

Report

Report to:	Planning Committee
Date of Meeting:	29 March 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/1231
Planning proposal:	Erection of 18 flatted dwellings with associated works

1. Summary application information

Application type:	Detailed planning application
Applicant:	East Kilbride Housing Association
Location:	Land 48M North of 5 Bosfield Corner Bosfield Corner 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: MAST Architects
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
Policy 2 - Climate change
Policy 3 - General Urban Areas
Policy 5 - Development Management and Placemaking
Policy 11 - Housing
Policy 13 - Green Network and Greenspace
Policy 15 – Travel and Transport
Policy 16 – Water Environment and Flooding
Policy DM1 - New Development Design

South Lanarkshire Council Residential Development Guide (2011)

◆ **Representation(s):**

▶	15	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

◆ **Consultation(s):**

Roads and Transportation Services (Development Management)

Roads and Transportation Services (Flood Risk Management)

Environmental Services

Housing Services

Scottish Water

SEPA

Planning Application Report

1. Application Site

- 1.1 The application site relates to an area of vacant land, which previously contained domestic lockups, at Bosfield Corner, East Kilbride. The site, which measures approximately 0.23 hectares in area, is bounded to the west by Highfield Place, with residential dwellinghouses located opposite, to the north by a residential dwellinghouse, to the south by a residential dwelling which fronts onto Bosfield Corner and to the east by open space and a cycle path. The site is predominantly flat throughout. Vehicular access to the site is currently taken from the south, via Bosfield Corner. The site also contains a link path which connects Bosfield Corner and Highfield Place to the adjacent cycle path to the east of the site.

2. Proposal(s)

- 2.1 Detailed planning permission is sought by East Kilbride Housing Association for the erection of a three storey flatted development comprising 18 flatted dwellings with ancillary facilities, car parking and landscaping/garden provision. All properties are intended for social rent for older people. The applicants advise that the proposed development has been designed to provide flexible accommodation to suit changing needs, and to facilitate the provision of changing levels of care for tenants. The proposed development has been brought forward in partnership with South Lanarkshire Council's Housing Services and would be part-funded by the Council.
- 2.2 The proposals include the relocation of the vehicular access to the site from Bosfield Corner to Highfield Place, with the existing access continuing to serve as a pedestrian access to the development. Road widening of a section of Highfield Place, between Bosfield Corner and Old Coach Road, to improve the vehicular access to the site, is also proposed to be undertaken. In addition, off-street car parking provision for 18 cars is proposed and a replacement path connection to link the site and surrounding residential area to the adjacent cycle path would be put in place to ensure that access to the cycle path would be retained and improved as part of the proposed development of the site.

3. Background

3.1 Local Plan Status

- 3.1.1 In land use terms, the site is identified within the South Lanarkshire Local Development Plan 2 (adopted 2021) as a proposed housing site (Policy 11 – Housing) within the settlement of East Kilbride (Policy 3 – General Urban Areas). In addition to these policy designations, the proposed development is affected by a number of additional policies within the Local Development Plan, as follows:

- ◆ Policy 2 – Climate Change
- ◆ Policy 5 – Development Management and Placemaking
- ◆ Policy 13 – Green Network and Greenspace
- ◆ Policy 15 – Travel and Transport
- ◆ Policy 16 – Water Environment and Flooding
- ◆ Policy DM1 – New Development Design

These policies are further discussed in Section 6 below.

3.2 Relevant Government Advice/Policy

- 3.2.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 and National Planning Framework 3 (NPF3). NPF3 aims to facilitate new housing development, particularly in areas where there is continuing pressure for growth. SPP introduces a presumption in favour of development that contributes to

sustainable development. Furthermore, SPP states that the planning system should enable provision of a range of attractive, well-designed, high quality housing that contributes to the creation of successful and sustainable places.

