

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>8 June 2021</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Application no.	P/20/1492
Planning proposal:	Erection of 75 two storey dwellings with associated landscaping, roads and infrastructure (approval of matters specified in conditions 2, 4, 8 and 19 for application CR/09/0139)

## 1 Summary application information

Application type:	Approval of matters specified in conditions
Applicant:	Taylor Wimpey West Scotland
Location:	Newton Farm Development - Area 2K Harvester Avenue Cambuslang 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: 14 Cambuslang East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2**  
Policy 1 Spatial Strategy  
Policy 2 Climate change  
Policy 3 General Urban Areas  
Policy 5 Development Management and Placemaking  
Policy 7 Community Infrastructure Assessment  
Policy 11 Housing  
Policy 12 Affordable Housing  
Policy 15 Travel and Transport  
Policy 16 Water Environment and Flooding

Policy 17 Waste  
Policy DM1 New Development Design  
Policy DM15 Water Supply  
Policy DM16 Foul Drainage and Sewerage  
Policy SDCC2 Flood risk  
Policy SDCC3 Sustainable Drainage Systems

◆ **Representation(s):**

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

◆ **Consultation(s):**

Halfway Community Council

Roads Development Management Team

Environmental Services

Scottish Water

Roads Flood Risk Management

SEPA Flooding

## **Planning Application Report**

### **1 Application Site**

- 1.1 The site, which extends to 2 ha (20,000 sq metres), is part of the larger Phase 2 site of 128 hectares, located to the north-west of the village of Newton. It is bounded to the north, north-east and east by the remainder of Phase 2 of the Newton Community Growth Area (CGA) and the south-east by Phase 1. In addition, to the south of the site is the area set aside for the new retail area within the CGA.
- 1.2 The application site consists of a relatively flat area of ground and is situated to the west of the proposed arterial road which is currently being constructed as part of the overall CGA masterplan. Approximately 1100 houses have already been approved as part of Phase 2 of the Newton CGA with approximately 600 having already been constructed. The entire CGA will consist of approximately 2,200 houses (Phase 1 – 800 and Phase 2 – 1400).

### **2 Proposal(s)**

- 2.1 The applicants propose the erection of 75 dwellinghouses with associated landscaping roads and drainage. 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 Planning Permission in Principle (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 be accessed from the new arterial road to the east (which is currently under construction). The application is to discharge various conditions imposed on planning permission in principle application CR/09/0139 for the development of Newton Community Growth Area. Condition 2 specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc. are submitted to and approved by the Planning Authority. The other conditions to be discharged specify in more detail what information requires to be submitted to deal with the relevant matters listed in condition 2.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 In determining this planning application the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (2021).
- 3.1.2 In this instance the relevant policies are 1 – Spatial Strategy, 2 – Climate Change, 3 – General Urban Area/Settlements 5 – Development Management and Placemaking, 7 – Community Infrastructure Assessment, 11 – Housing Land, 12 – Affordable Housing, 15 - Travel and Transportation, 16 Water Environment and Flooding and 17 Waste. A number of additional policies in relation to flooding, waste and design are also relevant.

#### **3.2 Relevant Government Advice/Policy**

- 3.2.1 Scottish Planning Policy (SPP) 2020 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 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 History**

- 3.3.1 Planning permission in principle was granted for the site in September 2014 (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). Pods 2A-2D have since been completed and the applicant is also currently constructing pods 2I and 2J.

## **4 Consultation(s)**

- 4.1 **Roads and Transportation Services (Development Management)** – no objections subject to conditions relating to visibility, parking and drainage.

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

- 4.2 **Environmental Services** – have no objections, subject to conditions and advice notes being attached in respect of contaminated land site investigation, construction noise and dust management and monitoring.

**Response:** Noted. Appropriate conditions and informatives will be added to any consent issued.

- 4.3 **Halfway Community Council** – no response to date.

**Response:** Noted.

- 4.4 **Scottish Water** – no objections

**Response:** Noted

- 4.5 **SEPA West Region** – no objections. The applicant shall ensure that they comply with the conditions of the PPP in terms of surface water drainage. The site will be designed to incorporate the SUDs scheme designed for the CGA.

**Response:** Noted. These conditions have been attached.

- 4.6 **Roads and Transportation Services (Flood Risk Management)** – no objections subject to conditions related to the provision of a SUDs drainage system.

**Response:** Noted. The site will be designed to incorporate the SUDs scheme designed for the CGA.

## **5 Representation(s)**

- 5.1 Statutory notification was undertaken and the proposals advertised in the Rutherglen Reformer for the non-notification of neighbours. No letters of representation have been received.

## **6 Assessment and Conclusions**

- 6.1 The determining issue in this instance is the proposal's compliance with local development plan policy and any other material considerations. In this instance the adopted South Lanarkshire Local Development Plan 2 (2021) supports the use of the site as a Community Growth Area for residential development. Thus in general land use and policy terms the principle of the development is acceptable.

