

Report

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

Application no.	P/21/1616
Planning proposal:	Erection of 294 residential dwellings with associated access, roads, landscaping and associated infrastructure (approval of matters specified in conditions 1 (a to k), 2, 3, 4, 5, 10, 11, 13, 14, 16, 17, 18, 19, 20, 21, 24, 25, 26 and 27 of Planning Permission in Principle EK/11/0202)

1. Summary application information

Application type:	Approval of matters specified in conditions.
Applicant:	BDW Trading Ltd / Jackton Estates Ltd
Location:	East Kilbride Community Growth Area - North Eaglesham Road Jackton South Lanarkshire

2. Recommendation(s)

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

(1) Grant matters specified in 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: Barratt Homes West Scotland
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ 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 7 - Community Infrastructure Assessment
 - Policy 11 - Housing
 - Policy 12 - Affordable Housing
 - Policy 13 - Green Network and Greenspace

Policy 14 - Natural and Historic Environment

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

**South Lanarkshire Council Residential
Development Guide (2011)**

♦ **Representation(s):**

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

♦ **Consultation(s):**

Roads and Transportation Services (Development Management Team)

Roads and Transportation Services (Flood Risk Management Team)

Environmental Services

Estates Services

Housing Services

Strathclyde Partnership for Transport (SPT)

Scottish Water

SEPA

SP Energy Networks

Jackton and Thorntonhall Community Council

Planning Application Report

1. Application Site

- 1.1 The application site relates to land to the north-west of Eaglesham Road, Jackton, East Kilbride, which forms part of the East Kilbride Community Growth Area. The site measures approximately 15.5 hectares in size and comprises the bulk of the northern section of the Community Growth Area (CGA).
- 1.2 The site is bounded to the north-east by a recently constructed residential development, to the south-east by Eaglesham Road with a number of residential properties situated on Eaglesham Road also bounding the site and to the west and south by Hayhill Road and farmland areas. The eastern part of the site is generally flat throughout, however, the site includes a gentle upward slope towards the western site boundary. The Gill Burn traverses the site from north to south.

2. Proposal(s)

- 2.1 This planning application relates to a proposed residential development of 294 residential dwellings by Barratt Homes and David Wilson Homes on land situated within the East Kilbride Community Growth Area. The application seeks to discharge various conditions imposed on Planning Permission in Principle application EK/11/0202 for the development of the northern section of the CGA. Condition 1 of the Permission in Principle consent specifies that all relevant matters such as layout, siting, design, landscaping, drainage etc shall be submitted to and approved by the Planning Authority. The other conditions to be discharged specify in further detail what information requires to be submitted to deal with the relevant matters listed in Condition 1.
- 2.2 The proposed residential development comprises two distinct sections, separated by the Gill Burn which traverses the site from north to south. The proposals include the provision of 282 dwellinghouses, which are predominantly detached and semi-detached with a small number of terraced units also proposed. 12 cottage flats are also proposed to be constructed as part of the development. The development includes the provision of 40 on-site affordable housing units, with the remaining affordable housing provision to be provided through the payment of financial contributions through the original planning gain agreement secured as part of the Planning Permission in Principle approval for the site in 2020.
- 2.3 The proposals include the provision of two vehicular accesses to the site from Eaglesham Road, serving the northern and southern sections of the proposed development, which are also connected to each other via an internal road within the site which traverses the Gill Burn. A number of pedestrian accesses to the site from Eaglesham Road and Hayhill Road are also proposed to be formed, as well as a footpath connection to the adjacent, recently constructed, residential development to the north-east of the site. The proposals also include extensive landscaping, open space areas, play provision and SUDS ponds to serve the development. The proposals have been broadly designed in accordance with Designing Streets principles with dwellings fronting both the internal road layout as well as public open space areas.

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 forming part of the East Kilbride Community Growth Area (Policy 1 – Spatial Strategy) and is allocated as a proposed housing site (Policy 11 – Housing).

3.1.2 In addition to the above policy designations, which provides the overarching local plan policy direction for the CGA, the proposed development is affected by a number of additional policies within the Local Development Plan, as follows:-

- ◆ Policy 2 – Climate Change
- ◆ Policy 3 – General Urban Areas
- ◆ Policy 5 – Development Management and Placemaking
- ◆ Policy 7 – Community Infrastructure Assessment
- ◆ Policy 12 – Affordable Housing
- ◆ Policy 13 – Green Network and Greenspace
- ◆ Policy 14 – Natural and Historic Environment
- ◆ Policy 15 – Travel and Transport
- ◆ Policy 16 – Water Environment and Flooding

These policies are further supported by additional development management policies contained within Volume 2 of the adopted Plan and 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 Planning Permission in Principle application EK/11/0202 for the wider site was approved by the Planning Committee in March 2012, subject to the conclusion of a legal agreement to cover matters relating primarily to developer contributions. This legal agreement was subsequently concluded and registered allowing permission EK/11/0202 to be issued in September 2020.