3.3 **Planning Background**

3.3.1 There is no planning history of relevance to this planning application.

4. **Consultation(s)**

4.1 **Roads and Transportation Services (Development Management Team)** – following detailed discussions between the applicants, the Planning Service and the Roads Service and further to the subsequent submission of additional details and alterations to include additional car parking provision within the site and road widening works on Highfield Place adjacent to the proposed development site, Roads and Transportation Services have confirmed that they have no objections to the proposals as put forward, subject to compliance with relevant planning conditions.

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

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

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

4.3 **Environmental Services** – offered no objections subject to conditions relating to issues such as waste and dust management on site.

Response: Noted. Appropriate conditions can be added to any consent issued.

4.4 **Housing Services** – confirmed that the site is included in the Strategic Housing Investment Plan (SHIP) as a priority site for Scottish Government affordable housing grant funding approval and noted that all the housing provided on the site will be affordable social rent and will be allocated in accordance with the Homefinder assessment of need to help meet affordable housing need in the area. As such, they confirmed their support for the proposed development.

Response: Noted. A condition would be attached to any consent issued to ensure that the development would be utilised for affordable social rent to help meet affordable housing need in the area.

4.5 **SEPA** – offered no objections to the proposed development.

Response: Noted.

4.6 **Scottish Water** – offered no objections to the proposed development.

Response: Noted.

5. **Representation(s)**

5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press for neighbour notification purposes and as Development Contrary to the Development Plan. 16 letters of representation were submitted in response, comprising 15 objection letters and one comment letter. The points raised are summarised as follows.

a) **Insufficient parking space is proposed to be provided to serve the development, including visitor parking. This is an area where car parking is already an issue and the proposed development will increase the existing problems in this regard.**

Response: The points raised by the objectors are noted. As part of the drawings originally submitted 15 off street parking spaces were shown to be

provided, which meets the requirement for 0.8 parking spaces per flatted dwelling to be provided for this form of dwellinghouse. However, following further discussions between the applicants, the Planning Service and the Roads Service, in order to seek to maximise the available parking space within the site revised plans were submitted showing the provision of 18 off street parking spaces. This provision exceeds the requirement for this form of development and as such, it is considered that sufficient parking space would be available in respect of the proposed development.

b) The proposed development will cause a loss of light to adjacent properties.

Response: The proposed flatted block is located a significant distance away from almost all other properties in the vicinity of the site and therefore would not have any significant impact on these properties in terms of loss of light. One exception to this is the property at 5 Bosfield Corner, which is located closer to the proposed flatted block. However, as the proposed development would be situated due north of this property, it would not have any adverse impact on the existing dwellinghouse in terms of loss of sunlight or daylight. As such, it is considered that there would not be any significant impact on any nearby property in this regard as a result of the development proposed.

c) The proposed development will cause a loss of privacy to adjacent properties. In particular, proposed upper floor windows will directly overlook existing windows of adjacent dwellinghouses.

Response: The proposed flatted block is located a significant distance away from almost all other properties in the vicinity of the site and therefore would not have any significant impact on these properties in terms of overlooking. One exception to this is the property at 5 Bosfield Corner, which is located closer to the proposed flatted block. In this regard it was noted that upper floor windows of habitable rooms within the proposed development could directly overlook the side windows of this property. Changes were therefore requested to the plans to relocate any windows of habitable rooms where direct overlooking would occur. Revised drawings were provided in this regard showing a number of upper floor windows relocated from the south facing elevation to the east facing elevation to remove any significant direct overlooking impact on this dwellinghouse. Subject to these changes, it is considered that there would be no unacceptable impact on this dwellinghouse or any other nearby dwellinghouse in terms of overlooking issues.

d) The proposed development will cause an increase in noise and anti-social behaviour in the local area, particularly with respect to the proposed relocation of the connecting path from the cycleway onto Highfield Place and the proposed external seating/garden area, which is in close proximity to residential properties.

Response: It is not considered that the provision of social rented flats for older people within this residentially designated area is likely to have any significant impact on the local area in terms of noise or anti-social behaviour issues. With specific regard to the path connection, this has been required in order to maintain and indeed improve on the existing connection to the cycle path that would otherwise be lost as a result of the development. The external seating area proposed relates to the provision of a small, landscaped memorial garden to serve as part of the open space provision for the proposed flatted dwellings. It is not anticipated that this provision will result in any significant anti-social behaviour issues as it is expected that it will be mainly utilised by residents of the proposed flatted dwellings.

