

Application No. S/01/01424/OUT
Date registered 6th November 2001
APPLICANT OAKMALL PROPERTIES LTD,
 15 BENHAR ROAD, SHOTTS ML7 5EN

Agent Bell Building Design, 38 Kane Place, Stonehouse, ML9 3NR
DEVELOPMENT RESIDENTIAL DEVELOPMENT (IN OUTLINE) FOR 18 DWELLINGS
 AND CONSTRUCTION OF NEW ACCESS ROAD
LOCATION LAND NORTHEAST OF JUNCTION OF MILL ROAD AND COLTNESS
 AVENUE, SHOTTS

Ward No. 17
Grid Reference 284797 657800

File Reference S/PL/B/3/11(58)/PW/LG

Site History Outline permission for residential development granted 14.7.92 Ref
 122/92 (outline)

Development Plan Policy HSG2 – Identified as a housing site in the Southern Area Local Plan
 Finalised Draft (Modified June 2001).
 Rural on Shotts Local Plan 1982.

**Contrary to
 Development Plan** Yes

CONSULTATIONS

Objection
No Objection Coal Authority, West of Scotland Water, SEPA
Conditions
No Reply

REPRESENTATIONS

Neighbours 3 letters of objection
Newspaper
Advertisement No Response

COMMENTS This application seeks consent in outline for an 18 plot residential
 development and associated access road on land northeast of the junction of
 Mill Road and Coltness Avenue, Allanton, Shotts.

The site falls within a rural area within the 1982 Shotts Local Plan but
 received outline consent for residential development in 1992. It is zoned as a
 housing site in the emerging Southern Area Local Plan Finalised Draft
 (Modified June 2001), which due to its Council approved status is
 considered to be a material consideration along with the adopted Local Plan.

Three letters of objection have been received. However they are not considered
 to be sufficient to justify refusal and the application is considered to be
 acceptable subject to the application of the appropriate conditions.

RECOMMENDATION

Approve Subject to the Following Conditions:-

1. That the development hereby permitted shall be started, either within five years of the date of this permission, or within two years of the date on which the last of the reserved matters are approved, whichever is the later.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That before development starts, a further planning application shall be submitted to the Planning Authority in respect of the following reserved matters:-

- (a) the siting, design and external appearance of all buildings and other structures;
- (b) the design and location of all boundary walls and fences;
- (c) the provision of drainage works;
- (d) the disposal of sewage; and
- (e) details of existing trees, shrubs and hedgerows to be retained.
- (f) The provision of parking facilities

Reason: To enable the Planning Authority to consider these aspects in detail.

3. That within three years of the date of this permission, an application for approval of the reserved matters, specified in condition 2 above, shall be made to the Planning Authority.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

4. That the plots subsequently developed as a result of this application shall comply with the Council's residential space standards, namely:-

- minimum 6 metre front garden depth
- minimum 10 metre rear garden depth
- minimum of 4 metres between gables of adjacent dwellings.

Reason: To ensure that the resultant residential plot development complies with Council space standards in the interests of residential amenity.

5. That no dwellinghouse shall be occupied until the access road and footways leading thereto from the existing public road have been constructed to base course level.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

6. That before the development hereby permitted is fully occupied, all the road works shall be completed in accordance with the approved plans.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

7. That before the dwellinghouse hereby permitted is occupied 2 car parking spaces shall be provided within the curtilage of the plot and outwith the public road and footway, and

thereafter be maintained as parking spaces.

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

8. That before the dwellinghouse hereby permitted is occupied, a private vehicular access, or driveway, of at least 10 metres in length, shall be provided and the first 2 metres of this access, beyond the limit of the adjoining road, shall be surfaced in an impervious material, to be approved by the Planning Authority.

Reason: To ensure the provision of adequate parking facilities and to prevent deleterious material being carried onto the road.

9. That a visibility splay of 4.5 metres by 90 metres shall be provided at the junction of the access road from the site to Coltness Avenue and before any of the development hereby permitted is occupied everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected or allowed to grow within these sight line areas.

Reason: In the interest of traffic and pedestrian safety.

10. That before the development hereby permitted is occupied, the new vehicular access shall be constructed with 7.5 metre radius kerbs and a 5.5 metre wide road.

Reason: In the interest of traffic and pedestrian safety.

