

Report

Report to:	Planning Committee
Date of Meeting:	11 May 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0295
Planning proposal:	Amendment to planning consent P/19/1794 in respect of substitution of house types plots 1 -50 and minor amendments to layout

1 Summary application information

Application type:	Detailed planning application
Applicant:	Stewart Milne Homes Scotland
Location:	Land 110M Northwest Of Littlepark Cottage Jackton Road East Kilbride Glasgow South Lanarkshire

2 Recommendation(s)

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

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

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 06 East Kilbride South
- ◆ Policy Reference(s): South Lanarkshire Development Plan 2
Policy 1 Spatial Strategy
Policy 2 Climate change
Policy 5 Development Management and Placemaking
Policy 11 Housing
Policy 12 Affordable Housing
Policy 15 Travel and Transport
Policy 16 Water Environment and Flooding
Policy DM1 New Development Design
Policy SDCC2 Flood risk
Policy SDCC3 Sustainable Drainage Systems
Policy DM15 Water Supply
Policy DM16 Foul Drainage and Sewerage

◆ **Representation(s):**

▶	5	Objection Letters
▶	0	Support Letters
▶	2	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The planning application site relates to an area of land to the south of the village of Jackton. The site sits to the south of Eaglesham Road and to the west of Jackton Road. The site is bounded by Eaglesham Road to the north and by recently developed Cala Homes houses to the west (EK/15/0071). A small group of existing older residential properties are located immediately to the east of the site. The site is fairly level, sloping gradually down towards the north at Eaglesham Road. There are a number of trees along the southern boundary, primarily within the group of properties at Little Park House. The site extends to approximately 2.82 hectares. The site is located in the East Kilbride Community Growth Area.

2 Proposal(s)

- 2.1 The applicants propose the erection of a residential development of 50 dwellings. This application is an amendment to planning consent P/19/1794 in respect of substitution of house types plots 1 - 50 and minor amendments to layout. The development will be located on the existing access from Jackton Road to the recently developed Cala Homes development on Kavanagh Crescent (EK/15/0071).
- 2.2 This application substitutes the previously consented house types on all the plots to update the house types to the developers' current designs and preferred house types. The revised development layout replaces the previously proposed 7 terraced units with detached dwellings, which have been introduced in that position and across the site, resulting in all the proposed house types being detached. This has resulted in relocations of plots and the location of houses within some of the plots. This application also proposes an amended Landscape Scheme which includes the removal of the existing hedge along the south side of Eaglesham Road to allow for the construction of a 2 metres wide footway. The loss of the existing hedge will be mitigated by the planting of a replacement native hedge slightly further into the site. The existing hedge has already been removed following consultation with the Planning Service.
- 2.3 The development is classified as a 'Major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was previously the subject of pre-application consultation, including a public exhibition held in the Greenhills Hall, Greenhills Crescent in East Kilbride, on 22 August 2019 prior to the original application being submitted.

3 Background

3.1 Local Plan Status

- 3.1.1 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of SLLDP2 and a number of modifications to the plan were recommended. At the Planning Committee on 1 December 2020, members agreed to the approval of all of the modifications, the publication and public deposit of the Plan, as modified, and the submission of the Plan to Scottish Ministers. SLLDP2 was formally adopted on 9 April 2021 and now supersedes the former Local Plan. For the purposes of determining planning applications, the Council will, therefore, assess proposals against the policies contained within the newly adopted SLLDP2.

In this regard the application site and associated proposal is affected by the following policies contained in SLLDP2:-

Policy 2: Climate change
Policy 5: Development Management and Placemaking
Policy 11: Housing
Policy 12: Affordable Housing
Policy 15: Travel and Transport
Policy 16: Water Environment and Flooding
Policy DM1: New Development Design
Policy SDCC2: Flood risk
Policy SDCC3: Sustainable Drainage Systems
Policy DM15: Water Supply
Policy DM16: Foul Drainage and Sewerage

3.1.2 In addition the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced.

3.1.3 An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

3.2.1 Scottish Planning Policy (Revised 2020) (SPP) advises that proposals that accord with up-to-date plans should be considered acceptable in principle. In terms of residential development, the SPP advises that the planning system should enable the development of a range of attractive, well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements.

