

Application No: S/05/00119/FUL

Date Registered: 17th March 2005

**Applicant:** **P & A Developments  
Unit 5  
Blocks A, B & C  
Carfin Industrial Estate  
Carfin  
ML1 4UH**

Agent: Davis Duncan Architects  
20 Royal Crescent  
Glasgow  
G3 7SL

**Development:** **Residential Development Comprising 32 Flatted Town Houes**

**Location:** **Land East of 129 Holytown Road Bellshill Lanarkshire**

Ward: 27: Holytown

Grid Reference: 275721. 660464

File Reference: **S/PL/BF/5/63/AMcL**

Site History: S/00/00757/OUT Erection of Workshops, etc granted 23<sup>rd</sup> November 2000

Development Plan: Southern area Local Plan Finalised Draft (Modified 2001 and 2004)  
– Protected Open Space  
Northern Area Local Plan – Green Belt

Contrary to Development Plan: Yes

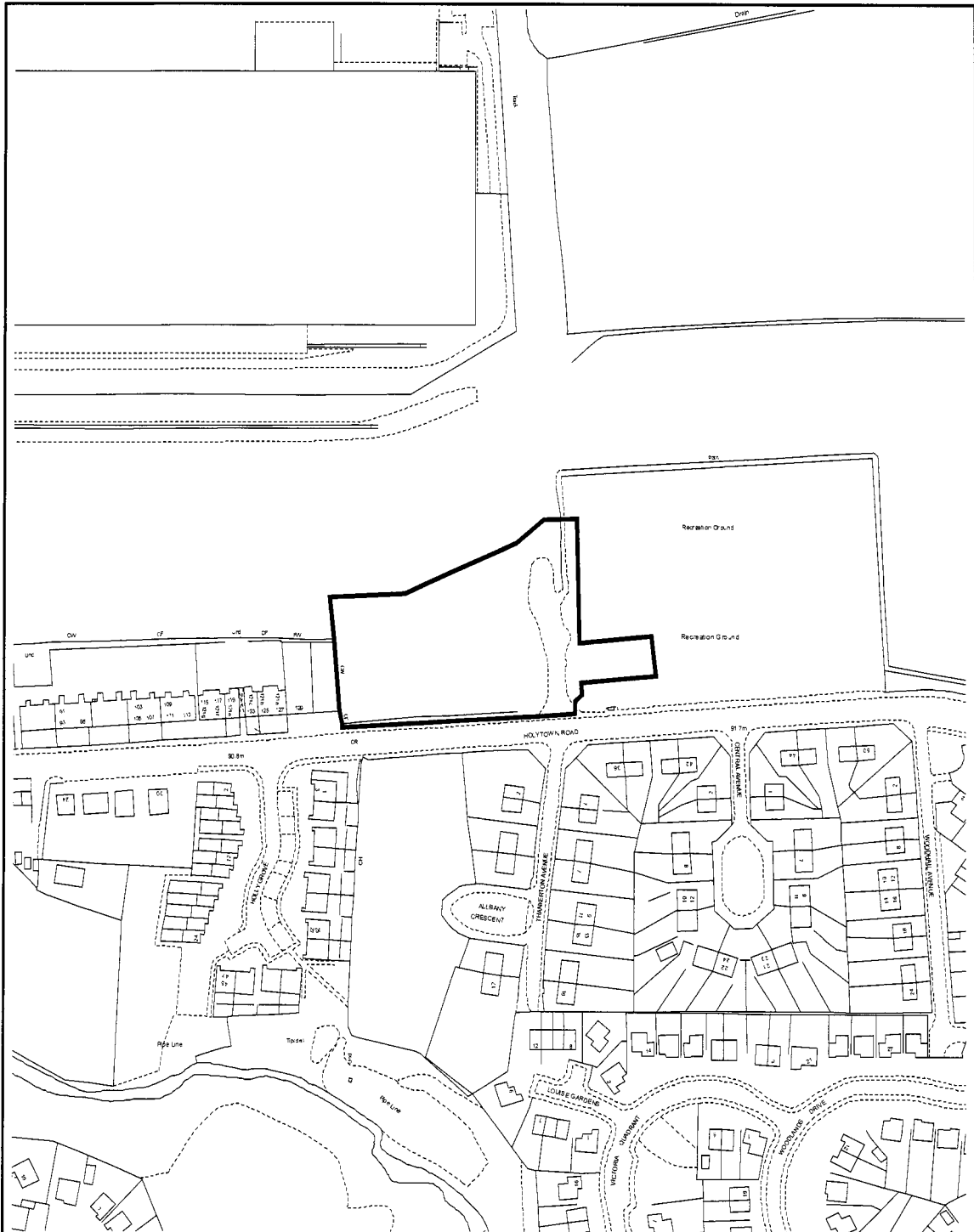
**Consultations:** Countryside and Landscape Manager (conditions)  
Director of Education (no response)  
Housing and Property Services (no response)  
Scottish water (objection)  
British Gas Transco (conditions)  
Scottish Power (conditions)  
British Telecom (no response)  
S.E.P.A (West) (conditions)