4. **Consultation(s)**

4.1 **Roads and Transportation Services (Development Management Team)** – following detailed discussions between the prospective developers and the Council's Planning and Roads Services, the development layout has been adjusted to ensure that the parking, access and footpath specifications are in compliance with the Council's standards and to ensure that appropriate pedestrian and cycle connectivity is provided throughout the development and with nearby local facilities. On this basis, Roads and Transportation Services have confirmed that they have no objections to the proposals as put forward, subject to compliance with conditions and roads construction consent requirements.

Response: Noted. Appropriate conditions and advisory notes 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 noise, waste and dust management on site.

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

- 4.4 **Estates Services** – offered no objections to the proposed development.
Response: Noted.
- 4.5 **Housing Services** – Confirmed that the provision of affordable housing detailed in the plans submitted, in respect of location, house types and the unit numbers proposed, satisfies their requirements in respect of this site.
Response: Noted. The provision of affordable housing as detailed will be secured through the legal agreement signed as part of the Planning Permission in Principle approval in place in respect of the wider masterplan site.
- 4.6 **SEPA** – offered no objections to the proposed development.
Response: Noted.
- 4.7 **Scottish Water** – offered no objections to the proposed development.
Response: Noted.
- 4.8 **SP Energy Networks** – offered no objections to the proposed development.
Response: Noted.
- 4.9 **SPT** – offered no objections to the proposed development subject to conditions relating to the provision of appropriate bus stop infrastructure on Eaglesham Road and pedestrian connections to access the bus stops from the development.
Response: Noted. These details have been included in the plans submitted. Appropriate conditions can be added to any planning permission issued in this regard to ensure the delivery of the proposed details on site.
- 4.10 **Jackton and Thorntonhall Community Council** – have not responded to date.

5. Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the application was advertised in the local press for neighbour notification purposes. Four letters of representation were submitted in response, comprising two objection letters and two comment letters. The points raised are summarised as follows.

a) The proposed development could impact on biodiversity within the site, including the removal of hedgerow areas.

Response: Detailed species and biodiversity studies have been required to be undertaken in respect of the proposed development to ensure that there would be no unacceptable adverse biodiversity impact as a result of the proposals. It is noted that these surveys have determined that, subject to adherence to the recommendations contained therein, there would be no unacceptable impact in this regard. It is also noted that substantial landscaping and boundary treatments are proposed to be put in place as part of the proposed development. Appropriate conditions would be attached to any consent issued with regard to biodiversity and landscaping matters to ensure that the development is carried out appropriately in respect of these issues.

b) The proposed development could cause flood risk management issues locally or in the wider area and appropriate protection measures require to be put in place in this regard given the additional houses proposed to be constructed.

Response: Consultation has been undertaken with SEPA and the Council's Flood Risk Management Team with regard to flood risk management considerations associated with the proposed development. SEPA have offered no objections to the proposals and the Flood Risk Management Team, following extensive consideration of the submission put forward, have confirmed their satisfaction with the proposed development subject to conditions. The associated conditions would be attached to any consent issued and, subject to adherence to the conditions, there are no concerns relating to flood risk management issues associated with the development.

- c) **The proposed development could be undertaken on peatland areas and could have an adverse climate change impact.**

Response: The principle of the development of the site for residential purposes has already been approved through the granting of Planning Permission in Principle application reference EK/11/0202 in 2020. Through this application it was confirmed that the development of the site could be undertaken without having any unacceptable impact on matters such as peatland. Significant consideration has been given to climate change considerations associated with the development, which includes extensive footpath and cycle network connections, as well as provision of bus connections and electric charging points for motor vehicles. As such, it is considered that the proposed development will make a positive contribution in respect of climate change issues as a result of the significant emphasis given to these considerations as part of the development design.

- d) **Insufficient green space provision is proposed as part of the application submitted.**

Response: It is considered that significant green space provision has been included in the proposals, including open space areas, landscaping, woodland planting and children's play provision. In addition, it should be noted that, as part of the wider development of the Community Growth Area, it is proposed to form a 16 hectare woodland walk which, once developed, will provide extensive additional usable greenspace to the area. Given all of the above, it is considered that the proposal would have a positive overall impact on the quality and volume of green network land in Jackton and that access to a connected green network would be available for residents.

- e) **The proposed development would result in the loss of greenbelt land in the Jackton area.**

Response: The application site is not located within the Green Belt and forms part of the East Kilbride Community Growth Area as designated by the South Lanarkshire Local Development Plan 2 (adopted 2021). Planning Permission in Principle has previously been granted for the proposed development through planning application reference EK/11/0202. As such, while the development would take place on a greenfield site, there would be no loss of Green Belt land as a result of the current application.

- f) **The proposed houses will overlook existing houses on Eaglesham Road and reduce the privacy afforded to these houses.**

Response: It is noted that, as part of the design and layout put forward for the site, the proposed dwellinghouses would be located a significant distance from the nearest existing properties on Eaglesham Road with green space areas separating the existing and proposed dwellinghouses. As such, there are no concerns with regard to overlooking or loss of privacy to existing houses as a result of the proposed development.