3.3 **Planning Background**

3.3.1 Planning Permission in Principle (EK/11/0202) for the wider East Kilbride Community Growth Area was approved at Planning Committee in March 2012, subject to the conclusion of a Section 75 Legal Agreement in respect primarily of financial contributions towards infrastructure affected by the development. Following signing of the agreement, the planning permission was subsequently issued on 10 September 2020. In December 2017, two planning applications (EK/18/0023 and EK/18/0024) were submitted by Cala Homes for the development of 35 and 14 dwellings on the site. Neither of these applications have been determined to date, however, are expected to be withdrawn. As stated in paragraph 2.1 above, this application is an amendment to planning consent P/19/1794 which was granted consent in October 2020. The access road through this site, Kavanagh Crescent, was built as part of the previously developed adjacent site by Cala Homes (EK/15/0071).

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Development Management)** – have no objections to the amended proposal subject to conditions attached to the original consent being attached to any amended consent in respect of footway provision, Travel Information Pack, surface water drainage, parking provision requirements and Traffic Management Plan implementation.

Response: Noted. Appropriate conditions and advisory notes will be added to any consent issued.

- 4.2 **Environmental Services** – have no objections to the amended proposal, subject to conditions and advisory notes being attached in respect of contaminated land site investigation remediation, noise assessment, limiting construction noise and dust management and monitoring.

Response: Noted. Appropriate conditions and advisory notes will be added to any consent issued.

5 **Representation(s)**

- 5.1 Statutory notification was undertaken and the proposals advertised in the local press for non-notification of neighbours. Following this, 5 letters of objection and 2 letters of comment were received. The issues raised in all representations can be summarised as follows:-

- (a) **The proposed development is over development of the site, is a significant increase in number of dwellings from the previous planning consent which have an adverse impact on nature conservation**

Response: This application does not propose an increase in numbers of units from the 50 units granted consent under Planning Consent P/19/1794. The application changes the type of units proposed. The proposed density is considered acceptable for the application site.

- (b) **The amended proposal proposes to increase the number of units which have a boundary with Little Park on the southern boundary of the site, from 7 units to 9 units increasing the likelihood of the removal of the mature hedge and trees along this boundary.**

Response: The amended proposal increases the number of properties along this boundary by 1 which has been achieved by reducing the size of some of the properties. The properties cover the same extent of this boundary and the small increase in numbers of properties along this boundary is considered unlikely to increase the possibility of removal of hedges or trees. A condition has been attached protecting the trees along this boundary. The existing hedge at the entrance to Little Park is out with the site boundary and the developer proposes to plant an additional area of mixed hedgerow in this area of the site.

- (c) **Will the trees, tree canopy and hedges along the boundary with Little Park be protected?**

Response: A condition has been attached, as attached to the existing Planning Consent (P/19/1794), protecting the trees along this boundary. The existing hedge at the entrance to Little Park is outwith the site boundary and the developer proposes to plant an additional area of mixed hedgerow in this area of the site.

- (d) **The existing hedgerow along the boundary of the site with Eaglesham Road has been removed although the current Planning Consent required it to be retained. This was removed without consideration to wildlife and just before the nesting season.**

Response: The hedge was removed to enable the required 2m wide footway to be installed along Eaglesham Road. The existing hedge was removed in February prior to the bird breeding season. A replacement hedge is proposed along the inside of the new footway and will be a mixed hedge with mix of 35% Hawthorn, 15% Blackthorn, 25% Hornbeam, 25% Beech double planting of minimum 120 to 150cm 2L with a post and wire fence. The hedge will be planted following footpath upgrading work after November 2021.

- (e) **The construction vehicles have already started to block Kavanagh Crescent preventing residents from accessing their properties without any prior communication to residents.**

Response: Roads and Transportation Services have been informed of the construction traffic issue and the developer has been reminded that at no time should Kavanagh Crescent be blocked by construction vehicles or construction parking. The developer has also confirmed that they have reminded their sub-contractors of the requirements in terms of Kavanagh Crescent.

