

Report

Report to:	Planning Committee
Date of Meeting:	15 February 2022
Report by:	Interim Executive Director (Community and Enterprise Resources)

Application no.	P/21/1869
Planning proposal:	Substitution of house types and erection of additional 10no. dwellings (115 in total) at previously approved housing development with associated landscaping and parking (amendment to CR/14/0155) (POD 2E)

1. Summary application information

Application type:	Detailed planning application
Applicant:	Barratt West Scotland
Location:	Land 135M Northwest of 1 Foxglove Grove Harvester Avenue Cambuslang 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: EMA Architecture and Design
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 3 - General Urban Areas
Policy 5 - Development Management and Placemaking
Policy 11 - Housing

◆ **Representation(s):**

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

◆ **Consultation(s):**

- Roads Development Management Team
- Roads Flood Risk Management
- Environmental Services
- Scottish Water
- SP Energy Network
- Halfway Community Council

Planning Application Report

1. Application Site

- 1.1 This application relates to a proposed residential development of 115 dwellings on land located within the Community Growth Area (CGA) in Newton. The site lies on the northern side of the masterplan site approved under application CR/09/0139; a Planning Permission in Principle (PPP) application for a mixed-use development, including residential, community facilities, open space, distributor road, primary school and neighbourhood retail centre. A subsequent approval of reserved matters application was granted in 2015 under application CR/14/0155 which allocated this site as phase 2E of the overall CGA and also granted 105no. dwellings on the site.
- 1.2 The application site extends to approximately 3.85 hectares and is bounded to the east by Pod 2D and to the south by Pod 2G both of which are complete. Pod 2F is situated to the west of this site, however, no application has been submitted for this site yet. To the north of the site is open grassland and a drainage pond. The site is adjacent to the main arterial road serving the CGA which is nearly complete.

2. Proposal(s)

- 2.1 The applicant, Barratt West Scotland, propose the substitution of house types and erection of an additional 10no. dwellings (115 in total) with associated landscaping and parking as an amendment to application CR/14/0155. As required by the masterplan, the development will incorporate the principles of Sustainable Urban Drainage (SUDs) with drainage ponds located to the north of the site close to the River Clyde, within a proposed riverside park. A number of supporting documents including a Design and Access Statement, Habitat Survey, Dust Management report, Flood Risk Assessment and Ground Survey have previously been submitted as part of the PPP consent granted in 2014. The layout of the site will follow the principles of 'Designing Streets' which gives pedestrians priority over vehicles. The site will primarily be accessed from the new arterial road.

3. Background

3.1 Local Plan Status

- 3.1.1 In terms of land use, the site is identified within the South Lanarkshire Local Development Plan 2 (Adopted 2021) as forming part of the designated Community Growth Area in Newton and is allocated as a Proposed Housing Site. As such, the following policies are all relevant to the assessment of this development:-

- Policy 1 - Spatial Strategy
- Policy 2 – Climate Change
- Policy 5 – Development Management and Placemaking
- Policy 7- Community Infrastructure Assessment
- Policy 11 – Housing
- Policy 16 – Water Environment and Flooding
- Policy DM1 – New Development Design

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. In terms of residential development, the SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land

to meet identified housing requirements. The Council must also maintain a five-year supply of effective housing land.

3.3 **Planning Background**

- 3.3.1 Planning permission in principle was granted for the site under CR/09/0139. The first 5 pods (2A-E) were granted as per Approval of Matters Specified in Conditions on 28 January 2015 (CR/14/0155) and are nearly complete other than Pod 2E to which this application relates. Pods 2H and 2G are well under construction and Pods 2I and 2J are nearing completion. The final housing site application (Pod 2F) has yet to be submitted.

4. **Consultation(s)**

- 4.1 **Roads Development Management** – no objections subject to conditions relating to grit bins, visibility and submission of a Traffic Management Plan.

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

- 4.2 **Roads Flooding Section** – no objections subject to conditions related to the provision of a SUDs drainage system.

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

- 4.3 **Environmental Services** – no objections.