- g) **The proposed development will reduce the value of existing houses on Eaglesham Road.**

Response: This is not a valid planning consideration.

- h) **Eaglesham Road requires to be upgraded and speed limited to accommodate the proposed new development. Signalised junctions and pedestrian crossing points also require to be provided on Eaglesham Road.**

Response: Extensive discussions have been undertaken between the developers and the Council's Planning and Roads Services with regard to the proposals, both in respect of this site and also with regard to the wider Community Growth Area development proposals. Alterations and improvements to the existing road network have been agreed as a result of these discussions and these will be put in place both through the consideration of individual proposals such as this but also through the Section 75 legal agreements that are in place in respect of the wider Community Growth Area development. This will include the extension of the 30mph speed limit on Eaglesham Road. It is therefore considered that the suitability of Eaglesham Road has been fully accounted for through the discussions that have taken place and that the improvements that have been agreed will ensure that the road will be able to suitably accommodate the proposed developments.

- i) **The provision of car parking to the front of dwellinghouses requires to be reduced with additional front garden space being provided.**

Response: Following discussions between the applicants and the Council's Planning and Roads Services alterations have been made to the layout to reduce the provision of car parking to the front of dwellinghouses, while not compromising the overall parking provision in respect of the site. It is considered that the revised proposals, which include a mix of front and side parking represent an appropriate mix which ensures that sufficient parking space would be provided while also providing front garden space to as many dwellings as possible.

- j) **A broader range of materials should be included on frontages than has been provided on other developments in the local area to allow the development to serve as a gateway to the conservation village of Eaglesham.**

Response: The proposals put forward have been considered in detail and, with regard to the design and use of materials proposed, the view is taken that they would be appropriate to the site in question and would complement the mix of designs and styles that are in place in the surrounding area. There are therefore no concerns with regard to the chosen materials in this instance.

- k) **Visitor parking requires to be provided to serve visitors to the site as well as delivery vans.**

Response: Detailed discussions have been undertaken between the applicants and the Planning and Roads Services with regard to the parking provisions proposed in respect of this development. Amendments to the original proposals have been brought forward by the applicants and it is considered that the parking provisions now proposed are appropriate and will ensure that sufficient parking space would be provided to serve the proposed development.

- l) **Bus stops should be provided on both sides of Eaglesham Road and additional pedestrian connections to the bus stops should be provided. Appropriate crossing facilities should also be provided to allow safe access to the bus stops.**
Response: Following discussions between the applicants and the Planning and Roads Services bus stop provisions have been provided on both sides of Eaglesham Road as part of the detailed design brought forward. Furthermore, additional pedestrian connections have been added to ensure ease of accessibility to public transport for residents with the development.
- m) **Footpaths on Eaglesham Road require to be upgraded to improve access to and from the site.**
Response: The upgrade of pedestrian and cycleway connections on and adjacent to Eaglesham Road has been included as part of the proposed development. As such, it would be ensured that the development could be appropriately accessed by pedestrians and cyclists from Eaglesham Road.
- n) **Individual plots within the development should be amended to improve the overall design of the development.**
Response: Following a detailed assessment of the proposed layout and following amendments as agreed between the applicants and the Council's Planning and Roads Services, it is considered that the development as proposed represents a well designed high quality residential development that will make a significant positive contribution to the area.
- o) **Improved footpath connections should be provided to allow ease of access within the site and to Eaglesham and Hayhill Roads.**
Response: Following discussions between the applicants and the Planning and Roads Services, additional pedestrian accesses have been provided to both Eaglesham Road and Hayhill Road to ensure appropriate access to and from the site, public transport facilities, local services and the adjacent countryside.
- p) **It should be ensured that the proposed play area does not pose a safety risk to those who use it.**
Response: A condition would be attached to any consent issued requiring full details of the proposed play provision, inclusive of surfacing, fencing and boundary treatments to be provided. Subject to approval of the details submitted it would be ensured that there would be no unacceptable safety risk arising from the proposed play provision within the site.

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

6. Assessment and Conclusions

6.1 The applicants seek consent for the erection of 294 residential dwellings comprising 282 houses and 12 flats with associated works on land forming part of the East Kilbride Community Growth Area, specifically the section located to the north-west of Eaglesham Road. The development would be undertaken by Barratt Homes and David Wilson Homes. The site benefits from planning permission in principle (EK/11/0202). As such, the principle of the development has already been established and this assessment relates to the details of the housing layout 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. The main determining issues, therefore, in the assessment of this application are whether the proposed development is in compliance with Local Development Plan policy.