- e) **There is insufficient local infrastructure in place to accommodate the proposed development.**

Response: It is noted that this site is located within an established residential area where infrastructure already exists to serve residential uses. In particular it is noted that the site is located in relatively close proximity to local shops and public transport provision. One area where an infrastructure deficiency was noted was in respect to the vehicular access to the site from Old Coach Road, along a section of Highfield Place, which was considered to be of insufficient width to accommodate any increased traffic levels associated with the provision of additional residential dwellings. In order to resolve this issue, the applicants have agreed to undertake improvement works to this section of road to ensure that it is capable of accommodating traffic associated with the proposed development, as well as existing traffic to and from Bosfield Corner and Highfield Place. Any consent issued would be appropriately conditioned to ensure that these improvement works are undertaken. Subject to these improvements there are no further concerns in respect of the development relating to local infrastructure.

- f) **The proposal would involve the development of an area of land designated as priority greenspace.**

Response: It is noted that a section of the application site was designated as Priority Green Space in the South Lanarkshire Local Development Plan 2015. For this reason this application was originally advertised as Development Contrary to the Development Plan at the time of its submission. However, as part of the consideration of the South Lanarkshire Local Development Plan 2, the view was taken that it was not appropriate for this section of ground to be designated as Priority Green Space as it was not considered to make a significant green space contribution that warranted this designation. The designation was therefore removed from this area of ground at that time. The South Lanarkshire Local Development Plan 2 was subsequently adopted in 2021 and superseded the South Lanarkshire Local Development Plan 2015. As such, no part of this site is now designated as Priority Green Space and there would be no development of any Priority Greenspace Areas as part of the proposed development.

- g) **The proposal is for a greater number of units than was originally shown in a previous version of the Strategic Housing Investment Programme (SHIP). Has this been addressed with the Council's Housing Services in respect of funding of the development?**

Response: The Council's Housing Services were consulted as part of the planning consideration of the proposed development. In response they confirmed that the site is included in the Strategic Housing Investment Plan (SHIP) as a priority site for Scottish Government affordable housing grant funding approval and noted that all the housing provided on the site would be affordable social rent and would be allocated in accordance with the Homefinder assessment of need to help meet affordable housing need in the area. As such, they confirmed their support for the proposed development at the scale proposed.

- h) **The proposed development would be out of character with the surrounding area, which predominantly consists of two storey dwellinghouses.**

Response: While it is noted that there are a number of two storey dwellinghouses located in both Highfield Place and Bosfield Corner, there are also a number of three storey flatted developments in existence in the local area, including a flatted block in close proximity to the site adjacent to the junction of Old Coach Road and Highfield Place. As such, it is not considered that the proposed development would appear out of character or context in respect of its surroundings.

- i) **The design of the proposed building is not attractive or in keeping with the local area.**

Response: A design statement has been submitted as part of the proposed development which notes that a simple, stepped design has been chosen in order to minimise the visual appearance of the building so that it will not look out of place in the context of its surroundings. A planning condition would be attached to any consent issued requiring full details of all materials proposed to be used as part of the development to be submitted to and approved by the Council, to ensure that the development would appropriately integrate with its surroundings. Subject to this condition it is considered that the proposed development would be in keeping with its surroundings and appropriately integrate with the existing residential area at this location.

- j) **The proposed development is likely to have an adverse impact on drainage and sewerage systems in the local area.**

Response: No concerns have been raised by SEPA, Scottish Water or the Council's Roads and Flood Risk Management Teams relating to the proposed development, subject to standard conditions that would be attached to any consent issued. There are therefore no concerns of note in this regard in this instance.