Response: Noted.

- 4.4 **Scottish Water** – no objections.

Response: Noted.

- 4.5 **SP Energy Networks** – no objections.

Response: Noted.

- 4.6 **Halfway Community Council** – no response received to date.

Response: Noted.

5. **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken and the proposal was also advertised in the local press for neighbour notification purposes. Following this, two letters of representation have been received, the points of which are summarised below:-

- a) **The landscaping plans submitted with the application show a type of tree to be located on Plot 20 (adjacent to No's 5-7 Poppy Gardens) which is known to be dense and invasive, with aggressive roots. This will block sunlight, result in fallen foliage and reduce enjoyment of the existing properties. No trees were shown to be planted here previously.**

Response: This has been raised with Barratt West Scotland who have confirmed they will revise the landscaping plan relating to this tree. Should permission be granted, a condition will be attached for further landscaping details to be submitted and agreed in writing.

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

6. **Assessment and Conclusions**

- 6.1 Barratt West Scotland seek consent for the substitution of house types and the erection of an addition 10no dwellings (115 in total) with associated landscaping and parking. As detailed above, the site benefits from Permission in Principle (CR/09/0139) and reserved matters application (CR/14/0155), therefore, the principle

of the development has already been established and this assessment relates to details of the housing layout incorporating 10no. additional plots and associated works. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that all planning applications are determined in accordance with the development plan unless other material considerations indicate otherwise. Therefore, the determining issue in the assessment of this proposal is its compliance with local development plan policy and any other material considerations.

- 6.2 In this case, the adopted South Lanarkshire Local Development Plan 2 (2021) identifies the site as being within a community growth area as defined by Policy 1 – Spatial Strategy. The site is also allocated as proposed housing land (Policy 11 – Housing) to reflect the designation of the CGA. Therefore, in general land use and policy terms, the principle of the development is acceptable.
- 6.3 In respect of Policy 7 - Community Infrastructure Assessment, the CGA will deliver a number of improvements through planning obligations. These include affordable housing, open space and road improvements. The relevant Section 75 agreement has already delivered a new primary school, community facility and roundabout at the junction of Westburn Road and Westburn Drive. In addition, the CGA will provide a further roundabout at the junction of Calder Road and Blantyre Farm Road and a future retail facility. The proposal, therefore, complies with Policy 7 in relation to Community Infrastructure.
- 6.4 Policy 5 – Development Management and Placemaking advises that to ensure all developments take account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Policy 2 – Climate Change also seeks to ensure that developments seek to minimise and mitigate against the effects of climate change and that development does not result in any significant environmental or amenity impacts. Policy DM1 – New Development Design also requires development to promote quality and sustainability in design and layout. The Council's Residential Development Guide (RDG) (2011) is also relevant and provides guidance on the design and layout of new housing developments.
- 6.5 As such, the application for 115 dwellings will include a mix of 9no. housetypes consisting of 3 and 4 bed detached, semi-detached and terraced properties served by an access from the arterial road. In terms of the policies above and the Council's Residential Development Guide, the proposed mix of house types, materials, size of properties and development layout are considered to be acceptable and in compliance with the principles of the approved masterplan. Furthermore, the plots can meet the requirements in terms of window-to-window distances, plot ratio and parking requirements of the RDG. In addition, it is considered that the proposed development would integrate with other residential developments in the vicinity and would not result in any adverse visual or landscape impacts. It is therefore considered that the 10no. additional plots and substitution of house types within this site is acceptable.
- 6.6 In terms of road safety impacts, the site layout has been designed to ensure the parking and access specifications are in compliance with the Council's standards and to ensure adequate pedestrian connectivity is provided throughout the development with access to adjacent developments. As such, the Council's Roads and Transportation Development Management section have confirmed their satisfaction with the layout subject to the attachment of conditions. In terms of flood risk and impact on the water environment (Policy 16 – Water Environment and Flooding) the proposal includes sustainable drainage features. In this regard, it is noted that no objections have been received from the Council's Roads Flood Risk

Management team subject to the attachment of conditions. Should permission be granted, appropriate Roads conditions would be attached to the consent issued.

