hereby approved shall be occupied unless an electric vehicle charging point has been provided at each property. Once provided, all electric vehicle charging points shall thereafter be permanently retained.

Reason: To ensure provision of charging points and in the interests of sustainable travel.

06. No works in connection with the permission hereby granted shall commence unless a Construction Traffic Management Plan (CTMP) (including a routing plan for construction vehicles, staff parking details and wheel wash facility details) has been submitted to and approved in writing by the Planning Authority. Thereafter the approved Construction Traffic Management Plan shall be implemented prior to development commencing and remain in place until the development is complete. The development shall be carried out in accordance with the approved CTMP.

Reason: In the interests of road safety and to avoid degradation of the road and bridge network.

07. Notwithstanding the details hereby approved, no development shall take place until details of proposed means of boundary treatment, enclosures, screening, walls and fences, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority. All hard landscaping proposals shall thereafter be carried out in accordance with the approved scheme. Once provided, all landscaping works shall thereafter be permanently retained.

Reason: To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.

08. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme to be submitted to and approved in writing by the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: To ensure that the scheme of landscaping for the proposed development is satisfactorily maintained relative to the functional requirements and visual amenity of the site and its setting in the locality.

09. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long-term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

10. Notwithstanding the development hereby approved, a Flood Risk Assessment shall be submitted to and approved in writing by the Planning Authority in consultation with the Council's Flood Risk Management Team. This shall be carried out in accordance with the guidance note provided. All flood risk mitigation works required in connection with the development hereby approved shall be carried out in complete accordance with the approved details and thereafter permanently retained as such.

Reason: In the interests of safety and sustainability.

11. Prior to works commencing on the site, the applicant shall submit and have approved in writing by the Planning Authority a Drainage Strategy, including full details of the existing/proposed run off rates, outfall details and all surface water and foul water drainage arrangements. For the avoidance of doubt, surface water runoff should be collected, treated, attenuated and discharged using sustainable drainage techniques. Once agreed, the development shall be carried out in full accordance with the approved details.

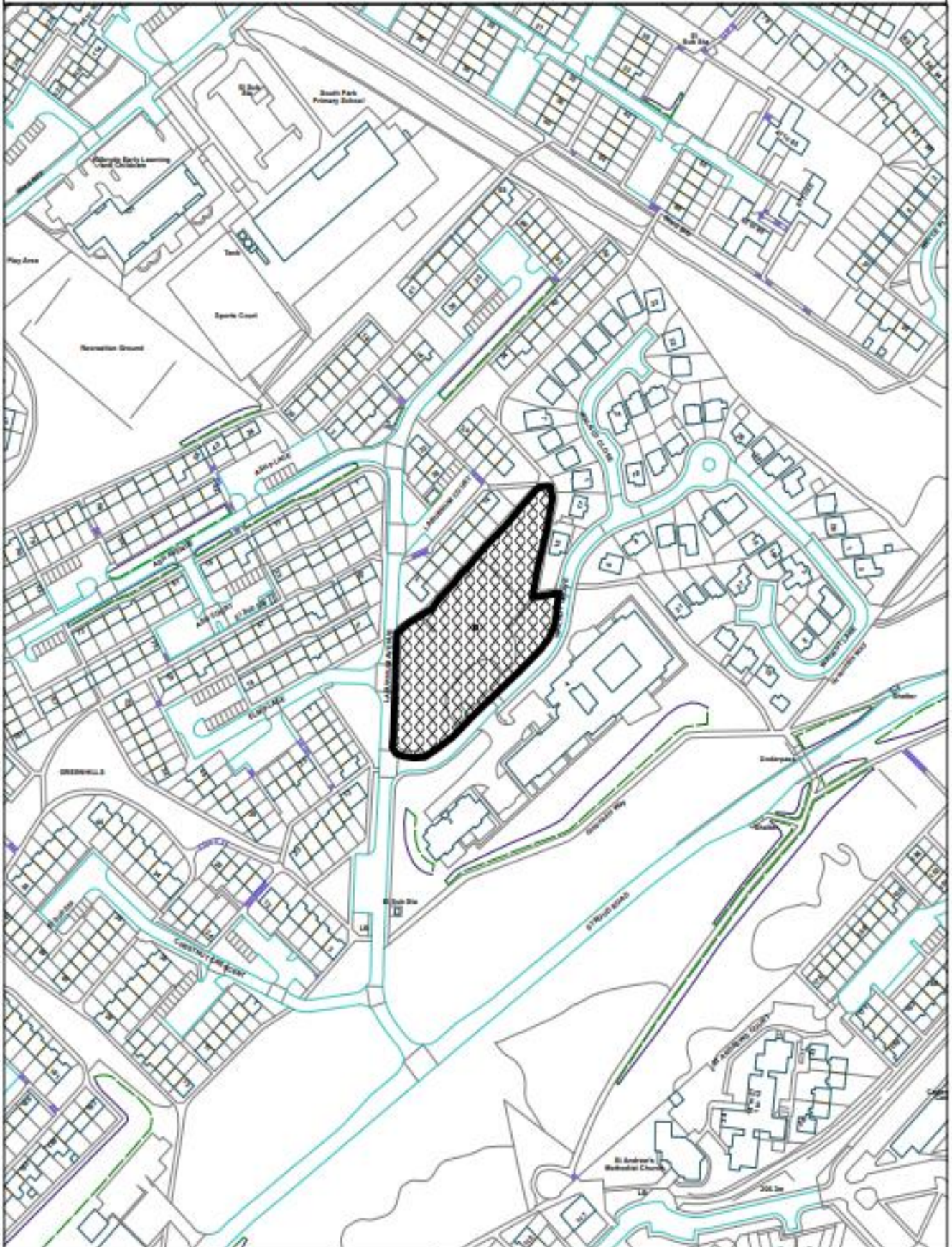
Reason: In order to ensure the proposed development does not increase surface water run-off and protects neighbouring properties from flooding.

12. Notwithstanding the development hereby approved, foul water drainage shall connect to the public network.

Reason: In the interests of adequate servicing of the site and sustainability.

P/22/0148

Site of Former Laburnum Avenue, EK



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Scale:
1:2,500
Date:
27/05/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development