- (f) **The only place for construction workers to park is on Kavanagh Crescent which is narrow and which is maintained through payments by the residents of the Cala houses.**

Response: Roads and Transportation Services have agreed the submitted Construction Traffic Management Plans which identify areas for construction staff parking which do not include parking on Kavanagh Crescent.

- (g) **Kavanagh Crescent is not suitable for additional traffic which will result from the proposed development.**

Response: Roads and Transportation Services raised no objections to the proposed development, including the parking and road layout, which was granted consent under Planning Consent P/19/1794.

- (h) **There are existing drainage problems in the area in that the existing drainage and sewerage system is inadequate causing flooding particularly in the north east corner of the site close to the pumping station. The proposed development will increase the drainage and flooding problems in the area.**

Response: SEPA and Roads and Transportation Services Flood Management Section were consulted and raised no objection to the proposed development under the previous Planning Consent P/19/1794. Conditions in relation to the implementation of a Sustainable Drainage Design designed and independently checked in accordance with the Council's SUDS Design Criteria Guidance and submission of an up dated Flood Risk/Drainage Assessment (FRA) were attached to that Planning Consent and can be attached again should this amended consent be granted.

- (i) **The notification sent to residents provided little information and did not set out what the proposed changes were or provide an accurate plan.**

Response: The letter referred to was the formal neighbour notification letter sent to adjacent residents. The letter informs the neighbour that the application has been submitted. It explains how to view the planning application plans and documents through the website. Objectors who raised this issue were contacted and advised on how to view the plans and information. The map enclosed only identifies the site boundary and the area where the neighbours were notified and does not detail the proposed layout.

- (j) **The application site boundary adjacent to Little Park is incorrect. It shows the site taking in trees which are out with the site boundary and not in the ownership of the applicant.**

Response: The applicant has confirmed that the site boundary is correct and corresponds with the land ownership boundary. This is not a valid planning matter it is a legal matter between the two landowners and could be resolved by checking title deeds of each landowner.

(k) The application should have been discussed with local residents.

Response: Formal neighbour notification letters were sent out to all properties within 20 metres of the application site and the application was advertised in the East Kilbride News in respect of non-notification of neighbours.

(l) Flora, fauna and various species requires to be protected throughout the development process.

Response: The applicants had previously submitted an Ecological Report at the time of the original Planning Consent P/19/1794. Mitigation measures were included in the design and conditions attached to that consent in respect of these measures. A further Updated Ecology Report was submitted in February 2021 which has been assessed and is considered to be acceptable.

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

6 Assessment and Conclusions

6.1 The applicants propose the erection of a residential development of 50 dwellings. This application is an amendment to planning consent P/19/1794 in respect of substitution of house types plots 1-50 and minor amendments to layout. In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.

6.2 The impact of new developments on climate change requires to be considered as part of the assessment of planning applications under Policy 2 – Climate Change. In this instance, it is noted that the principle of development of this site has already been established by virtue of the original planning consent P/19/1794. The application site forms part of the wider East Kilbride Community Growth Area which is identified in the South Lanarkshire Local Development Plan 2 as a development priority which encourages sustainable economic growth of East Kilbride. It is considered to be in accordance with the overarching principles relating to climate change issues as set out in Policy 2. In addition, a condition has been attached to the consent issued requiring the provision of electric charging points for motor vehicles within the site. As such, the view is taken that the proposed development accords with the provisions of Policy 2 of the Local Development Plan

6.3 In terms of Policy 11 – Housing Land of the Adopted South Lanarkshire Local Development Plan 2, the principle of development of this site has already been established by virtue of the original planning consent P/19/1794 and, as set out above, the application site forms part of the wider East Kilbride Community Growth Area. The assessment of this proposal is, therefore, in respect of Policies 5 – Development management and placemaking. This proposal substitutes the previously consented house types on all the plots to update the house types to the developers' current designs and preferred house types. The revised development layout replaces the previously proposed 7 terraced units with detached dwellings, which have been introduced in that position and across the site, resulting in all the proposed house types being detached. This has resulted in relocations of plots and the location of houses within some of the plots. This application also proposes an amended Landscape Scheme which includes the removal of the existing hedge along the south side of Eaglesham Road to allow for the construction of a 2 metres wide footway. The loss of the existing hedge will be mitigated by the planting of a replacement native hedge slightly further into the site. Roads and Transportation Services are satisfied with the proposed changes to the development layout as the access roads and proposed

parking for each plot meets the required standard of provision. The proposal is, therefore, considered to comply with policies 5 and DM1 of the Adopted plan.