- 6.7 In conclusion, it is considered that the proposed development of this site is supported by the appropriate local plan policies. The proposal will have no adverse impacts on amenity or road safety and as such it is considered the proposal complies with Policies 1, 2, 5, 7, 11, 16 and DM1 of the adopted South Lanarkshire Local Development Plan 2 (2021), as detailed above. It is therefore recommended that planning permission is granted 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 1, 2, 5, 7, 11, 16 and DM1 of the South Lanarkshire Local Development Plan 2 (Adopted 2021).

Alistair McKinnon

Interim Executive Director (Community and Enterprise Resources)

4 February 2022

Previous references

- ◆ CR/09/0139 – Planning Committee – 14 December 2010
- ◆ CR/14/0155 – Planning Committee – 27 January 2015

List of background papers

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

- ▶ Consultations
 - Roads Development Management Team 15.12.2021
 - Roads Flood Risk Management 24.01.2022
 - Environmental Services 01.12.2021
 - Scottish Water 19.11.2021
 - SP Energy Network 15.11.2021
 - Halfway Community Council No response received to date

- ▶ Representations
 - Mrs Carol Faulds, 7 Poppy Gardens, Cambuslang, G72 6AB Dated: 18.11.2021
 - Miss Lisa Duncan, 5 Poppy Gardens, Cambuslang, G72 6AB 24.11.2021

Contact for further information

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

Julie Pepper, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455046

Email: julie.pepper@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.

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

02. 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.

03. 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.

04. 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.

05. 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 4, 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.

06. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no gates, fences, walls or other means of enclosure shall be erected between the front of the dwellinghouse and the adjoining road.

Reason: In the interests of amenity and in order to retain effective planning control.

07. That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: These details have not been submitted or approved.

08. That before any development commences on site, details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift, shall be submitted to and approved in writing by the Council as Planning Authority. No dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.

Reason: To ensure that adequate refuse arrangements are provided that do not prejudice the enjoyment of future occupiers of the development or neighbouring occupiers of their properties, to ensure that a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.

09. 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.

10. 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 minimise the risk of nuisance from dust to nearby occupants.

11. That prior to commencing works on site the developer shall submit, for the written approval of the Council as Roads Authority, a Traffic Management Plan (TMP) which shall include construction traffic access/egress arrangements and routes. The TMP should include information such as, but not limited to, construction access routes to/from the site, wheel washing facilities, site car parking for operatives/visitors and any temporary site access arrangements. Once approved, all works shall be undertaken in accordance with the TMP. No construction traffic access shall be permitted on routes not agreed with the Council as Planning Authority as written through the TMP.

Reason: In the interest of road safety.

12. That all new residents within the approved site shall be issued by the developer with a Residential Travel Pack.

Reason: To encourage walking/cycling.

13. 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.

14. (a) The applicant shall be required to undertake a comprehensive site investigation, carried out to the appropriate Phase level, to be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:-

(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);

(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;

(iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.

(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

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.

15. 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.

16. 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 15 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.

17. That, before any dwellinghouse hereby approved is completed or brought into use, the parking spaces associated with the dwellinghouse shall be put in place to the specification and satisfaction of the Council as Roads and Planning Authority in accordance with the approved plans and shall thereafter be maintained to the satisfaction of the Council.

Reason: In the interests of road safety.

18. That, before any dwellinghouse within the development hereby approved is completed or brought into use, the first two metres of the associated driveway shall be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the carriageway and entering the driveway, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

19. 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.

20. That prior to works commencing on site, a plan showing the position of grit bins throughout the development shall be submitted to and approved in writing by the Council as Roads and Planning Authority and thereafter implemented to our satisfaction.