- k) **The proposed landscaping scheme for the site should make further provision for biodiversity considerations.**

Response: The inclusion of extensive landscaping as part of the proposed development is to be welcomed and would assist in ensuring that the development suitably integrates with its surroundings and accounts for biodiversity considerations. Appropriate conditions would be attached to any consent issued requiring full landscaping details to be provided in addition to appropriate implementation of the approved landscaping scheme as part of the development of the site. Through these conditions, it can be further ensured that the proposals appropriately account for biodiversity considerations in this regard.

- l) **The access to the site from Old Coach Road and the junctions adjacent to the site are not of a standard to accommodate the proposed increase in use that this development would bring about and present a road safety issue. Off-street car parking should be provided for existing properties to improve the situation along with pedestrian crossings and increased access to bus stops.**

Response: As part of the detailed assessment of the application undertaken it was identified that the vehicular access to the site from Old Coach Road, along a section of Highfield Place, was considered to be of insufficient width to accommodate any increased traffic levels associated with the provision of additional residential dwellings. In order to resolve this issue, the applicants have agreed to undertake improvement works to this section of road to ensure that it is capable of accommodating traffic associated with the proposed development, as well as existing traffic to and from Bosfield Corner and

Highfield Place. Any consent issued would be appropriately conditioned to ensure that these improvement works are undertaken. Subject to these improvements it is not considered that there are any further concerns with regard to the access to the site. The car parking provision associated with the proposed development exceeds the requirements for this form of residential development. It would not be considered reasonable or appropriate to require the developers to provide off street car parking to existing properties in the vicinity of the development site in this case.

m) The proposed bin stores would create odour issues in the local area.

Response: Consultation was undertaken with the Council's Environmental Services as part of the consideration of the proposed development. Environmental Services have advised that they are satisfied with the general refuse management details provided. However, they have requested that a condition is attached to any consent issued requiring full details of the refuse management provisions to be provided prior to the occupation of the proposed flatted dwellings, to fully ensure that there would be no issues in this regard. It has been agreed that this condition would be attached to any consent issued and on this basis there are no concerns with regard to the general refuse management provisions associated with the proposed development.

n) The proposed development will significantly alter the character of the area and have an adverse biodiversity impact. It should be ensured that there is no adverse biodiversity impact as a result of the proposed development.

Response: In general, it is considered that the proposed development will suitably integrate with the surrounding residential area at this location and will not have an adverse impact on the character of the area. With specific regard to biodiversity considerations, extensive landscaping is proposed to be put in place as part of the proposed development. This is to be welcomed and would assist in ensuring that the development suitably integrates with its surroundings and accounts for biodiversity considerations. Appropriate conditions would be attached to any consent issued requiring full landscaping details to be provided in addition to appropriate implementation of the approved landscaping scheme as part of the development of the site. Through these conditions, it would be further ensured that the proposals appropriately account for biodiversity considerations in this regard.

o) The proposed development will cause a loss of view from existing dwellinghouses.

Response: This is not a valid planning consideration.

p) The proposed building works will create disruption locally during the construction phase.

Response: With regard to the management of the construction phase associated with the development it has been agreed that, prior to commencement of works, the developer shall submit a Construction Phase Health and Safety Plan. This shall include timing restrictions on deliveries and a method statement for the prevention of staff parking on the site or on the streets around. The developer shall implement vehicle sharing and shuttle systems as far as practicable within the constraints of social distancing and safe working practices, to the satisfaction of the Council as Roads and Planning Authority. A condition would be attached to any consent issued requiring these details to be fully implemented throughout the construction phase. Additionally, a condition would be attached to any consent issued requiring appropriate road

maintenance to be carried out throughout construction works. In general, an element of disruption is to be expected for a temporary time period as part of any construction project. However, subject to these conditions, it is considered that any disruption would be minimised as far as is practicable in respect of this development.

q) Insufficient consideration and notice to neighbours has been provided in respect of the proposals.

