

Report

Report to:	Planning Committee
Date of Meeting:	16 August 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/0039
Planning proposal:	Erection of 61 dwellings and amendment to house types (part amendment to consent HM/16/0486 which relates to approval of Matters Specified in conditions attached to HM/10/0052)

1 Summary application information

Application type:	Further application
Applicant:	Miller Homes Ltd
Location:	Community Growth Area Development - Northwest Plot Highstonehall Road Hamilton 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:
- ◆ Council Area/Ward: 18 Hamilton West and Oarlock
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted April 2021)**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 5 - Development Management and Placemaking
Policy 11 - Housing
Policy 15 - Travel and Transport
Policy DM1 - New Development Design

Residential Design Guide

◆ **Representation(s):**

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

◆ **Consultation(s):**

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The planning application site extends to approximately 2.9ha and comprises an area of vacant land. The site is located to the north of Highstonehall Road to the west of Hamilton and is identified as being part of the Hamilton Community Growth Area (CGA) within the adopted South Lanarkshire Local Development Plan 2.
- 1.2 The site is enclosed to the north by woodland and to the east by vacant land and further east by a former railway line which now forms part of a core path network. In addition, the site is enclosed to the south and west by vacant land which forms part of the Hamilton Community Growth Area and will also be the subject of future residential development. Construction work has commenced at the Hamilton Community Growth Area.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of 61 dwellings and amendment to house types (part amendment to consent HM/16/0486) at the Community Growth Area Development, Northwest Plot, Highstonehall Road, Hamilton.
- 2.2 The proposal relates to the erection of 61 detached dwellings, access roads, landscaping, footpath links and a children's play area. The dwellings include a mix of three, four and five bedroom accommodation which are two storeys in height. A number of the dwelling types have integrated garages and some dwellings have associated detached garages. Externally the dwellings are proposed to be finished in a combination of render, split face stone walling, glazing panels and concrete roof tiles. In addition, some of the dwellings are proposed to have photovoltaic panels integrated within the roof structure.

3 Background

3.1 Local Plan Status

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan 2 and its impact on residential amenity, traffic safety and infrastructure issues.
- 3.1.2 The planning application site is designated as being part of a Community Growth Area for Hamilton and as forming part of the Council's housing land supply. Residential uses are supported within such sites, subject to compliance with normal development management criteria. The site is affected by Policy 1 'Spatial Strategy,' Policy 2 'Climate Change,' Policy 5 'Development Management and Place Making,' Policy 11 'Housing,' Policy 15 'Travel and Transport' and Policy DM1 'New Development Design' of the adopted Local Development Plan.

3.2 Relevant Government Advice/Policy

- 3.2.1 In terms of residential development, Scottish Planning Policy requires Councils to maintain a five year supply of effective housing land. Planning Authorities are also required to promote the efficient use of land by, where possible, directing development towards sites within existing settlements in order to make effective use of established infrastructure and service capacity.
- 3.2.2 Designing Streets 'A Policy Statement for Scotland' was introduced in March 2010 and establishes the Scottish Government's commitment to move away from a standardised engineering approach to streets and to raise the quality of design in urban and rural

development. Development layouts should be designed to encourage a safe environment for pedestrians and cyclists with narrower streets, carefully positioned dwellings, landscaping and off-street parking which can be more effective at achieving slower traffic movements. Permeability which encourages walking is now seen as a high priority and footpath links are encouraged to ensure that houses can be easily accessed from main public transport routes.

3.3 Planning Background

3.3.1 An application for the 'Development of Community Growth Area, Comprising Housing, Neighbourhood Centre, Community Facilities, Access Roads, Open Space and Landscaping (Planning in Principle application: HM/10/0052)' was granted consent on 11 May 2017. In addition, an application for 'Residential Development and Associated Roads, Footpaths, Open Space, SUDs and Landscaping (Approval of Matters Specified in Conditions Attached to HM/10/0052)' (HM/16/0486) was granted consent on 25 May 2017.