- 6.2 The South Lanarkshire Local Development Plan 2 (adopted 2021) identifies the site, in land use terms, 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) within the settlement of East Kilbride (Policy 3 – General Urban Areas) to reflect the designation of the CGA. It is therefore noted that the principle of housing development on this site is supported by Policies 1, 3 and 11 of the adopted Local Development Plan.
- 6.3 In respect of Policy 7 - Community Infrastructure Assessment it is noted that the legal agreement associated with planning permission EK/11/0202 sets out the requirement for developer contributions applicable to this site to cover infrastructure impacts associated with education, roads and transportation, affordable housing and community facilities. The proposed development under consideration includes 40 affordable housing units, which represents 50% of the required provision in respect of this site. The remaining provision of affordable housing associated with the CGA has been dealt with holistically as part of the approved masterplan and the legal agreement associated with EK/11/0202. This approach has been agreed with Housing Services and, as such, the proposal is considered to be in accordance with Policy 12 (Affordable Housing) of the adopted Plan.
- 6.4 It is considered that the submitted layout, in the context of the wider masterplan and identified developer contribution requirements, has addressed the amenity and play provision requirements identified within the Council's Residential Design Guide. The educational and transportation related requirements associated with this proposal have also been assessed on a cumulative basis, across this section of the CGA, as part of planning permission EK/11/0202. Taking the above into account, it is considered that the proposal is acceptable with regard to the requirements of Policy 7 of the adopted 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 294 residential properties, served by two access roads from Eaglesham Road linking the development with surrounding infrastructure and the adjacent southern section of the CGA. The proposed mix of house and flat styles, external materials, size of properties and development layout, including pedestrian connections to local facilities and services as well as to the adjacent countryside, are considered to be acceptable and in compliance with the principles of the approved masterplan. Additionally, it is noted that the development would suitably complement surrounding residential developments in this part of East Kilbride and would not result in adverse landscape impacts given the topography of the CGA site. It is noted that the proposals incorporate appropriate design features, including natural boundary treatments, a permeable layout and junction design to slow traffic. In general, the layout has been designed to provide attractive streets and to ensure that public areas and connections are overlooked by dwellings to encourage pedestrian movement.

- 6.7 With regard to potential amenity and road safety impacts, following detailed discussions between the prospective developers and the Council's Planning and Roads Services, the layout has been adjusted to ensure that the parking, access and footpath specifications are in compliance with the Council's standards and to ensure that appropriate pedestrian and cycle connectivity is provided throughout the development and with nearby local facilities. Given the above, it is considered that there would be no significant road safety impacts and, additionally, it is considered that there would not be any significant impact on the amenity enjoyed by existing properties as a result of the proposed development. In addition, it has been ensured that appropriate access to local public transport provisions, specifically bus services, has been incorporated into the design of the development. Furthermore, it has been agreed that full provision of electric vehicle charging stations will be provided within the site and the proposed layout has been amended to incorporate the provision of the charging stations. Taking all relevant matters into account, it is considered that the proposal is in compliance with Policies 2, 5, 15 and DM1 of the adopted Plan.
- 6.8 In terms of the consideration of flood risk and impact on the water environment as set out in Policies 16 – Water Environment and Flooding, SDCC2 – Flood Risk and SDCC3 – Sustainable Drainage Systems of the adopted Plan, it is noted that the proposal has been designed to include sustainable drainage features throughout. In this regard, it is noted that no objections have been received from the Council's Flood Risk Management Team or SEPA, subject to conditions which would be attached to the consent issued. As such, the proposals are considered to be fully compliant with Policies 16, SDCC2 and SDCC3 of the adopted Plan.
- 6.9 The application site also lies within an area designated as green network, where Policy 13 - Green Network and Greenspace of the Local Development Plan applies. In addition, the provisions of Policy 14 – Natural and Historic Environment require to be taken into consideration. These policies seek to safeguard the local green network as well as any natural or built heritage features and seek to identify opportunities for enhancement and/or extension to contribute towards objectives such as promoting active travel, placemaking and supporting biodiversity. In this regard it is noted that the majority of the proposed development will be on agricultural grazing land, with only very limited impact on existing trees and hedgerows proposed. It is noted that suitable areas of amenity open space and play space, including play equipment, are proposed to be provided within the site. All survey work in respect of protected species and other biodiversity considerations required by the Permission in Principle consent has been undertaken in respect of the proposed development and any consent issued would be conditioned to ensure that the findings and recommendations of these surveys are appropriately implemented on site at all times.
- 6.10 Furthermore, it should be noted that, as part of the wider development of the northern section of the Community Growth Area, it is proposed to form a 16 hectare woodland walk which, once developed, will provide extensive additional usable greenspace to the area. Given all of the above, it is considered that the proposal would have a positive overall impact on the quality and volume of green network land in Jackton and that access to a connected green network would be available for residents. In addition, all biodiversity and other heritage considerations have been taken into account as part of the development of the proposals for the site. As such, the proposals are considered to be fully compliant with the provisions of Policies 13 and 14 of the Development Plan.
- 6.11 Statutory neighbour notification was undertaken in respect of the proposed development and the application was advertised in the local press. Four letters of representation were submitted in respect of the proposals, comprising two letters of objection and two letters of comment. The matters raised are addressed in Section 5

above. It is not considered that any of the points raised warrant the refusal of the application in this case.