- 6.4 The principle of development of this site has already been established by virtue of the original planning consent P/19/1794 and this current application in respect of substitution of house types plots 1 -50 and minor amendments to layout does not significantly change the development previously consented. It is, therefore, considered, as previously reported to Planning Committee under Planning Consent P/17/1794, it remains in compliance with Policy 12 Affordable Housing, Policy 15 Travel and Transport, Policy 16 Water Environment and Flooding, Policy SDCC2 Flood Risk, Policy SDCC3 Sustainable Drainage Systems, Policy DM15 Water Supply and Policy DM16 Foul Drainage and Sewerage.
- 6.5 Five letters of objection and 2 letters of comment were received in respect of the proposal, the grounds of which have been addressed in Section 5 above and do not merit refusal of the application. The requirements of the statutory consultees have been addressed through the use of conditions where appropriate.
- 6.6 In summary, it is considered that the proposal conforms to development plan policy and that the proposal raises no significant environmental or infrastructure issues. Following a full and detailed assessment of the proposed development, it is considered that the proposed development is in accordance with the adopted South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and on that basis, it is recommended that planning permission is granted.

7 Reasons for Decision

- 7.1 The principle of development of this site has already been established by virtue of the original planning consent P/19/1794. The amended proposal will have no significant adverse impact upon amenity and complies with Policies 2, 5, 11, 12, 15, 16, SDCC2, SDCC3, DM1, DM15 and DM16 of the Proposed South Lanarkshire Local Development Plan 2.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 22 April 2021

Previous references

- ◆ Planning Consent EK/11/0202
- ◆ Planning Consent EK/15/0071
- ◆ Planning Application EK/18/0023
- ◆ Planning Application EK/18/0024
- ◆ Planning Consent P/19/1794

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 3 March 2021

►	Consultations	
	Roads Development Management Team	17.03.2021 & 21/04/2021
	Environmental Services	06.04.2021
►	Representations	Dated:
	Claire Marr, Littlepark House, Jackton Road, Jackton, Glasgow, G75 8RR	30.03.2021
	Ms Audrey Scott, 14/3, Manor Place, Edinburgh, EH3 7DD	07.04.2021
	Joe Allan, 94 Franklin Place, Westwood, East Kilbride, G85 8LS	25.03.2021
	Mrs Carolyn Haddow, Westend, 21 Kavanagh Crescent,, Jackton, East Kilbride, G75 8WS	04.03.2021
	Mr Gary Rowe, 3 Kavanagh Crescent, Jackton, East Kilbride, G75 8WS	04.03.2021
	Mrs Carolyn Haddow, Westend, 21 Kavanagh Crescent, Jackton, East Kilbride, G75 8WS	04.03.2021
	Mr Kishan Fowdar, 31 Kavanagh Crescent, East Kilbride, G75 8WS	04.03.2021

Contact for further information

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

Morag Neill, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455053

Email: morag.neill@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

02. 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 Condition 2 of Planning Consent P/19/1794 in accordance with drawings W22(2)-SD(140)-05-01, 02, 03, 04 & 05, WFJ-50-05, 06, 07, 08 & 09 and P_19_1794-Development Layout WFJ-ARC-001 REV I and design details Unilog Pro retaining wall, 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.

03. The scheme for the control and mitigation of dust" Dust Control Statement dated 12/02/2021" approved under Condition 4 of Planning Consent P/17/1794 shall be implemented in accordance with a programme agreed with 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

Reason: To minimise the risk of nuisance from dust to nearby occupants.

04. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

Reason: To safeguard the residential amenity of the area.

05. That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the provision of a satisfactory land drainage system.

06. That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 5 above.

Reason: To ensure the timeous provision of a satisfactory drainage scheme.

07. That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.

Reason: To ensure the provision of a satisfactory sewerage system.