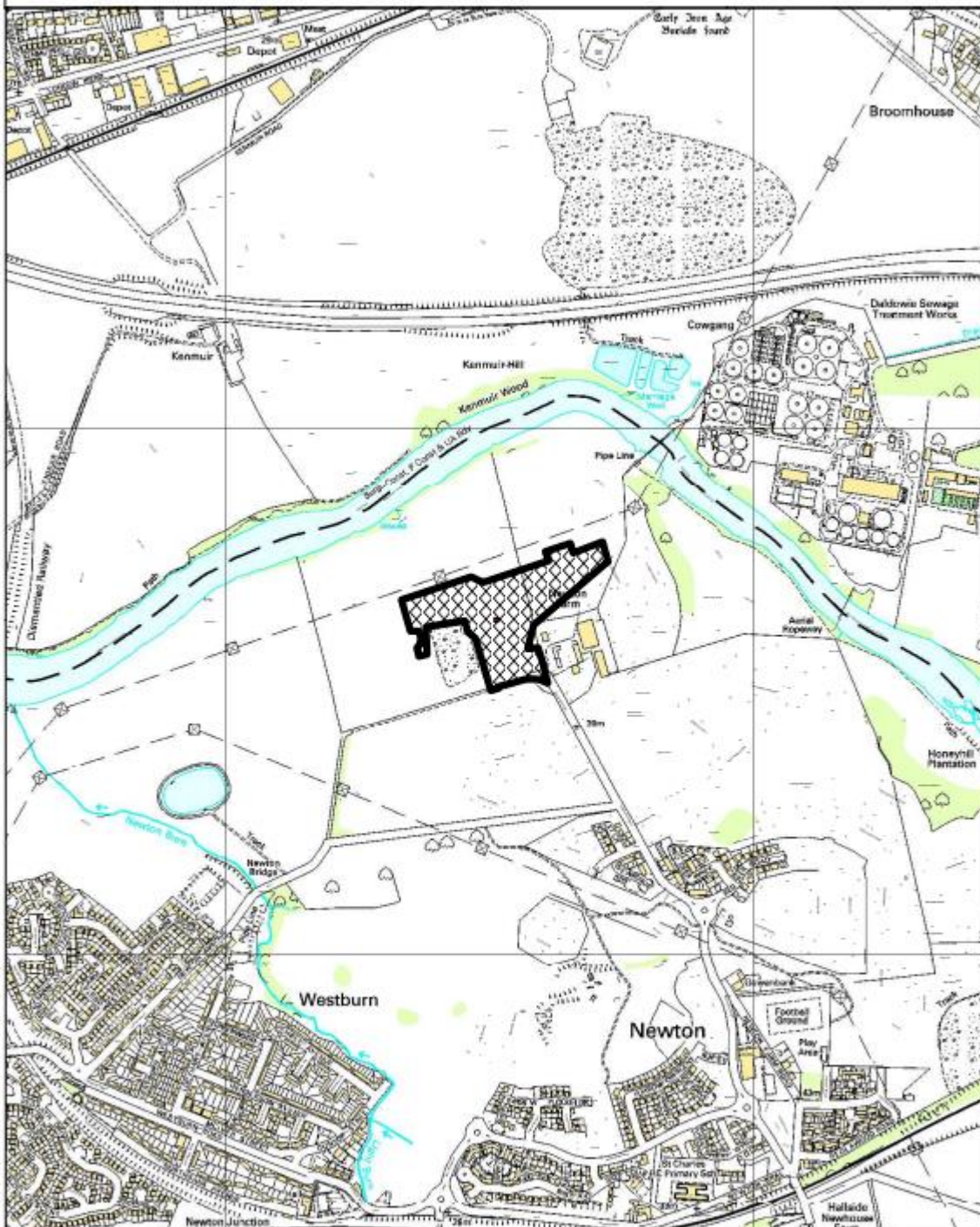
Reason: These details have not been submitted or approved.

21. For the avoidance of doubt, no landscaping shall be planted or placed with the agreed visibility splays.

Reason: In the interests of traffic and public safety.

P/21/1869

Land 135M Northwest of 1 Foxglove Grove, Harvester Avenue, Cambuslang



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Scale:
1:10,000
Date:
20/01/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development