- 6.12 Taking all of the above into account, it is noted that the principle of residential development of this site is supported by development plan policies and the existing Planning Permission in Principle consent, which included the masterplan associated with the site. Additionally, it is considered that the detailed proposals brought forward represent a high quality residential development that will assist in satisfying the ongoing demand for residential properties in the East Kilbride area and include appropriate provision of affordable housing. Furthermore, it is considered that the proposals will suitably integrate with the existing built environment at this location, will support appropriate and sustainable connectivity to public facilities and will not result in any significant adverse amenity, environmental or other impacts. It is therefore concluded that 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 1, 2, 3, 5, 7, 11, 12, 13, 14, 15, 16, DM1, SDCC2 and SDCC3 and with the Councils Residential Development Guide. It is therefore recommended that the submitted detailed layout can be approved and the relevant conditions of the PPP consent discharged, subject to the additional conditions listed.

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, 3, 5, 7, 11, 12, 13, 14, 15, 16, SDCC2, SDCC3 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

- ◆ EK/11/0202 – Planning Committee – 27 March 2012

List of background papers

▶ Application form	
▶ Application plans	
▶ South Lanarkshire Local Development Plan 2 (adopted 2021)	
▶ Neighbour notification letter dated 15.09.2021	
▶ Neighbour notification letter dated 21.02.2022	
▶ Consultations	
SPT	26.11.2021
Roads Development Management Team	07.10.2021
Environmental Services	29.09.2021
Roads Flood Risk Management	07.03.2022
Scottish Water	27.09.2021
SEPA West Region	11.11.2021
SP Energy Networks	15.09.2021

Estates Services - Housing and Technical Resources	14.09.2021
Roads Development Management Team	09.03.2022
Housing Services	22.02.2022

► Representations	Dated:
Ms Lynn Reid, 82 Glen Tennet, East Kilbride, G74 3UY	13.09.2021
Mrs Carolyn Haddow, Westend, 21 Kavanagh Crescent, Jackton, East Kilbride G75 8WS	06.03.2022
Mrs Lesley Anderson, 346 Eaglesham Road, East Kilbride, Glasgow G75 8RW	04.03.2022
Gary Tierney, Sent Via Email	28.09.2021

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 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.

02. 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.

03. 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.

04. 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 3, 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.

05. That notwithstanding the plans hereby approved and prior to the commencement of development, details of existing and proposed site levels, to include spot levels, sections and finished floor levels, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To safeguard the amenity of the area.

06. 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.

07. That, prior to the commencement of any development works on site, full details of the play equipment provision associated with the development, including :

- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
- (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- (c) details of the fences to be erected around the play area(s); and
- (d) details of the timescales for and phasing of these works

shall be submitted to and approved by the Council as Planning Authority. The equipment shall thereafter be put in place in accordance with the approved details and the agreed timescales to the satisfaction of the Council as Planning Authority.

Reason: To ensure the provision of appropriate play equipment within the site.

08. That notwithstanding the plans hereby approved and prior to the start of development, details of proposed site levels, planting specification and boundary treatment for the equipped play area shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the play area is acceptable for purpose and does not have an adverse impact on amenity.

09. That the recommendations and procedures set out in the ecological assessment and the bat survey submitted in support of the proposed development, produced by Acorna Ecology Ltd. and dated August and September 2021 shall be adhered to at all times on site to the satisfaction of the Council as Planning Authority and shall include monitoring for otters and badgers every 6 months during the construction phase.

Reason: To ensure the appropriate protection and management of species and green spaces within the site.

10. That the recommendations and mitigation measures relating to construction and road traffic noise set out in the Noise Assessment submitted in support of the proposed development, produced by The Airshed and dated October 2021, shall be put in place in accordance with the details submitted to the satisfaction of the Council as planning authority and unless otherwise agreed in writing. The measures in respect of construction noise shall be put in place throughout the construction phase and the measures relating to the protection of residential dwellings shall be put in place in advance of the occupation of any affected dwellinghouse and maintained at all times thereafter to the satisfaction of the Council as Planning Authority, unless otherwise agreed in writing.

Reason: To ensure the appropriate protection measures relating to noise impact are put in place on site.

11. 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.

12. That, prior to commencement of any development works on site and unless otherwise agreed in writing with the Council, full details of a footpath connection to be provided to connect the development to the adjacent residential development to the north-east of the site shall be submitted to and approved by the Council as Planning Authority. The footpath connection shall thereafter be put in place in accordance with the approved details before the development is brought into use.

Reason: To ensure the provision of a suitable footpath connection with the adjacent residential development to the north-east of the site.

13. That the submitted details relating to waste management hereby approved shall be put in place on site to the satisfaction of the Council as Planning Authority before the development is brought into use.

Reason: In the interests of environmental amenity.

14. That the submitted details relating to dust mitigation hereby approved shall be put in place on site to the satisfaction of the Council as Planning Authority throughout the construction period associated with the development and thereafter as appropriate.

Reason: In the interests of environmental amenity.

15. That prior to commencing development works on site the applicant shall submit, for the written approval of the Council as Roads Authority, detailed proposals for the introduction of two TOUCAN type controlled pedestrian crossings and ancillary works on Eaglesham Road at locations indicated on the planning approved layout drawing 20167(PL)001 Revision M.