Response: At the time of submission of the planning application, statutory neighbour notification was undertaken and the application was advertised in the local press. Subsequently, following various alterations to the proposals made by the applicants at the request of the Council, re-notification and re-advertisement of the application was carried out. As such, it is considered that extensive notification and consideration has been provided to neighbours in respect of this proposed development.

r) The proposal fails to adhere to the provisions of the development plan, which itself has not been made sufficiently accessible to residents, limiting their ability to respond regarding the proposals.

Response: The provisions of the development plan are made widely publicly available to residents of South Lanarkshire through the Council's website. In addition, assistance is available to stakeholders as required via phone and e-mail contact with officers of the Planning Service. The proposed development itself is considered to be fully compliant with the provisions of the South Lanarkshire Local Development Plan 2 (adopted 2021).

s) As part of the planning application process a meeting requires to be provided to local residents to discuss the proposed development. This has not been offered to date.

Response: There are no such provisions for a meeting to be offered to local residents in respect of a development of this scale as has been suggested by the objector. Statutory neighbour notification has been undertaken in addition to advertisement of the application in the local press. Extensive opportunity has been afforded to interested parties to make representations in respect of the proposals put forward in this instance.

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

6. Assessment and Conclusions

6.1 Planning permission is sought by East Kilbride Housing Association to construct a three storey flatted development comprising 18 flatted dwellings with ancillary facilities, car parking and landscaping/garden provision on a vacant site at Bosfield Corner, East Kilbride. All properties are intended for social rent for older people. The applicants advise that the proposed development has been developed to provide flexible accommodation to suit changing needs, and to facilitate the provision of changing levels of care for tenants. The proposed development has been brought forward in partnership with South Lanarkshire Council's Housing Services and would be part-funded by the Council.

6.2 The proposals include the relocation of the vehicular access to the site from Bosfield Corner to Highfield Place, with the existing access continuing to serve as a pedestrian access to the development. Road widening of a section of Highfield Place, between Bosfield Corner and Old Coach Road, to improve the vehicular access to the site, is also proposed to be undertaken. In addition, off-street car parking provision for 18 cars is proposed and a replacement path connection to link the site and surrounding

residential area to the adjacent cycle path would be put in place to ensure that access to the cycle path would be retained and improved as part of the proposed development of the site.

- 6.3 The determining issues in the assessment of this application are its compliance with local development plan policy as well as its impact on surrounding amenity. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan against which the proposal requires to be assessed is the South Lanarkshire Local Development Plan 2 (adopted 2021).
- 6.4 The Local Development Plan identifies the site, in land use terms, as proposed housing land (Policy 11 – Housing) within the settlement of East Kilbride (Policy 3 – General Urban Areas). It is therefore noted that the principle of housing development on this site is supported by Policies 3 and 11 of the adopted Local Development Plan.
- 6.5 In terms of the detail of the proposal, Policy 5 - Development Management and Placemaking of the adopted plan states that all planning applications should take fully into account the local context and built form, while Policy 2 - Climate Change seeks to ensure that proposed developments, where possible, seek to minimise and mitigate against the effects of climate change. Furthermore, any proposal should not result in significant adverse environmental or amenity impacts. In addition, Policy 15 – Travel and Transport seeks to ensure that the use of sustainable transport modes is incorporated into the design of all new developments. These policies are further reinforced by the provisions of Policy DM1 - New Development Design, while further guidance on design matters is contained in the Council's Residential Development Guide (2011).
- 6.6 In terms of the submitted layout, it is noted that the proposal is for 18 flats over three storeys with associated access, car parking and landscaping works. The proposed development is considered to be appropriate in terms of design and style to the residential area in which it is located. While the surrounding area predominantly comprises two storey dwellings, there are also three storey flatted blocks, including at the junction of Old Coach Road and Highfield Place, diagonally opposite the site. As such, the design or height of the proposed development would not appear out of keeping with its surroundings.
- 6.7 In terms of amenity considerations, it is noted that the siting of the building within the application site has been chosen to minimise the impact on existing dwellings in terms of overlooking or loss of light. However, some concerns were raised by the Planning Service with regard to potential overlooking of the dwellinghouse located directly to the south of the proposed building, and changes to window positions were sought at this location to resolve this issue. Revised drawings were submitted showing the requested changes included in the design and, following these alterations, there are no longer considered to be any overlooking issues from habitable room windows as a result of the development proposed.
- 6.8 The proposals originally included the provision of 15 off-street car parking spaces within the development site. While this provision does meet the requirement of 0.8 parking spaces per unit for socially rented properties, in this case some additional parking space was sought to maximise the parking provision within the site. Revised plans were submitted showing the provision of 18 spaces, one space per proposed dwelling, and this is considered to be acceptable in respect of the proposed development. The Council's Roads and Transportation Services have also confirmed

