

Application No: C/04/00394/FUL

Date Registered: 19th March 2004

Applicant: George Wimpey West Scotland
Trident House
Renfrew Road
Paisley
PA3 4EF

Development: Erection of 17 Dwellinghouses with Associated Works

Location: George Wimpey Phase 5 (East Of 159-169 Main Street)
Lancaster Avenue Chapelhall Airdrie Lanarkshire

Ward: 52: Salsburgh Councillor David Fagan

Grid Reference: 278402 662749

File Reference: C/PL/CHL180/DB/LR

Site History: The site is part of the Dunalistair Strategic Land release that was granted permission in outline on 8 May 1989 for Residential Development of approximately 800 houses.

Development Plan: The site is covered by residential policies contained in the Monklands District Local Plan 1991.

Contrary to Development Plan: No

Consultations: West of Scotland Archaeology Service(No Objection)
The Coal Authority (Comments)
Scottish Water (Comments)

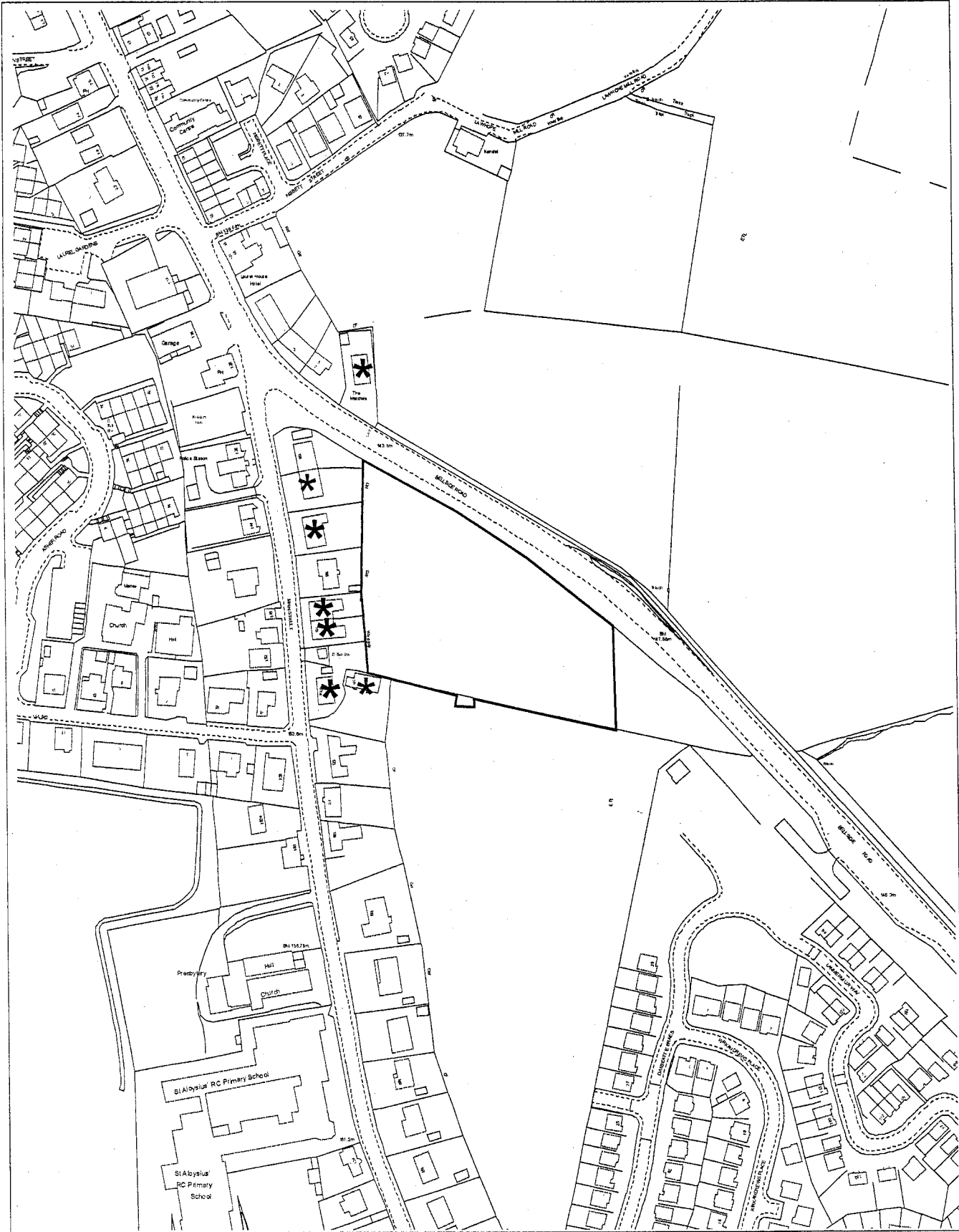
Representations: 7 Representation Letters