List of Background Papers

Application form and plans received 16.10.01 and 31.01.02 respectively.

The Shotts Local Plan 1982

The Southern Area Local Plan Finalised Draft (Modified June 2001)

Letters of objection from:-

Mr J McGowan, 160 Mill Road, Allanton dated 08.11.01

Mr D Cameron, 164 Mill Road, Allanton dated 08.11.01

Mr J Gardner, 166 Mill Road, Allanton dated 06.11.01

Consultation responses from:-

The Coal Authority dated 20.11.01

West of Scotland Water dated 21.11.01

SEPA dated 19.12.01

NLC Transportation Section dated 21.11.01

Any person wishing to inspect the above background papers should telephone Motherwell 302128 and ask for Paul Williams.

REPORT

1. SITE AND PROPOSAL

- 1.1 This application seeks consent in outline for 18 residential plots on a site to the northeast of the junction of Mill Road and Coltness Avenue, Allanton.
- 1.2 The site covers an area of approximately 0.8 Hectares and is bounded to the north by the A71, to the east by Wood View, a row of Council built terraced houses, to the south by Coltness Avenue and to the east by Mill Road a cul-de-sac of plot built 1 and 2 storey dwellings.
- 1.3 The site slopes downwards in a northerly direction to the A71 Allanton Road and is covered by rough grass. Overhead power lines run north – south through the eastern half of the site, which the applicant proposes to re-route.
- 1.4 The site lies within a rural area in the adopted Shotts Local Plan 1982. However outline consent for residential development on the site was granted in 1992. As such, the site is identified in the emerging Southern Area Local Plan Finalised Draft (Modified June 2001) as a housing site.

2. CONSULTATIONS AND OBJECTIONS

- 2.1 The Coal Authority, West of Scotland Water and SEPA have expressed no objections to the proposal subject to the usual conditions.
- 2.2 The application was advertised in the Wishaw Press as being contrary to the Rural Area Policy in the Shotts Local Plan 1982. No representations have been received as a result of this.
- 2.3 Three identical letters of objection have been received from adjacent residents to the west in Mill Road. The points of objection are as follows:-
 - The proposal is contrary to the adopted Local Plan.
 - Mill Road is predominantly single storey therefore two storey dwellings would be out of place.
 - The plots are too small.
 - Drainage provision.

3. OBSERVATIONS AND CONCLUSION

- 3.1 The proposal as originally submitted has been amended to meet the requirements of the Council as Roads Authority. The proposal is therefore satisfactory in terms of the proposed access points, pavements and visitor parking. Additionally, the number of plots has been reduced from 19 to 18 in order to provide extra additional space for each plot.
- 3.2 In policy terms, it is considered that the identification of the site as a housing site in the emerging Southern Area Local Plan Finalised Draft (Modified June 2001) is an overriding material consideration in relation to the rural policy area zoning in 1982 Shotts Local Plan. The emerging Local Plan zoning takes into account the fact that outline for residential development on the site was granted in 1992. The proposed residential use is therefore in harmony with the emerging Local Plan.
- 3.3 With regards to the objection relating to drainage, it is the responsibility of the applicant to ensure that surface water drainage is provided to the satisfaction of SEPA and West of Scotland Water.

- 3.4 In terms of design, the objectors claim that Mill Road is predominantly single storey and therefore the expected 2-storey dwellings would be incongruous. It is considered that Mill Road is made up of 2, 1½ and single storey dwellings. Additionally, the relative levels of the nearest houses in Mill Road and the plots to the east are very similar. This in combination with an approximate distance of between 25 and 30 metres from rear elevation to rear elevation would, it is considered, mean that two storey dwellings within the plots nearest to the objectors (Plots 5-8) would be acceptable. Furthermore, in terms of the overall site, its context and topography, two storey is considered to be acceptable.
- 3.5 With regard to the size of the plots, it is recognised that the average plot width is only slightly more than 13 metres. It will however be the responsibility of the individual plot developer to ensure that Council space standards are adhered to. In terms of the minimum 4 metre distance from side elevation to side elevation, this will mean that house widths will have to be limited to 9 metres. The objection relating to plot sizes is therefore not considered to be supported as Council Space Standards can be achieved.
- 3.6 This application is therefore recommended for approval subject to the imposition of appropriate conditions.