their satisfaction with the proposed relocation of the access road to the site from the south of the site at Bosfield Corner to the west of the site at Highfield Place.

- 6.9 As part of their assessment of the proposed development, Roads and Transportation Services raised concerns with regard to the suitability of the access road to the site from Old Coach Road, in its current layout, to accommodate the proposed development. Discussions were held with the applicants in this regard and it was agreed that the proposals would be amended to include the widening of a stretch of Highfield Place, between Old Coach Road and Bosfield Corner, to address this issue. Revised drawings were submitted to include this improvement to the proposals and subject to this addition, the Roads Service have confirmed that they are satisfied that the proposals will not have any adverse impact on road safety or other travel and transport considerations.
- 6.10 With regard to the consideration of climate change issues, it is noted that the site is located within an established residential setting, close to local services, bus stops and a cycle path, which is located directly adjacent to the site. In addition, a condition would be attached to any consent issued requiring provision to be made for electric vehicle charging points within the site. As such, it is considered that this site represents a sustainable location that can be developed in a manner that makes a positive contribution in terms of climate change considerations.
- 6.11 In terms of amenity and open space provisions, a landscaped garden is proposed to be provided at the north of the site as well as a small seating area. Extensive planting and landscaping are also proposed to be put in place and as such, it is considered that the proposed development would significantly improve the appearance of the site, relative to its current vacant overgrown condition. The proposed development also includes the provision of a new path connection to the existing cycleway which runs to the east of the site, as the existing connection would require to be removed to facilitate the proposed development. Subject to conditions that would be attached to any consent issued relating to the finishes of the path as well as lighting and bin provision, it is considered that this would significantly improve the access to the cycle path at this location. Given all of the above and following a detailed assessment of the proposals submitted, the view is taken that the proposals represent a significant improvement relative to the existing condition of the site, would not have any significant amenity impact and fully comply with the development management considerations set out in Policies 2, 5, 15 and DM1 as well as in the Council's Residential Development Guide.
- 6.12 In terms of the consideration of the water environment as set out in Policy 16 – Water Environment, it is noted that no objections have been received from the Council's Flood Risk Management team or SEPA in respect of the proposed development, subject to conditions which would be attached to the consent issued. As such, the proposals are considered to be fully compliant with Policies 16. The application site also lies partially within an area designated as forming part of the Green Network, where Policy 13 - Green Network and Greenspace of the Local Development Plan applies. In this regard it is noted that the site presently comprises vacant open space and scrub land which adds little value to the Green Network. It is considered that the proposed development, which includes significant landscaping and planting, as well as the provision of a landscaped memorial garden area, would make a positive overall contribution to the Green Network at this location. In addition, as noted above, an improved path connection to the adjacent cycle route and designated Priority Green Space areas would be provided as part of the proposed development. As such, it is considered that the proposed development would have a positive overall impact on the Green Network and is fully compliant with Policy 13 of the adopted plan.