Newspaper Advertisement: Not Required

Comments:

This application is for the erection of 17 dwellinghouses on land to the north of Lancaster Avenue, Chapelhall. This development represents phase 5 of a development by George Wimpey. The site is zoned HG4 Strategic Housing Site in the Monklands District Local Plan. This development forms part of the reserved matters to planning permission 89/089, which was granted on 8 May 1989. Following neighbour notification 7 letters of objection were received details of which are contained in the attached report. It should be noted that one objector has requested a site visit and hearing. No objections have been received following normal consultations only conditions requested. The developer has amended the development in the course of consideration of the application and it is accordance with the terms of the outline consent. The development should not result in a significant loss of amenity and approval is recommended subject to the conditions stated.

Recommendation: Grant Subject to the Following Conditions:-



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 Erection of 17 Dwellings with Associated Works

George Wimpey Phase 5 (East of 159-169 Main Street)
 Lancaster Avenue, Chapelhall, Airdrie

* Representations
 Site Area 1.10 HA

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1. That the development hereby permitted shall be started within five years of the date of this permission

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

2. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

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

3. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required.

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

4. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include:-
 - (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
 - (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
 - (c) 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
 - (d) details of the phasing of these works.

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

5. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, including any modifications as may be required, and it shall include proposals for the continuing care, maintenance and protection of:-
 - (a) the proposed footpaths shown on the approved plans;
 - (b) the proposed parking areas shown on the approved plans;
 - (c) the proposed external lighting to be provided for the site;
 - (d) the proposed grassed, planted and landscaped areas agreed under the terms of condition 4 above; and
 - (e) the proposed fences to be erected as agreed under the terms of condition 3 above.

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

6. That within one year of the occupation of the sixth last dwellinghouse within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the implementation of the landscaping scheme in the interest of amenity.

7. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 5 shall be in operation.

Reason: To ensure ongoing maintenance in the interest of traffic safety and amenity.

8. That no dwellinghouse hereby permitted shall be occupied until the road and footpath adjacent to it have been constructed to basecourse standard and the road and footpath shall be maintained thereafter to the satisfaction of the Planning Authority during the construction phase.

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

9. That before the last of the dwellinghouses hereby permitted is occupied, all roads and footways shall be completed to final wearing course.

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

10. That no boundary fence or wall greater than 1m high should be erected along the boundary marked green on the approved plans without the written permission of the Planning Authority.

Reason: To enable the Planning Authority retain control and protect the level of daylight available to the habitable rooms at 171 Main Street, Chapelhall facing that boundary.

Background Papers:

Application form and plans received 19th March 2004, 27th April 2004, 28th April 2004 and 29th April 2004

Monklands District Local Plan 1991

Memo from Transportation Section received 27th April 2004

Memo from Protective Services Section received 5th April 2004

Letter from West Of Scotland Archaeology Service received 5th April 2004

Letter from The Coal Authority received 30th March 2004

Letter from Scottish Water received on 28th April 2004

Letter from J Hunter, 163 Main Street, Chapelhall, ML6 8SF received 19th April 2004.

Letter from George & Margaret Rogan, 171A Main Street, Chapelhall, Airdrie, ML6 8SF received 19th April 2004.

Letter from M Hamilton, The Meadows, 9 Bellside Road, Chapelhall, ML6 8SD received 19th April 2004.