- 6.2 This application is for the matters specified in condition as per application CR/09/0139. In this regard, the principle of residential development has been firmly established by approval of planning permission in principle (PPP). This was granted in September 2014 following Committee approval on 14 December 2010. Consequently, this application deals with the approval of the matters conditioned in the PPP.
- 6.3 The new Community Growth Area (CGA) is based around a new distributor / spine road which forms a loop through the site linking the development to the wider road network. This road has planning permission and has been constructed along to the end of Pod 2E. The remainder of the road, which will run along the front of the site, has commenced construction and will shortly connect with Grayline Avenue to the South. Future applications will be forthcoming for additional housing pods in due course. As per 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 and community facility. In addition, the CGA will provide two new roundabouts which will be constructed – one at the junction of Westburn Road and Westburn Drive which is now constructed and the other at the junction of Calder Road and Blantyre Farm Road which will commence construction shortly. The policy, therefore, complies with Policy 7 in relation to Community Infrastructure.
- 6.4 With regard to the adopted South Lanarkshire Local Development Plan 2 (SLLDP2), the application site, as stated above, is identified as being both a proposed housing site (Policy 11) and located within a general residential area where Policy 3 applies. As with all applications, it requires to be assessed in terms of Climate Change where policy 2 is relevant. It is considered to be in accordance with the overarching principles relating to climate change issues as set out in Policy 2. The site is sustainable in terms of access to retail, public transport and will have access to a substantial area of open space. In addition, a condition has been attached to the consent issued requiring the provision of electric charging points for motor vehicles within the site and the site will utilise a Sustainable Urban Drainage system (SUDs). As such, the view is taken that the proposed development accords with the provisions of Policy 2 of the Local Development Plan.
- 6.5 This application is for 75 dwellinghouses to the south-west of the masterplan site. The site will offer a mix of 4 different house types consisting of 3 bed detached and 2 and 3 bed semi-detached and terraced to provide for varying demand. In terms of the Council's Residential Design Guide (2011), each property/plot can meet the requirements in terms of window-to-window distances, plot ratio and parking requirements. The pods will provide irregular road layouts to increase pedestrian safety. In this regard, I am, therefore, satisfied that the proposal meets the aims of policies 3, 5 and DM1.
- 6.6 The development will ensure that the Council meets its housing land supply requirements and thus the proposed development will accord with local plan policy 12 – Housing Land. Subsequent applications will follow in the future to deal with the remaining matters such as housing and retail. In addition, the site increases access to the open space which is a fundamental part of the aim of the CGA.

6.7 Roads and Transportation Services have advised they are satisfied with the internal road and footpath layout of the proposed development which has taken account of the guidance from the Scottish Government as set out in Designing Streets. In addition, no other consultees have raised any objections. Conditions will be attached related to SUDs drainage, remediation of land and construction traffic. I am therefore satisfied that the proposals comply with the relevant policies relating to water, drainage and waste.

6.8 In light of the above, it is concluded that the proposed development accords with all the relevant policies of the adopted South Lanarkshire Local Development Plan 2. It is, therefore, recommended that the relevant conditions outlined above can be discharged, subject to the additional conditions listed.

## **7 Reasons for Decision**

7.1 The proposed development accords with policies 1, 2, 3, 5, 7, 11, 12, 15, 16, 17, DM1, DM15, DM16, SDCC2 and SDCC3 of the adopted South Lanarkshire Local Development Plan 2.

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

Date: 20 May 2021

## **Previous References**

- ◆ Planning Committee – 14 December 2010

## **List of Background Papers**

▶ Application form	
▶ Application plans	
▶ South Lanarkshire Local Development Plan 2 (adopted 2021)	
▶ Neighbour notification letter dated 18 November 2020	
▶ Consultations	
Community Services	15.12.2020
Roads Development Management Team	30.03.2021
Environmental Services	19.11.2020
Scottish Water	19.11.2020
SEPA Flooding	27.11.2020
Roads Flood Risk Management	30.03.2021

## **Contact for further information**

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455048

Email: [iain.morton@southlanarkshire.gov.uk](mailto:iain.morton@southlanarkshire.gov.uk)

### **Conditions and reasons**

01. That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.

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: In the interests of the visual amenity of the area.

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 amenity.

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

05. 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: These details have not been submitted or approved.

06. 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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: In order to retain effective planning control.

07. 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.

08. 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.

09. 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.

10. That no development shall commence until details of surface water drainage arrangements 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 shall include signed appendices as required. The development shall not be occupied until the surface drainage 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.



11. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.

Reason: In order to retain effective planning control.

12. 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.

13. That should more than 6 months elapse from the date of the protected species survey and the commencement of works, a further survey shall be carried out and no work shall commence until the applicant receives written confirmation from the Council as Planning Authority.

Reason: In order to safeguard protected species.