3.3.2 The current planning application relates to an amendment to part of the larger site granted under the terms of consent HM/16/0486. The current proposal relates to a reduction in 4 dwellings to 61 dwellings and an amendment to house types, such as a change from terraced dwellings to detached. It should be noted that these changes are relatively minor and the principle of the overall development layout was agreed under the terms of consent HM/16/0486.

4 Consultation(s)

4.1 **Roads Development Management Team** - have advised that they have no objection to the development, subject to the imposition of conditions. These conditions include car parking provision, that there should be no retaining structures adjacent to the adoptable roads and that all HGV traffic associated with the development should access, and egress, via the Muttonhole Road route.

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

5 Representation(s)

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

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for the erection of 61 dwellings and amendment to house types (part amendment to consent HM/16/0486 which relates to approval of Matters Specified in conditions attached to HM/10/0052) at the Community Growth Area Development, Northwest Plot, Highstonehall Road, Hamilton.

6.2 The determining issues in the consideration of this application are its compliance with national policy, local development plan policy and its impact on residential amenity, traffic safety, environmental matters and infrastructure issues.

6.3 With regards to Government guidance and advice, as detailed in section 3.2, Scottish Planning Policy highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. The site is identified within the adopted Local Plan as being suitable for residential development through its designation as a part of the Community Growth Area for Hamilton. The proposed use

therefore raises no issues from a land use perspective and can be considered to accord with national planning policy.

- 6.4 In terms of Local Plan policy, the site is affected by Policies 1 and 2 of the adopted Local Development Plan. The application site is designated as being a Community Growth Area for Hamilton under the terms of Policy 1 of the adopted Local Development Plan. These policies promote sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. The proposal involves the development of an area of vacant land, at a sustainable location in Hamilton as part of the Community Growth Area. Therefore, it is considered that the proposal raises no issues within the context of Policies 1 and 2 of the adopted Local Development Plan.
- 6.5 In addition, the site is affected by Policy 11 of the adopted Local Development Plan and forms part of the Council's housing land supply. Subsequently, the principle of the site for residential use accords with the provisions of Policy 11 of the adopted Local Development Plan.
- 6.6 Policy 5 of the adopted Local Development Plan identifies that all development proposals will require to take account of and be integrated with the local context and built form. The design, location and scale of the proposed two storey dwellings is such that it is considered that the development will not result in a significant material impact on the future streetscape or any adjacent properties. Therefore, the proposal accords with the provisions of Policy 5 of the adopted Local Development Plan.
- 6.7 Policy DM1 of the adopted Local Development Plan relates to the design and layout of all new developments. Given the physical characteristics of the site, it is considered that the development will not result in an adverse impact on the neighbouring properties in terms of privacy, overlooking, overshadowing and the proposed dwellinghouses are of a similar scale and style to those being developed elsewhere within the Hamilton CGA. Subsequently, the proposed development accords with the provisions of Policies DM1 of the adopted Local Development Plan. In addition, it is considered that the proposed layout for the development generally accords with the standards set out in the Council's Residential Design Guide.
- 6.8 Policy 15 of the adopted Local Development Plan seeks to ensure that development considers and, where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. The site is accessible and the development would be integrated into transport walking networks. In addition, Roads and Transportation Services consider that the proposal is acceptable in terms of access, parking and road safety issues. Subsequently, it is considered that the proposal accords with the provisions of Policy 15 of the adopted Local Development Plan.
- 6.9 With regards to infrastructure considerations, it is considered that any detailed requirements can be dealt with by the use of planning conditions.
- 6.10 In conclusion, the proposal relates to a part amendment to consent HM/16/0486, to reduce the number of units and an amendment to the house types, and forms part of the wider Hamilton Community Growth Area. The design, layout and general impact of the development is considered to be acceptable and the proposals comply with the relevant policies contained in the adopted Local Development Plan. In view of the above, it is recommended that planning consent be granted subject to conditions.

