

Application No: S/05/00036/FUL

Date Registered: 14th January 2005

Applicant: Mr T Ferguson
14A Stevenston Street
Holytown
Motherwell

Agent WH Dickie
77 Hamilton Road
Motherwell
ML1 3DG

Development: Erection of Flatted Housing Development (One Block Containing Five Flats, One Block Containing Four Flats)

Location: Land At
14A Stevenston Street
Holytown
Motherwell
Lanarkshire

Ward: 27 Holytown Councillor James Coyle

Grid Reference: 276198 660320

File Reference: S/PL/B/5/19(88)

Site History: None

Development Plan: Northern Area Local Plan – DC1 'Mixed Use Areas'
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)
– part HSG8 'Established Housing Areas', part CS5 'Established Utilities'.

Contrary to Development Plan: No

Consultations: Scottish Water (objection)
British Gas (conditions)
Scottish Power (conditions)
British Telecom (conditions)

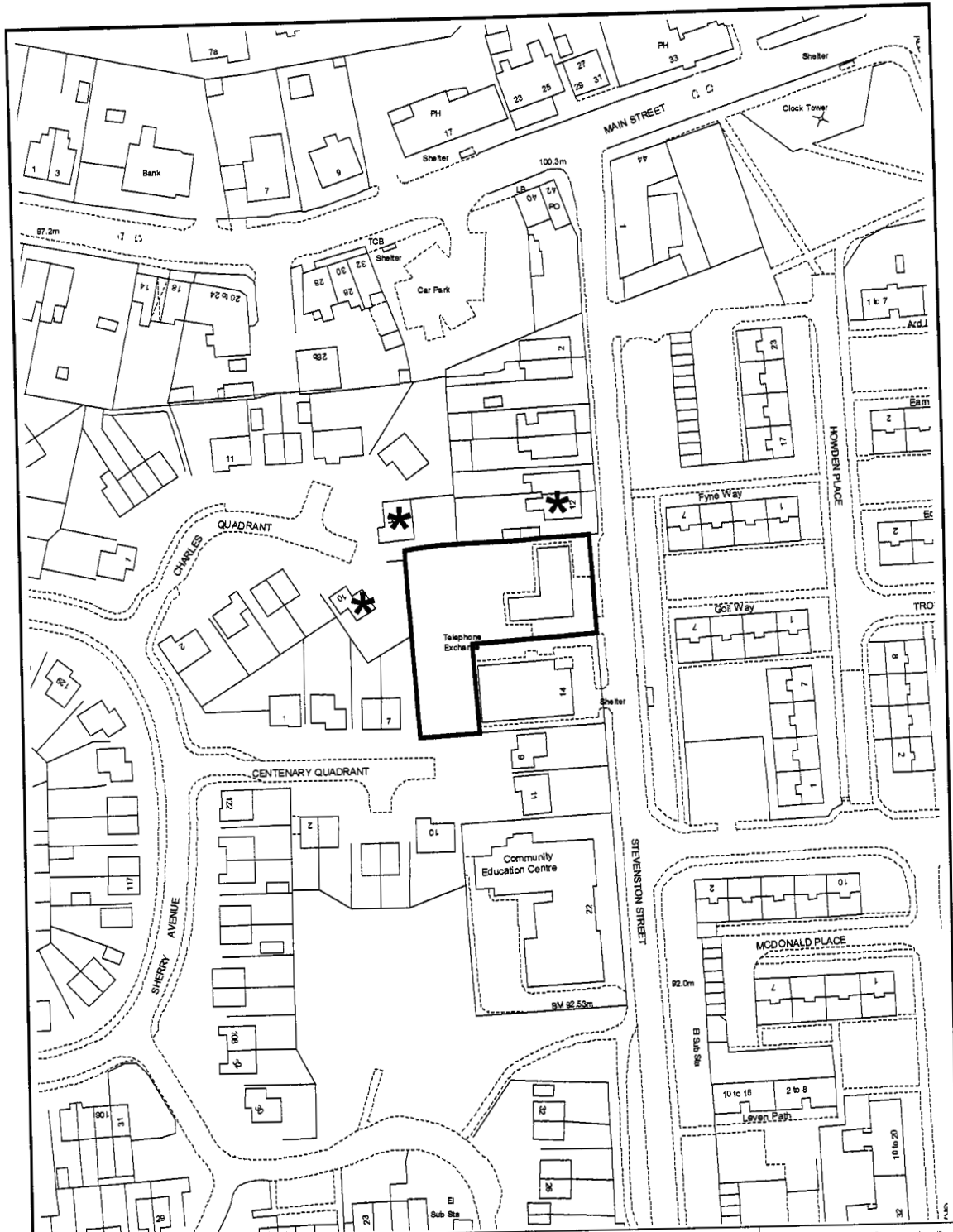
Representations: 6 Letters of Representation

Newspaper Advertisement: Advertised on 20th January 2005

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.



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 Planning and Environment
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PLANNING APPLICATION No. S / 05 / 00036 / FUL

ERECTION OF FLATTED HOUSING DEVELOPMENT
 (TWO BLOCKS EACH CONTAINING SIX FLATS)

LAND AT 14a STEVENSTON STREET, HOLYTOWN, MOTHERWELL.

* Representation

Site Area = 0.16 ha.

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2. 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 detail.

3. 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.

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

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, 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 in detail.

5. That within one year of the occupation of the last of the flats 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 proper implementation of the landscaping scheme.

6. 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 the proposed footpaths, parking areas, external lighting, play areas, grassed, planted and landscaped areas and proposed fences to be erected along the boundaries within the development site hereby approved.

Reason: To ensure proper maintenance of the site.

7. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 6 shall be in operation.

Reason: To ensure proper maintenance of the site.

