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| To: PLANNING AND ENVIRONMENT COMMITTEE | Subject: Planning Application N/05/00386/FUL: Residential Development (31 dwellinghouses) on Site West of Lindsaybeg Road, Chryston |
| From: DIRECTOR OF PLANNING AND ENVIRONMENT | |
| Date: 16 November 2005 Ref: N/05/00386/FUL | |

1. Purpose of Report

- 1.1 The purpose of the report is to seek authority to alter two approved planning conditions on application N/05/00386/FUL for residential development at Lindsaybeg Road, Chryston. The issue is whether site works should be allowed to take place prior to the imposition of a speed limit on Lindsaybeg Road.

2. Background

- 2.2 On 1 July 2005 the Planning and Environment Committee decided that it was minded to approve the above application. Condition 9 of the proposed permission reads:

"That no works shall commence until a 30 mile per hour speed limit is imposed on that section of Lindsaybeg Road adjacent to the application site.

Reason: In the interest of road safety by reducing speeds at the access junction."

- 2.3 The permission has not yet been issued as a formal agreement is being put in place for the financing by the developer of improvements to an adjacent play area.
- 2.4 The applicants have requested that condition 9 be altered such that building works be allowed prior to the speed limit on Lindsaybeg Road being reduced from 60 miles per hour to 30 miles per hour. They point out that they have no control over the timing of the introduction of the speed limit and that the condition is unnecessarily onerous as it goes beyond what was recommended by the Transportation Manager.

3. Sustainability Implications

- 3.1 The proposed changes to the planning conditions have no sustainability implications.

4. Considerations

- 4.1 It is noted that the Transportation Manager in his application consultation stated as follows:

" The timing and promotion of the speed limit order would have to be taken into account when conditioning any approval and it would be prudent to ensure that no dwellings were occupied until the speed limit was in place. The problem that is envisaged is that it is difficult to put a time scale on traffic regulation orders due to the nature of the process, especially if objections were to be lodged."

- 4.2 The condition, as currently worded, provides some additional access protection but is not deemed to be necessary by the Transportation Manager. He advises that although he has no objections to construction works taking place prior to the speed limit being in place, it would be prudent to have the agreed access sight lines cleared and the approved localised widening of Lindsaybeg Road carried out within the first phase of works.
- 4.3 Taking account of the above there is no objection to condition 9 being altered such that no dwellinghouse should be occupied prior to the speed limit being imposed on Lindsaybeg Road. This would be backed by a change to condition 10 requiring that the approved access improvements should take place within four months of the commencement of works.

5. Recommendations

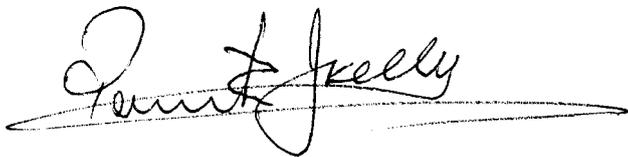
- 5.1 It is recommended that the application be granted (after inclusion of the necessary formal agreement for financing of an adjacent play area) subject to the originally approved conditions except for the following alterations to conditions 9 and 10.

9. That no dwellinghouse shall be occupied until a 30 mile per hour speed limit is imposed on that section of Lindsaybeg Road adjacent to the application site.

Reason: In the interest of road safety by reducing speeds at the access junction.

10. That all accesses, roads and parking areas shall be designed and constructed to an adoptable standard to the satisfaction of North Lanarkshire Council as roads authority: the approved junction, including provision of sight lines, shall be formed within the first phase of development and no later than four months from the commencement of site works.

Reason: To ensure satisfactory and safe vehicular and pedestrian provision.



a **David M. Porch**
DIRECTOR OF PLANNING AND ENVIRONMENT
(12 October 2005)

Local Government Access to Information Act: for further information about this report, please contact Martin Dean, on 01236 616459.

Background Paper: Planning Application N/05/00386/FUL
Letter from Miller Homes dated 21 September 2005