7 Reasons for Decision

- 7.1 The proposal will not significantly adversely impact on residential or visual amenity, environmental matters or infrastructure issues. The proposal raises no issues within the policy context of 1, 2, 5, 11, 15 and DM1 of the adopted Local Development Plan 2 and there are no other material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

27 July 2022

Previous references

- ◆ HM/10/0052
- ◆ HM/16/0486

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter, dated 4 February 2022
- ▶ Press Advert, Hamilton Advertiser, dated 3 February 2022

- ▶ Consultations
Roads Development Management Team 29.06.2022

- ▶ Representations
None

Contact for further information

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

Gail Neely, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455932
Email: gail.neely@southlanarkshire.gov.uk

Conditions and reasons

01. That, unless otherwise agreed with the Council as Planning Authority, the landscaping and open space schemes 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 amenity.

02. That prior to the completion or occupation of the last dwellinghouses within the development or phase within which it is located, all of the works required for the provision of equipped play area included in the submitted scheme, shall be completed to the satisfaction of the Council as Planning Authority. For the avoidance of doubt, thereafter, that area shall not be used for any purpose other than as an equipped play area.

Reason: In order to retain effective planning control.

03. That prior to works commencing on site a management plan for the maintenance and management of the structural planting within the site shall be submitted to the Council as Planning Authority. Following written approval, the management plan shall be thereafter implemented to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

04. That prior to the occupation of each dwellinghouse the approved fences and walls associated with each plot shall be erected and thereafter maintained to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

05. That prior to development commencing on site, unless otherwise agreed with the Council as Planning Authority, 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. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interest of public safety.

07. That, unless otherwise agreed with the Council as Planning Authority, before the development hereby approved is completed or brought into use, the entire access road and footpath network, including un-adopted remote footpaths, serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

That no dwellinghouse shall be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority. Unless otherwise agreed with the Council as Planning and Roads Authority, all footpaths shall be 2.0 metres in width and be of a bound construction.

Reason: In the interest of public safety.

08. 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.

09. For the avoidance of doubt, there should be no retaining structures erected adjacent to the adoptable roads within the site to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interest of public safety.

10. For the avoidance of doubt, all HGV traffic associated with the development should access and egress the site via the Muttonhole Road route to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interest of public safety.

11. That, unless otherwise agreed with the Council as Planning and Roads Authority, before the development hereby approved is completed or brought into use, parking shall be provided to the following standards and thereafter maintained to the specification of the Council as Roads and Planning Authority:

Each dwelling should have a minimum number of vehicle parking spaces:

up to 3 bedrooms - 2 spaces

4 or more bedrooms - 3 spaces

Each of these spaces being in units of 6m x 3m

Reason: To ensure the provision of adequate parking facilities within the site.

12. 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.