Letter from W. W Robertson, 169 Main Street, Chapelhall, Airdrie, ML6 8SF received 20th April 2004.

Letter from J.S. Robertson, 167 Main Street, Chapelhall, Airdrie, ML6 8SF received 20th April 2004.

Letter from M Tobin, 171 Main Street, Chapelhall, Airdrie, received 23rd April 2004.

Letter from K Caldwell, 161 Main Street, Chapelhall, Airdrie, ML6 8SA received 23rd April 2004.

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.

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REPORT

1. Description of Site and Proposal

- 1.1 This application is for the erection of 17 dwellinghouses on land to the north of Lancaster Avenue, Chapelhall. This development represents phase 5 of a development by George Wimpey and is located to the north east of phase 4 and to the rear of 163-171 Main Street.
- 1.2 This development forms part of the reserved matters to planning permission 89/089 that was granted on 8 May 1989. The applicant proposes to access the site from a road that services the phase 4 development. The site has a water main that dissects the site and the undeveloped land will be left as woodland/open space.

2. Development Plan

- 2.1 The site is zoned HG4 Strategic Housing Site in the Monklands District Local Plan.

3. Consultations and Representations

- 3.1 No objections have been received following normal consultation procedure. The proposal has been revised to address comments made by the Transportation Section.
- 3.2 Following neighbour notification 7 letters of objection were received that refer to the following points:
- a) The two storey buildings near to the boundary could result in overshadowing;
 - b) The erection of a 6ft boundary fence will result in loss of daylight to a sitting room and bathroom.
 - c) The development will result in loss of privacy due to close proximity of building to windows and garden area.
 - d) Is it safe to construct a road over the water main?;
 - e) Building on ground higher than existing property may result in drainage problems;
 - f) The height of the land and buildings will affect the character of the landscape and dominate the existing property;
 - g) The buildings due to height and close proximity to existing house will create a sense of enclosure;
 - h) Could the number of houses be reduced to provide greater gaps between them?;
 - i) Is the proposal contrary to the outline planning permission?;
 - j) The development will remove young trees that were planted a few years ago;
 - k) Would the Council/builder bear the cost of damage or remedial works that may be required?;

4. Planning Assessment and Conclusions

- 4.1 The assessment of this application is based on the conditions attached to the outline planning permission 89/089, which was granted in accordance with the Development Plan and other material considerations. There are no strategic issues. It is considered that the proposals as amended meet the terms of the outline consent. The points raised by the letters of objection are addressed below.

- 4.2 Following the amendment of the proposal all buildings will be sufficiently far away from existing properties to ensure that there will be little impact from shadowing of habitable rooms. Similarly there is a proposed condition to ensure that no boundary fence is erected adjacent to the side windows at 171 Main Street that will affect the levels of daylight currently enjoyed. The buildings are also positioned a minimum of 18m apart and in such a way as to ensure that appropriate levels of privacy within garden areas are retained.
- 4.3 The applicant has shown a turning area to be built over the water main. Subject to appropriate protection measures the pipeline should remain unaffected.
- 4.4 The development should reduce any drainage problems as more of the water that falls onto the site will be managed through the required surface drainage system.
- 4.5 I agree that the development of the site will affect the currently open landscape of the site. I do not however consider that the dwelling houses will dominate or result in a "prison wall" effect as suggested since they will be at least 18metres distance away from adjacent properties.
- 4.6 Although not a material consideration the applicant has indicated that the development requires the 17 houses in order to make an appropriate return on the development costs. As the development meets the terms of the outline consent in terms of density there is no further means of restricting the number of houses that can be developed.
- 4.7 The development will result in the removal of tree whips that were planted 18-24months ago. This is not considered to have a significant impact on the environment as the remainder of the undeveloped land will be retained as woodland and managed landscaped open space.
- 4.8 Finally any cost of damage or remedial works required as a result of construction works on site would be a civil matter between the applicant and existing property owners.
- 4.9 In conclusion, it is considered that the development as amended is in accordance with the terms of the outline consent and should not significantly impact on either road safety or amenity. As such, it is recommended that planning permission is granted subject to the proposed conditions.