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

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

09. That the development hereby approved shall not commence until surface water drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority, under the terms of Condition 8 above.

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

10. Prior to the commencement of development the preferred remediation option, in relation to land contamination, as set out in the recommendations of the "Report on Site Investigations" dated 18 January 2018, Project Ref P17/415, by Mason Evans Partnership Ltd, shall be submitted to approved by the Council as Planning Authority and thereafter implemented in full.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

11. (a) Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.

(b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.

(c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning Authority.

Reason: To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

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

Reason: In order to retain effective planning control.

13. That unless otherwise agreed and prior to the occupation of the first dwelling, a new 2m wide footway shall be provided along Jackton Road between Eaglesham Road and the existing access road Kavanagh Crescent to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

14. That unless otherwise agreed and prior to the occupation of the first dwelling, the existing footway along Eaglesham Road from Jackton Road to the footpath link opposite Hayhill Road shall be upgraded and widened to a minimum of 2m and where possible, retaining the existing hedge to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety.

15. The recommendations contained within the approved Traffic Management Plan shall be implemented and adhered to at all times. The developer shall notify the Council in writing, as soon as reasonably practical, of any changes in construction activities where these will have an impact on the approved TMP. The developer will consult with the Council, as Roads Authority to agree in writing any changes to the TMP, and thereafter adhere to and implement the agreed changes to the satisfaction of the Council as Planning Authority.

Reason: In the interests of traffic and public safety

16. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Planning Authority.

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

17. That before the development is completed or brought into use, the surface of shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.

18. That for the avoidance of doubt no built development shall take place on the existing culverts on site.

Reason: To ensure the provision of a satisfactory land drainage system.

19. The applicant shall undertake a noise assessment to determine the impact of noise from businesses on Jackton Road, East Kilbride, currently operating as Findlay's Garage and Quiklay on the proposed development using the principles set out in British Standard BS4142:2014 - Method for Rating and Assessing Industrial and

Commercial Sound, or a method agreed by the Planning Authority. The assessment shall be submitted to and approved by the Planning Authority and shall identify-

- 1- the maximum Rating Levels (Including penalties either subjective or objective as appropriate)
- 2- the statistical average Background Noise Level to which any part of the development will be exposed.

Where the Level of Significance as described within the Scottish Government Document: Technical Advice Note Assessment of Noise, identifies changes in noise as moderate or greater (assessed with windows open), a scheme for protecting the proposed dwelling(s) from the noise shall be submitted to, and approved by, the Planning Authority. The approved scheme for the mitigation of noise shall be implemented prior to the development being brought into use and where appropriate, shall be retained in accordance with the approved scheme to the satisfaction of the Council as Planning Authority. (The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment).

Reason: In the interests of residential amenity.

20. Unless otherwise agreed in writing with the planning authority and notwithstanding the plans hereby approved, the findings and recommendations of the "The Noise Impact Assessment for the Housing Development at Jackton Road, East Kilbride, G75, Technical Report No. R-8601-NS1-RRM" dated 1 October 2019 by RMP shall be implemented in full, including the close boarded acoustic screening and higher specification glazing shall be implemented to the satisfaction of the Council as Planning Authority. Should the orientation of any of the dwellings be altered from that shown in the approved plans, additional noise attenuation may be required.

Reason: In the interests of residential amenity.

21. Prior to the commencement of the development hereby approved (including any demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Council as Planning Authority. Specific issues to be dealt with in the TPP and AMS:
 - a) Location and installation of services/ utilities/ drainage.
 - b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
 - c) Details of construction within the RPA or that may impact on the retained trees.
 - d) A full specification for the installation of boundary treatment works.
 - e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
 - f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
 - g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
 - h) A specification for scaffolding and ground protection within tree protection zones.

- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping
- p) Veteran and ancient tree protection and management.

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.

22. Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Council as Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the Council as Planning Authority.

Reason: To ensure that the Council as Planning Authority are satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details.

23. That no trees within plots 1,3,4,5,6 or 7 shall be lopped, topped, pollarded or felled, 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.

24. 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.