Reason: In the interests of pedestrian safety.

16. That once approved, the applicant shall implement at their own expense, and to the satisfaction of the Council as Roads Authority, the approved TOUCAN type controlled pedestrian crossing and ancillary works referred to in the previous condition using the Council's traffic signal maintenance contractor and complete this work all in accordance with the approved design and specification prior to the occupation of the first dwelling house, unless otherwise agreed in writing with the Council.

Reason: In the interests of pedestrian safety.

17. That unless otherwise agreed in writing by the Council as Roads and Planning Authority, prior to the occupation of any dwellinghouse within the site, pedestrian facilities on Eaglesham Road shall be provided, generally in accordance with drawing 20167(PL)001 Revision M, as follows:
- i) Provision of a new 3.0metre wide footway on the north side of Eaglesham Road between the existing footway termination point circa 50metre south of Okein Drive to the proposed controlled crossing east of 328 Eaglesham Road and extending along the site access to the entrance of the proposed retail site on the east side of the access and over the entire length on the west side of access to where it connects with the internal cycle route opposite plot 179.
 - ii) Provision of a new 3.0metre wide footway on the north side of Eaglesham Road between Hayhill Road junction and the culs-de-sac at plot 16 as shown the approved layout.
 - iii) Provision of a new 3.0metre wide footway on the north side of Eaglesham Road eastwards to connect with the proposed TOUCAN crossing and from this point continue eastwards on the south side of Eaglesham Road to the existing 3.0metre shared use path at the new roundabout on Eaglesham Road generally in accordance with the route shown on drawing 20167(PL)001 Revision M
 - iv) Widen the existing footway on south side of carriageway between Nos. 331 & 325 Eaglesham Road.

Reason: In the interests of pedestrian safety.

18. That prior to commencement of the first dwelling house the developer shall submit, for the written approval of the Council as Roads and Planning Authority, details of the aforementioned 3.0metre shared use footway/cycleways on Eaglesham Road and those 3.0metre wide sections within the development. This shall include adoptable street lighting and road markings/traffic signs designed in accordance with Cycling by Design 2021. The developer shall also provide details showing how cyclists will leave the carriageway of Eaglesham Road and join the cycleway/footway immediately west of Hayhill Road junction and how cyclists cross the eastern site road access to continue along Eaglesham Road. All approved measures shall be implemented on site to the complete satisfaction of the Council as Roads and Planning Authority prior to completion of the 20th dwelling house, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: In the interests of road safety.

19. That prior to commencement of any works on site, or as otherwise agreed with the Council as Roads and Planning Authority, the applicant shall submit detailed proposals for both three bay fully enclosed bus shelters on Eaglesham Road for eastbound services and both three bay rear mounted cantilever bus shelters opposite on Eaglesham Road for westbound services. The designs shall include laybys and cycle storage for the eastbound stops and for all stops shelters (with a power supply), pole, lighting, and high access kerbs, and shall submit these designs for the written approval of the Council as Roads and Planning Authority.

Reason: To ensure the provision of appropriate bus stop facilities associated with the development hereby approved.

20. That once approved in writing the applicant shall implement at their own expense, and to the satisfaction of the Council as Roads Authority in conjunction with Strathclyde Partnership for Transport, the bus stop infrastructure referred to in the previous condition and complete this work all in accordance with the approved

design and specification prior to occupation of the first dwelling house unless otherwise agreed in writing with the Council.

Reason: To ensure the provision of appropriate bus stop facilities associated with the development hereby approved.

21. That prior to commencement of any works on site, or as otherwise agreed with the Council as Roads and Planning Authority, the applicant shall submit a Residential Travel Plan which once approved in writing by the Council as Roads and Planning Authority shall be issued to every new homeowner as part of their moving in pack.

Reason: These details have not been submitted or approved.

22. That all remote footways shall incorporate continuous filter drains which shall discharge via a silt trap into Scottish Water's system or other suitable outfall all to the satisfaction and written approval of the Council as Roads Authority.

Reason: In the interests of road safety.

23. That all car parking shall be provided in accordance the proposals shown on drawing 20167(PL)001 Revision M, with parking provision in accordance with SCOTS National Roads Development Guide as follows:-
- 1 bedroom - 1 parking space
 - 2 and 3 bedrooms - 2 parking spaces
 - 4 and 5 bedrooms - 3 parking spaces

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

24. That prior to commencement of any works on site the applicant shall submit, for the written approval of the Council as Roads and Planning Authority, details of the electric vehicle charging (EVC) facilities. Where EVC points are not located within a private driveway then details shall also include arrangements for siting of charging posts taking account of parking bays/boundary features/pedestrian movement and be accompanied by proposals for maintenance arrangements. All information shall be submitted for the written approval of the Council as Roads and Planning 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 appropriate provision of electric vehicle charging facilities within the site.