- 6.13 Following the undertaking of statutory neighbour notification and advertisement of the application in the local press 16 letters of representation were submitted in respect of the proposals, comprising 15 letters of objection and one letter of comment. The matters raised are addressed in Section 5 above. It is not considered that any of the points raised merit the refusal of the application in this case. The application was originally advertised as Development Contrary to the Development Plan at the time of its submission as a section of the application site was designated as Priority Green Space in the South Lanarkshire Local Development Plan 2015. However, as part of the consideration of the South Lanarkshire Local Development Plan 2, the view was taken that it was not appropriate for this section of ground to be designated as Priority Green Space as it was not considered to make a significant green space contribution that warranted this designation. The designation was therefore removed from this area of ground at that time. The South Lanarkshire Local Development Plan 2 was subsequently adopted in 2021 and superseded the South Lanarkshire Local Development Plan 2015. As such, no part of this site is now designated as Priority Green Space and there would be no development of any Priority Greenspace Areas as part of the proposed development.
- 6.14 Taking all of the above into account, it is considered that the detailed proposals brought forward represent a high quality residential development that would assist in satisfying the ongoing demand for social rented properties for older people in the East Kilbride area. Furthermore, it is considered that the proposals would suitably integrate with the existing built environment at this location, would support appropriate and sustainable connectivity to public facilities and would not result in any significant adverse amenity, environmental or other impacts. It is therefore concluded that the proposed development fully complies with the relevant provisions of the South Lanarkshire Local Development Plan 2 (adopted 2021), with specific regard to the provisions of Policies 2, 3, 5, 11, 13, 15, 16 and DM1 and with the Council's Residential Development Guide. It is therefore recommended that planning permission is granted for the proposed development, subject to the attached conditions.

7. Reasons for Decision

- 7.1 The proposal would have no significant adverse impact on amenity, public safety or the local environment and complies with the provisions of Policies 2, 3, 5, 11, 13, 15, 16 and DM1 of the South Lanarkshire Local Development Plan 2 (adopted 2021) and with the Council's Residential Development Guide.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 17 March 2022

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 10 October 2019
- ▶ Neighbour notification letter dated 9 February 2022

► Consultations	
Roads Development Management Team	21.12.2020
Environmental Services	25.10.2019
Scottish Water	15.10.2019
SEPA West Region	14.10.2019
Roads Flood Risk Management	03.12.2019
Roads Development Management Team	12.11.2021
Housing Planning Consultations	25.10.2019

► Representations	Dated:
Susan, Colin & Craig Campbell, 23 Highfield Place, East Kilbride, Glasgow, South Lanarkshire, G74 4AY	17.10.2019
Sheena Mayers, 21 Highfield Place, East Kilbride, Glasgow, South Lanarkshire, G74 4AY	20.11.2019
Mr Andrew Paterson, 17 Highfield Place, East Kilbride, Glasgow, South Lanarkshire, G74 4AY	17.10.2019
Mr And Mrs S MacLachlan, 6 Bosfield Corner, East Kilbride, Glasgow, South Lanarkshire, G74 4AZ	23.10.2019
Dr Paula McLeod, 24 Highfield Place, East Kilbride, G74 4AY	12.10.2019
Alan And Jennifer Morris, By Email	25.10.2019
Paula McLeod & Robert Keogh, 24 Highfield Place, East Kilbride, G74 4AY	14.10.2019
Joe Allan, No Address Provided	05.11.2019
Mr Alan Paton, 8 Bosfield Corner, East Kilbride, Glasgow, South Lanarkshire, G74 4AZ	28.10.2019
Miss Jacqueline Turner, 3 Lochaber Place, East Kilbride, Glasgow, South Lanarkshire, G74 4BA	13.01.2020
Sheena Mayers, Sent Via Email	16.07.2021
Mr John Shaw, 70 Old Coach Road, East Kilbride, G744BN	11.02.2022
Mrs Catherine McLean, 23, Highfield Place, East Kilbride, G74 4AY	28.02.2022
Dr Paula McLeod, 24 Highfield Place, East Kilbride, East Kilbride, Glasgow, G74 4AY	12.02.2022
Mrs Jean Galloway, 79 Old Coach Road, Hassendeanburn, East Kilbride, G74 4AU	21.02.2022

Paula McLeod & Robert Keogh, 24 Highfield Place, East 16.02.2022
Kilbride, G74 4AY

Contact for further information

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

Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455049
Email: declan.king@southlanarkshire.gov.uk

Conditions and reasons

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

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

02. 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.