14. That prior to development commencing, detail of the construction phasing and all construction access routes shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: In the interests of public safety.

15. That the construction phasing and access arrangements required by 14 above shall be adhered to at all times unless otherwise agreed in writing by the Council as Planning Authority.

Reason: In the interests of public safety.

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

Reason: To encourage walking/cycling.

17. That the first 2 metres of driveways must be surfaced, trapped and sealed to prevent any deleterious material or water from leaving the driveway and entering the carriageway.

Reason: In the interests of road safety.

18. That footpaths from the dwellings that cross a service strip must be constructed as per the dropped kerb specification for the driveways.

Reason: In the interests of road safety.

19. 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.

20. (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.

21. 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.

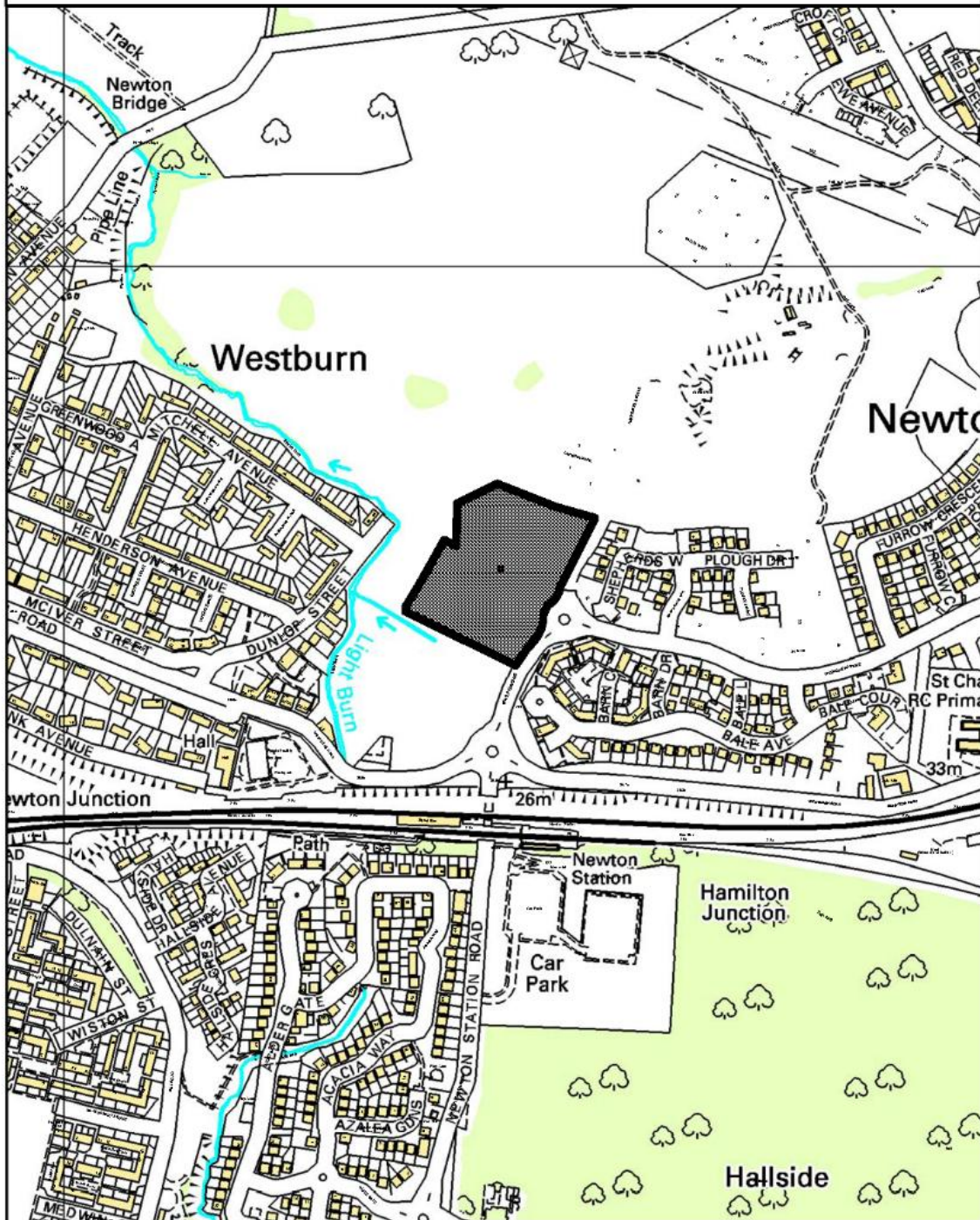
Reason: To ensure the provision of digital infrastructure to serve the development.

22. 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.

P/20/1492

Newton Farm Development Area 2K, Harvester Avenue, Cambuslang



© Crown copyright and database rights 2019 OS 100029730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:  
1:5,000  
Date:  
14/05/2021



South Lanarkshire Council  
Community and Enterprise Resources  
Planning and Economic Development