25. That prior to commencement of any works on site the applicant shall submit, for the written approval of the Council as Roads Authority, a Traffic Management Plan (TMP) to cover all construction traffic access entering and exiting off Eaglesham Road. Construction traffic shall not be permitted to use Jackton Road or Hayhill Road. The TMP shall include wheel washing arrangements, delivery routes, compound layout including on-site parking facilities for staff and visitors. Once approved works shall be undertaken in accordance with the approved TMP to the satisfaction of the Council as Roads and Planning Authority. All vehicles, including delivery vehicles, shall be parked within the site and no vehicles shall be parked at any time on the public road.

Reason: In the interests of road safety.

26. That, prior to completion of each dwelling house, the first 2.0metres of the driveway serving that dwelling shall be so surfaced in a bound material and trapped to prevent any surface water or deleterious material from entering the prospectively adoptable road.

Reason: In the interests of road safety.

27. That, prior to occupation of each proposed dwelling house, the driveway serving that property shall be constructed such that the gradient does not exceed 1 in 12.

Reason: In the interests of road safety.

28. That prior to completion of each dwelling house, the visibility splay requirements shown on the drawings hereby approved shall be implemented and nothing exceeding 0.9metres in height above the road channel level shall be permitted within the road and driveway visibility splays and nothing exceeding 0.6metres in height shall be permitted within the pedestrian visibility splays.

Reason: In the interests of road safety.

29. That the applicant shall submit a Stage 2 Road Safety Audit and Designers response in respect of all new works impacting on the existing public road in support of their road construction consent application(s) safety audit for all infrastructure to be constructed and adopted, or altered on the public road, in accordance with the Institute of Highways and Transportation Guidelines, to be approved in writing by the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

30. That the application shall submit a Stage 2 Road Safety Audit with Designers' Response to accompany all infrastructure to be constructed and adopted, or altered on the public road, in accordance with the Institute of Highways and Transportation Guidelines, to be approved in writing by the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

31. That on completion of the proposed site access works and TOUCAN crossings the applicant shall undertake Stage 3 Road Safety Audit(s) and submit a copy of the report together with the Designers' Response(s) to the Council along with their proposals and timescales to implement any recommendations contained within the audit all for the written agreement of the Council as Roads Authority.

Reason: In the interests of road safety.

32. That twelve months from the proposed site access works being completed and open to the public the applicant shall undertake a Stage 4 Road Safety Audit and submit the findings to the Council as Roads Authority.

Reason: In the interests of road safety.

33. That, prior to the occupation of any dwellinghouse within the development and unless otherwise agreed in writing with the Council as Roads and Planning Authority, the developer shall fund the promotion and implementation of a Traffic Regulation

Order to allow the existing 30mph speed limit on Eaglesham Road to be extended further west, to the satisfaction of the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

34. That all proposed culverts to be put in place as part of the development hereby approved shall be subject to the full Technical Approval (TA) process as set out in document no. CG300 of the Design Manual for Roads and Bridges with South Lanarkshire Council identified as Technical Approval Authority. The TA process must be complete and design certification approved prior to commencement of any construction operations relating to the proposed culverts.

The minimum available headroom between the soffit of the culvert deck/roof and the finished level of the watercourse bed shall be 1500mm in order to provide ready access for future maintenance/inspection operations.

Reason: To ensure that all proposed culverts are put in place in accordance with relevant design standards.

35. That, unless otherwise agreed in writing, plots 170 to 171, 188 to 221 and 247 to 250 inclusive shall be developed as affordable housing units in conjunction with the Council's Planning and Housing Services, to the satisfaction of the Council as Planning Authority.

Reason: To ensure the appropriate provision of affordable housing within the development.

36. That prior to completion of each dwelling house, the visibility splay requirements shown on drawings 21065-SK-10 Revision A and 21065-SK-11 Revision A (Junction Visibility Splays), drawings 21065-SK-12 and 21065-SK-13 (Driveway Visibility Splays), and drawings 21065-SK-14 and 21065-SK-15 (Pedestrian Visibility Splays) shall be implemented and nothing exceeding 0.9metres in height above the road channel level shall be permitted within the road and driveway visibility splays and nothing exceeding 0.6metres in height shall be permitted within the pedestrian visibility splays.

Reason: In the interests of road safety.

37. That prior to commencement of any works on site the applicant shall submit, for the written approval of the Council as Planning Authority, their detailed drainage designs showing appropriate surface water attenuation along with first and second levels of surface water treatment. Once approved the drainage works shall be undertaken in accordance with the agreed design and specifications all to the satisfaction of the Council as Roads and 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.

38. That unless otherwise agreed, the applicant shall undertake an invasive weed survey, which shall include nuisance weeds such as Horsetail, and submit the findings of the survey along with their proposed remediation strategy, all for the written approval of the Council as Roads and Planning Authority, prior to commencement on site of any topsoil stripping or other earthworks. That no invasive

weeds or nuisance weeds shall be permitted below or within influencing distance of the public road. Once approved, all works shall be progressed in accordance with the agreed remediation strategy.

Reason: The remove the presence of invasive weeds from the site and ensure the site is suitable for development.

