

**SOUTH LANARKSHIRE COUNCIL
ROADS AND TRANSPORTATION SERVICES**

OBSERVATIONS ON PLANNING APPLICATION

Planning Application No: P/19/1607

Dated: 21 November 2019

Received: 06/12/19

Applicant: Mr J D Hardie

Contact: Chris Hall

Proposed Development: Residential development (two plots)

Ext: 4295

Location: Westyett Farm, Westshields Road, Braehead, Lanark, ML11 8NT

Case officer: Jerry Gigya

Type of Consent: Permission in Principle No(s) of drg(s) submitted: As per portal

Proposals Acceptable?	Y or N
1. EXISTING ROADS	
(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/footway crossing)	Y
(c) Location(s) of Connection(s)	Y
(d) Sightlines (.....)	Y
(e) Pedestrian Provision	N/A

2. NEW ROADS	
(a) Width(s) (.....)	N/A
(b) Layout (horizontal/vertical alignment)	N/A
(c) Junction Details (locations/radii/sightlines)	N/A
(d) Turning Facilities (circles/hammerheads)	N/A
(e) Pedestrian Provision	N/A
(f) Provision for PU Services	N/A

3. SERVICING & CAR PARKING	
(a) Servicing Arrangements/Driveways	Y
(b) Car Parking Provision (.....)	Y
(C) Layout of Parking Bays/Garages	Y

4. RECOMMENDATION	
(a) No Objections	N
(b) No Objections Subject to Conditions	Y
(c) Refuse	N
(d) Defer Decision	N
(e) SOID to advise	N

Item ref	Comments
1a & 1c	This application is for outline permission for two housing plots adjacent to Westyett Farm. This development proposes upgrading the existing farm access, where this meets Westshields Road, this road is derestricted. This site has had three previous planning applications for a similar development since 2005, the most recent CL/14/0043 was refused.
1b	The block states that the existing access will be upgraded, but no details have been shown for this. The access should be widened to 5.5m for the first 15m to allow two vehicles to pass each other, the length is to cater for agricultural vehicles. These works will require a Road Opening Permit.
1d	Visibility splays of 2.5m x 215m are shown on the plans, which are achievable. Within these splays nothing over 900mm in height, e.g. hedges, trees, shrubs & walls etc are permitted.
1e	A 2.0m wide verge should be provided along Westshield Road.
3a	The access should surfaced / sealed for the first 5m, with a drainage system capable of preventing water discharging onto the public road.
3b	No parking has been shown on plans, in the full planning application, each plot will have to provide in curtilage parking based on the number of bedrooms, as per the SCOTS National Roads Development Guide: 2 or 3 Bedrooms to have 2 x spaces. 4 or more bedrooms to have 3 x spaces
3c	Each space should be dimensioned as 3m x 6m and be accessed from the public road without the need to remove any vehicle already parked.
	P.T.O.

THE APPLICANT MUST BE ADVISED OF THE FOLLOWING: -

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	Required
(iv) Dropped Kerb (S56)*	Required

* Relevant Section of the Roads (Scotland) Act 1984

Signed: _____
Engineering Manager

Date: _____

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**OBSERVATIONS ON PLANNING APPLICATION
CONTINUATION SHEET**

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3c	Turning facilities, which do not conflict with parking arrangements to be provided within the confines of the plot to allow the vehicles to enter and exit in forward gear.
Note	Developer is responsible for any alterations required to statutory undertaker's apparatus.
Note	Any detritus material carried from the site on to the public road network to be cleared by the applicant on a daily basis.
Note	<p>During the construction period, the roads within the delivery route will be maintained by the applicant, or repaired by the Council's Roads & Transportation Services and recharged accordingly. Failure to comply with these conditions could result in the applicant being served notice under Section 99 of the Road (Scotland) Act 1984 and contact being made with Police Scotland, who have enforcement powers under the Road Traffic Act.</p> <p>This service would offer No Objections Subject to Conditions, see the standard comments above and the points raised in items; 1b / 1d / 1e / 3a / 3b / 3c / 3c.</p>

Signed: _____
Engineering Manager

Date: _____