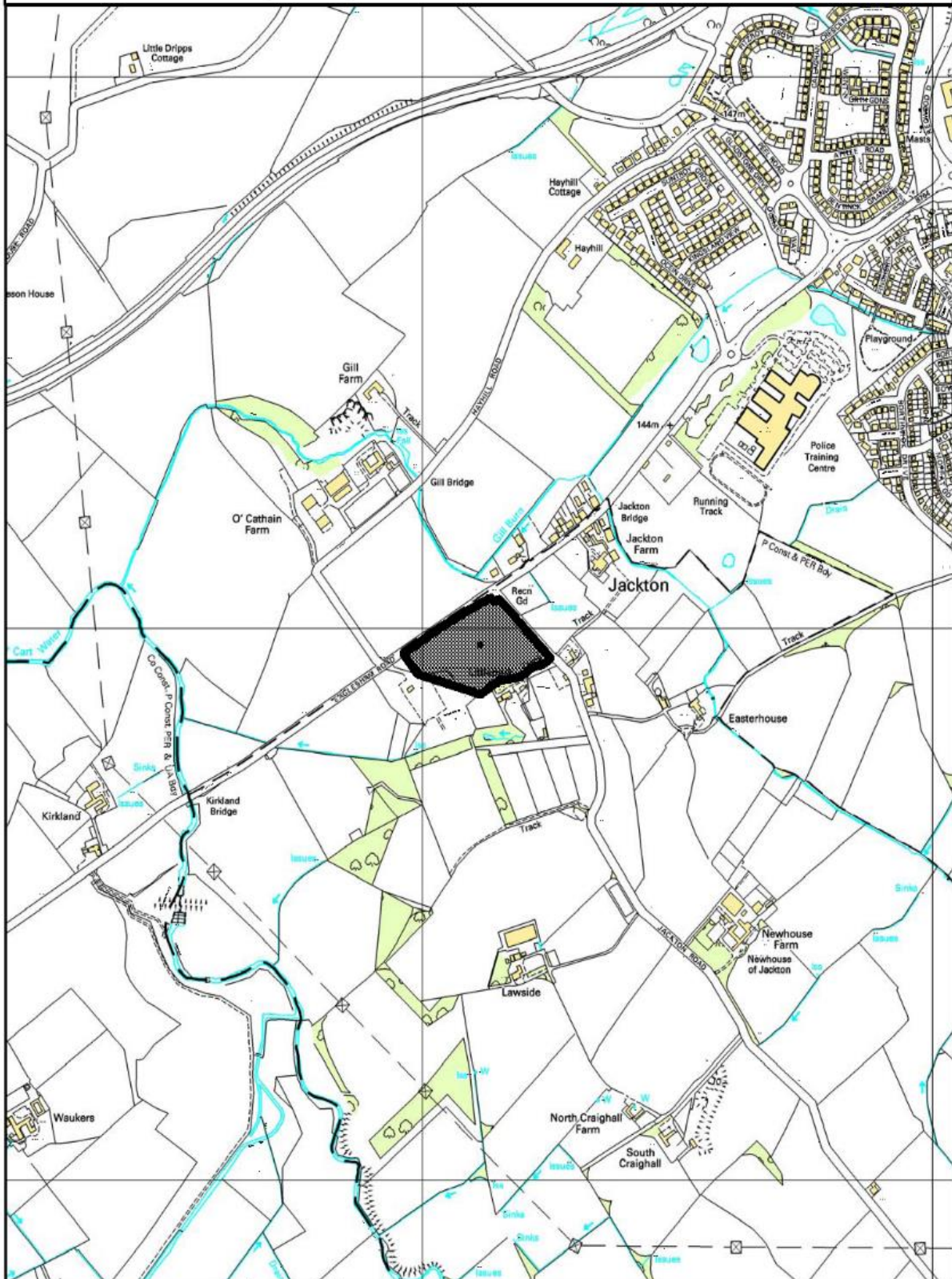
Reason: To ensure the provision of appropriate facilities on site.

25. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant. The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

P/21/0295

Land 110M Northwest of Littlepark Cottage, Jackton Road, EK



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Scale:
1:10,000
Date:
15/04/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development