03. 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 2 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.

04. That before any work commences on the site, a scheme of landscaping 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.

05. That the approved landscaping scheme 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.

06. That all of the parking spaces shown on drawing 2840-2 L(20)010 Revision C of the approved drawings shall be put in place before the development hereby approved is completed or brought into use.

Reason: To ensure the provision of appropriate car parking to serve the development.

07. That Highfield Place shall be widened in accordance with the details shown on drawing 2840-2 L(20)010 Revision C of the approved drawings prior to the works hereby approved commencing.

Reason: In the interests of road safety and to ensure that the access to the site is capable of accommodating the development hereby approved.

08. That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 35 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.

Reason: In the interests of traffic and public safety.

09. That the proposed replacement path to connect Bosfield Corner/Highfield Place to Cycleway NCR 756 shall be put in place before the development hereby approved is completed or brought into use and before the existing connection path within the site is closed from public use and shall adhere to the following specifications:

- ◆ The path shall be lit by SLC street lighting;
- ◆ Rubbish disposal facilities shall be provided along the path;
- ◆ The path shall be a minimum of 3m wide and have a flexible (bitumen) construction to ensure no vertical edges;
- ◆ Signage to direct cyclists to the new path shall be provided;

all to the specification and satisfaction of the Council as Roads and Planning Authority unless otherwise agreed in writing.

Reason: To ensure the continuous provision of a path connecting Bosfield Corner/Highfield Place to the adjacent cycleway.

10. That, before the development hereby approved is completed or brought into use, bollards shall be placed on the footway link from the new car park to Bosfield Corner, to prevent vehicles using this as an entry to / exit from the car park, to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road and pedestrian safety.

11. That the new footway to be provided between Bosfield Corner and the new access to the car park on Highfield Place shall adhere to the following specifications:

- ◆ The footway shall be a minimum of 3m wide;
- ◆ The footway shall extend across the site's full frontage onto Highfield Place, with dropped kerbs 6m wide for the car park access;
- ◆ The footway shall be tight to the road, with any grass verge located between the footway and car park;

all to the specification and satisfaction of the Council as Roads and Planning Authority unless otherwise agreed in writing.

Reason: To ensure the provision of a suitable pathway along the frontage of the site.

12. That, prior to commencement of any works on site, a Road Safety Audit to the appropriate stage and specification shall be prepared, with particular reference to the changes to the cycling routes and their interaction with the parked cars and traffic on Highfield Place, to the specification and satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

13. That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, other than those shown on the drawings hereby approved as being removed, 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 within the site.

14. 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.

15. 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.

16. Details of facilities for the storage of refuse within the proposed development, including the design, location and access for uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwellings shall be occupied until the facilities for the storage of waste have been provided within the proposed development, in accordance with the approved scheme.

Reason: To safeguard the environmental amenity of the area.

17. 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 safeguard the environmental amenity of the area.

18. That no development shall commence until drainage and flood risk details to include signed appendices A, B, C, D and E are submitted to and approved in writing by the Planning Authority. The development shall not be occupied until the surface drainage works and any required flood mitigation works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

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

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

Reason: In the interests of road safety.

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

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

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

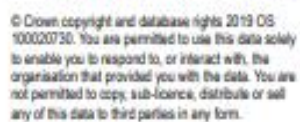
Reason: In the interests of road safety.

21. That, prior to commencing works, the developer shall submit a Construction Phase Health and Safety Plan for approval. This shall include timing restrictions on deliveries, and a method statement for the prevention of staff parking on the site or on the streets around. The developer shall implement vehicle sharing and shuttle systems as far as practicable within the constraints of social distancing and safe working practices, to the satisfaction of the Council as Roads and Planning Authority. The development works shall thereafter be undertaken in accordance with the approved details to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

22. That the development hereby approved shall be utilised at all times as affordable social rented housing to help meet affordable housing need in the area, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: To ensure the appropriate use of the site in accordance with the details submitted for consideration.



Scale:
1:2,500

Date:
04/03/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development