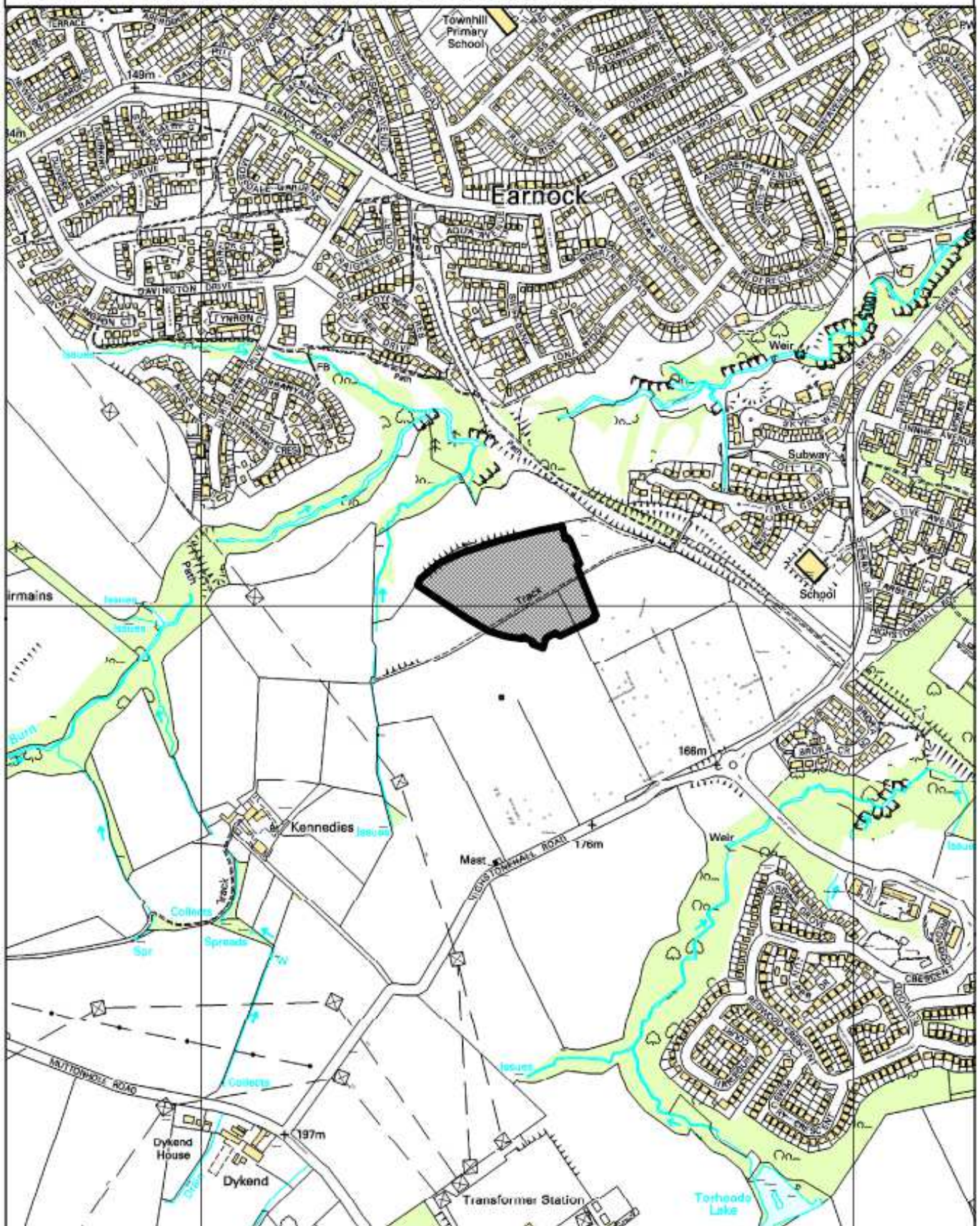
13. That, unless otherwise agreed in writing and prior to works commencing on site, the applicant shall submit details to demonstrate each dwelling has access to their own electric vehicle charging (EVC) point. Where parking is provided within a shared courtyard, details shall also include arrangements for siting of charging posts taking account of parking bays/boundary features/pedestrian movement along with maintenance arrangements all for the written approval of the Council as Roads Authority. Thereafter, the agreed EVC provision shall be installed, commissioned, and maintained in accordance with the approved plans and specifications prior to that property which it serves being occupied.

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

14. Prior to the commencement of development on site, a Traffic Management Plan shall be submitted for the written approval of the Planning Authority. The Traffic Management Plan shall provide details of the hours of operation on site (detailing any particularly noisy aspects of the development), wheel washing arrangements and road sweeping details, on site parking for construction workers and the route to be taken to access the site for all delivery/construction vehicles. Thereafter the development shall be undertaken at all times in accordance with the approved details contained in the Traffic Management Plan unless otherwise agreed in writing with the Planning Authority.

Reason: in the interests of amenity and public safety.

Community Growth Area Development, Northwest Plot, Highstonehall Road



Scale:
1:8,000

Date:
21/07/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development