39. That unless otherwise agreed and prior to any works commencing on site the applicant shall submit, for the written approval of the Council as Roads and Planning Authority, detailed designs of both site accesses, incorporating right hand storage lanes on Eaglesham Road generally in accordance with drawings 21065-100-201 (Revision A) and 21065-100-304 (Original) for the west and east junction respectively. The proposed accesses shall be designed in accordance with the Design Manual for Roads and Bridges and submitted for Road Construction Consent. The submission shall include details such as kerbing, construction specification, street lighting, traffic signs, traffic bollards, road markings, tactile paving and an enhanced pedestrian/cycling crossing point in accordance with Cycle by Design 2021.

Reason: In the interests of road safety.

40. That the applicant shall resurface the full extents of both proposed right hand storage lanes on Eaglesham Road all in accordance with a specification to be agreed in writing by the Council as Roads and Planning Authority.

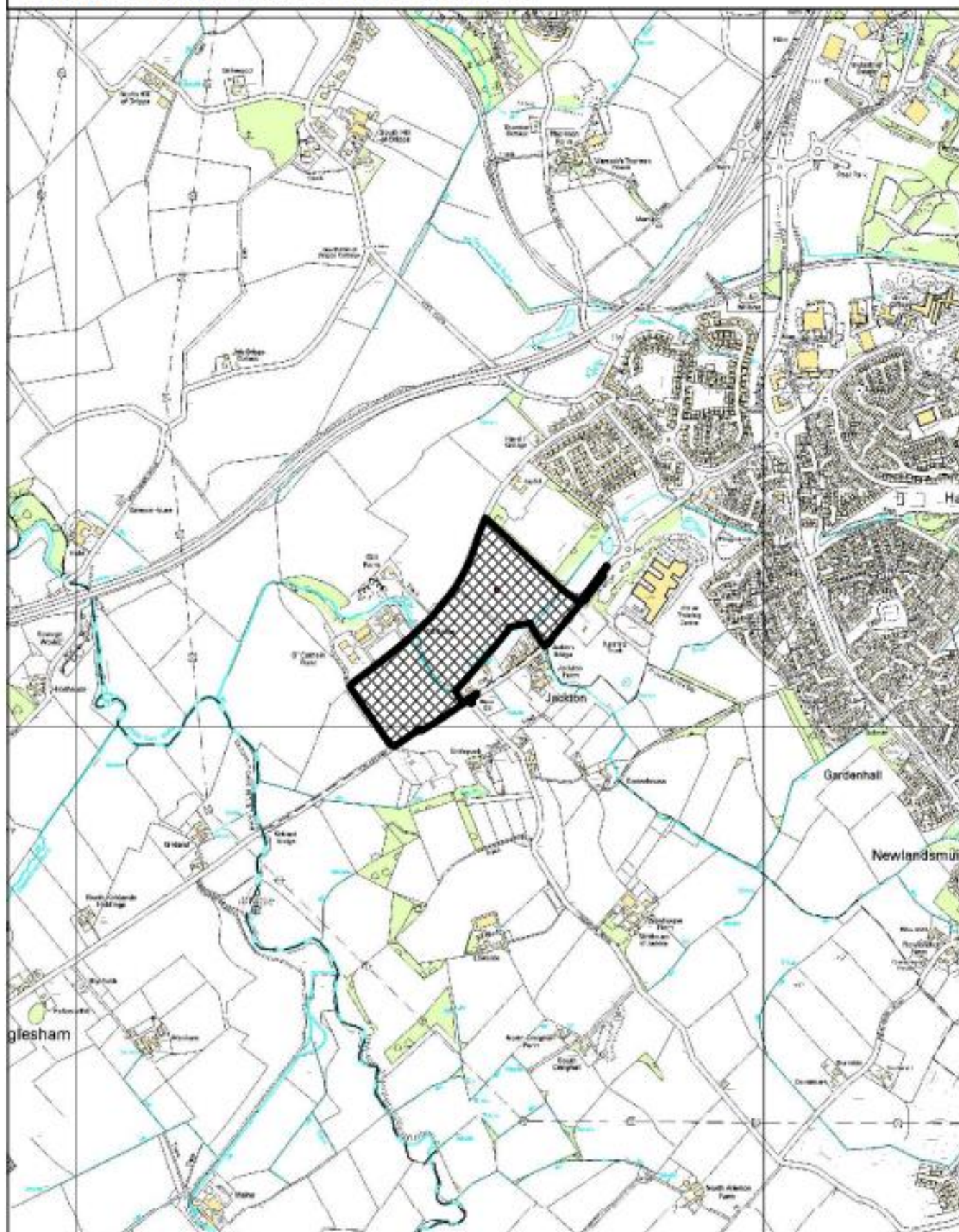
Reason: In the interests of road safety.

41. That twelve months from the proposed site access works and TOUCAN crossings being completed and open to the public the applicant shall undertake a Stage 4 Road Safety Audit and submit the findings to the Council as Roads and Planning Authority.

Reason: In the interests of road safety.

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East Kilbride Community Growth Area - North Eaglesham Road



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Scale:
1:15,000
Date:
10/03/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development