**Representations:** None received

Newspaper Advertisement: Advertised on 17<sup>th</sup> February 2005

**Comments:**

This application is for the construction of 32 flatted town houses on land to the east of 129 Holytown Road. The development will be of modern design but will continue the terraced effect of 'Wester Holytown' with features reflecting the traditional character of this older development. Although this development will be four storey in total the site sits at a lower level than Wester Holytown and the top floor will be a dormer effect



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PLANNING APPLICATION No. S / 05 / 00119 / FUL

RESIDENTIAL DEVELOPMENT COMPRISING  
 36 FLATTED ' TOWN HOUSES ' .

LAND EAST OF 129 HOLYTOWN ROAD, MOTHERWELL.

Site Area = 0.67 ha.

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within the roof pitch, resulting in the ridge being at a similar level to the existing development. All apartments will enter from the parking area to the rear. Ground floor apartments will enter from the ground floor and will occupy the entire ground floor and the front portion of the first floor. Upper floor units will enter via external stairs at first floor level, their apartment comprising the rear portion of the first floor, the entire second floor with additional accommodation on the third floor. Each apartment will have three bedrooms. As well as the terraced frontage to Holytown Road some of the units will face east giving an interesting corner aspect to west facing views. No play provision is included in the proposal but the applicant has agreed to contribute an appropriate sum towards existing play facilities in the area.

The site is zoned as 'Protected Open Space' in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004) and as Green Belt in the adopted Northern Area Local Plan. This site was previously part of the larger farm unit now part of the Eurocentral industrial development site. The site is mainly covered in rough grass and has no apparent productive use. While this site has not previously been developed, works to provide drainage and service connections for Eurocentral have rendered the site with a derelict appearance giving it all the hallmarks of a brownfield site. To the north of the site is mounding to form a barrier between the site and the Eurocentral development. To the east of the site is a recreation ground (football pitch) while to the south is part open space, formerly 'prefabs' at Albany Crescent, and part residential.

Of the consultees, Scottish Water had objected but a letter from the developers confirm that this has been resolved. Community Services and Property have raised the issue that the offshoot parking area may interfere with the present football pitches. NLC Transportation recommended that a full size roundabout be formed on Holytown Road but because of site levels this would be very costly and would render the development impractical. As an alternative a small roundabout can be formed at Thankerton Avenue. As well as allowing access to the development it will cause traffic on Holytown Road to slow down to the 30 mph speed limit.

There is no shortfall of residential land within the Motherwell Housing Market Area within which this area falls. The Northern Area Local Plan zones this area as Green Belt however the development of Eurocentral for industrial purposes makes this zoning superfluous and the zoning in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004) is more appropriate. Loss of Protected Open Space would normally require its replacement with compensatory open space of an appropriate scale and quality in the surrounding area however given the poor quality of this site its loss will have little detrimental effect. The proposal is sympathetic to the adjacent development to the west of the site and as such is acceptable in urban design terms. I recommend therefore that permission is granted subject to conditions.

**Recommendation: Grant Subject to the Following Conditions:-**

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, a report describing the soil and ground conditions prevailing over the application site (including details nature, concentration and distribution of any contaminants), shall be submitted to the Planning authority and the works required in order to remove or render harmless these contaminants, having regard to the proposed use of the site, shall be agreed in writing with the Planning Authority, and developments shall not commenced until these works have been completed.

**Reason:** To ensure the site is free of contamination.

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.

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

4. That before the development hereby permitted is completed or any housing unit occupied, a fence or wall shall be erected along the boundary marked purple on the approved plans and, prior to the fence or wall being erected, details shall be submitted to, and approved in writing by the Planning Authority.

**Reason:** To discourage parking on Holytown Road.

5. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roof, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority.

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

6. 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, 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 and
- (d) details of the phasing of these works.

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

7. That within one year of the occupation of the apartments hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 6 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 proper implementation of the landscaping scheme.

8. That before the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, and it shall include proposals for the continuing care, maintenance and protection of:-

- (a) the proposed parking areas hatched purple on the approved plans;
- (b) the proposed external lighting provided for the areas hatched purple on the approved plans;
- (c) the proposed grassed, planted and landscaped areas hatched green on the approved plans and
- (d) the proposed fences to be erected and/or hedgerows to be planted along the boundaries marked blue on the approved plans.

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

9. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 8 shall be in operation.

**Reason:** To ensure proper implementation of the landscaping scheme.

10. That the scheme of landscaping shall incorporate either the retention of the hedgerow to the immediate north of Holytown Road or a replacement hedgerow incorporating a mixture of native species shall be planted in a location to be approved in writing by the Planning Authority.

**Reason:** To retain biodiversity in the area.

11. That before the development hereby permitted is completed, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

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

12. That before the residential development hereby permitted starts a small roundabout shall be constructed at the junction of the access road and Holytown Road, which will be designed to conform with the Design Manual for Roads and Bridges (DMRB) to a scale and design to be determined under the terms of the Roads Construction Consent.

**Reason:** To ensure proper traffic movement on Holytown Road and proper access to the development site.

13. That access to the development site shall be a means of a 5.5 metre wide road with vehicular footway crossing on the circumference of the roundabout.

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

14. That the gradient adjacent to Holytown Road shall not exceed a 1 in 3 slope and the existing roadway shall not be supported by a retaining wall.

**Reason:** To preserve the integrity of the existing road.

15. That, notwithstanding the provisions of the Building Standards (Scotland) regulations 1990, and before the development starts, a certificate from a recognised firm of chartered engineers, duly signed by a Chartered Engineer or Chartered Geologist of Geotechnical Adviser Status (ICE, SISG 1993) shall be submitted to the Planning Authority confirming the mineral stability of the site. The certificate shall be based on a professionally supervised and regulated rotary drilling programme.

**Reason:** To ensure the mineral stability of the proposed housing site in the interests of prospective residents. (Note: A copy of the required certificate is available from the Divisional Office).

16. That before the development hereby permitted is completed or any dwelling unit occupied a ball stop fence will require to be constructed along the eastern edge of the access road or parking area to the specification of the Director of Community Services and to the satisfaction of the Planning Authority.

**Reason:** To prevent cars within the development from being damaged and injury to pedestrians.

17. That prior to the commencement of any development on the site a report from a professionally qualified person shall be submitted to the Planning Authority in relation to noise and vibration levels within the site and this report shall specify any measures required to mitigate anticipated noises and vibration to residential properties.

**Reason:** In order to protect the amenity of future residents.

## NOTES TO COMMITTEE

1. **That the applicant has agreed a financial contribution of £250 per unit for improvement to off-site play facilities in lieu of on-site provision. Planning permission should not be issued until this obligation has been met or the agreement is formalised in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997.**
2. **If granted, this application will require to be notified to the Scottish Ministers in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 because (a) the proposed development is contrary to the Northern Area Local Plan Local Plan and the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004), and (b) the Council has a financial interest in the development as it owns part of the land involved in the proposed development.**

### Background Papers:

Application form and plans received 27th January 2005  
Amended plans received 6<sup>th</sup> May 2005  
Memo from Head of Protective Services received 7<sup>th</sup> March 2005  
Memo from Countryside and Landscape Manager received 22nd April 2005  
Letter from Scottish Water received 4th April 2005  
Letter from British Gas Transco received 22nd February 2005  
Letter from Scottish Power received 28th February 2005  
Letter from S.E.P.A. (West) received 27th April 2005

Any person wishing to inspect these documents should contact Alistair Maclean at 01698 302093.