8. That before the commencement of development, the scheme proposed for drainage within the site shall be agreed in writing by the Planning Authority and shall be designed to comply with the principles of Sustainable Urban Drainage Systems and that this system shall be implemented in accordance with a timescale to be agreed with the Planning Authority.

Reason: To safeguard the amenity of the area and to ensure that the proposed drainage system complies with the latest SEPA guidance.

9. That before the development starts, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water have been fully met in respect of

providing the necessary site drainage infrastructure to serve the development.

Reason: To ensure the provision of satisfactory site drainage arrangements.

10. That before any of the flats hereby permitted is occupied, 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.

11. That before any construction work commences on the flats, car parking or ancillary works within the site, the footway on Stevenston Street immediately along the eastern frontage of the site shall be widened to the specification of the Roads Authority and to the satisfaction of the Planning Authority.

Reason: To allow for the visibility splays required to enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

12. That a visibility splay of 2.5 metres by 90 metres, measured from the road channel, shall be provided on both sides of the vehicular access and before any flat within 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: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

13. That before any flat within the development hereby permitted is occupied the new vehicular access shall be constructed with a footway crossing and a 5.5 metres wide road.

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

14. That a detailed drawing showing the bin store location and boundary enclosure shall be submitted to and approved in writing by the Planning Authority, prior to the start of these works.

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

Background Papers:

Application form and plans received 14th January 2005
Revised Layout Plan received 30th September 2005
Revised Plans of Flatted Blocks received 12th October 2005

Memo from Transportation Manager received 17th February 2005
Memo from Head of Protective Services received 19th January 2005
Letter from Scottish Water received 7th April 2005
Letter from British Gas received 24th January 2005
Letter from Scottish Power received 31st January 2005
Letter from British Telecom received 31st January 2005

Letter from Mr G McAlorum, 10 Charles Quadrant, Holytown, ML1 4XP received 24th January 2005.
Letter from Mr J Dobbin, 12 Stevenston Street, Holytown, ML1 4RQ received 31st January 2005.
Letter from Mr S Mitchell, 21 Charles Quadrant, Holytown, ML1 4XP received 1st February 2005.

Letter from Mr J Dobbin, 12 Stevenston Street, Holytown, ML1 4RQ received 13th April 2005.

Letter from Mr J Dobbin, 12 Stevenston Street, Holytown, ML1 4RQ received 21st October 2005.

Letter from Mr G McAlorum, 10 Charles Quadrant, Holytown, ML1 4XP received 24th October 2005.

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

APPLICATION NO. S/05/00036/FUL

REPORT

1. Description of Site and Proposal

- 1.1 This application is for the erection of two flatted blocks on land adjacent to 14 Stevenston Street, Holytown. Block A will be situated at the rear of the site and will comprise 4 single bedroom flats accessed from within the site. Block B will front onto Stevenston Street and will comprise 4 two bedroom flats and one single bedroom flat with parking to the rear. As originally submitted both blocks were virtually three storeys in height, but following discussion they were both reduced 2 storeys in height although the block adjacent to Stevenston Street will have dormer windows to the rear to create a flat in the roofspace. Courtyard parking will be served by an access from Stevenston Street with adequate spaces being provided. Amendments to the carriageway of Stevenston Street will be required to achieve the necessary sightlines. The site amounts to approximately 0.1 hectare and is level at the front then drops to a lower level. The upper part of the site is currently occupied by a business while the lower area is rough grassland.
- 1.2 The houses adjacent to Block A are two storey in height and the proposed flatted block will be of a similar height. Additionally these houses have 'eyebrow' dormers and the new development will reflect the design of the neighbouring houses. The properties to the north of Block B are single storey while the property to the south is a modular concrete section commercial building of approximately two storey with flat roof. Residential properties on the opposite side of the road are two storey with pitched roof. The frontage onto Stevenston Street will be two-storey in keeping with the houses on the opposite side of the road.

2. Development Plan

- 2.1 The development is not significant in Structure Plan terms. The proposal accords with the Northern Area Local Plan in which the site is contained within a mixed use area. The Southern Area Local Plan Finalised Draft (Modified 2001 and 2004) zones the land partly as existing residential and partly as established utilities the latter reflecting the use of the Telephone Exchange on the site. The surrounding residential uses makes the principle of residential development acceptable, subject to other details being satisfactory.

3. Consultations and Representations

- 3.1 Scottish Water has objected to the application in that the cost of providing sewerage would be outwith their reasonable cost obligations. They would withdraw their objection if the applicant can bear the increased cost or promote a scheme that does not compromise the quantity and quality of the discharge. The other Consultees had no objections subject to their statutory requirements.
- 3.2 Objections have been received from three neighbouring properties which can be summarised as follows:
1. Overshadowing;
 2. Precedent within adjacent estate that no houses higher than single storey would be built backing onto property at Stevenston Street; three storey blocks too high and out of character;
 3. Traffic congestion; pollution from cars; noise;
 4. Building materials vague;
 5. Inadequate neighbour notification / advertisement;
 6. Overlooking, safety and disturbance from car park;

7. Overlooking from flats;
8. Smells from rubbish bins;
9. Site too small for development proposed.

3.3 One of the objectors has requested a site visit and hearing.

4 Planning Assessment and Conclusions

4.1 The objection by Scottish Water can be dealt with by a condition.

4.2 Regarding the points of objection I can comment as follows:

1. Sunlight and daylight tests were undertaken. Neither block will cause overshadowing of any habitable rooms in terms of daylight. While one block will cause reduction in sunlight to one house this house (7 Centenary Quadrant) already fails in terms of sunlight due to its aspect.
2. Properties in Charles Quadrant and Stevenston Street are single storey but houses in Centenary Quadrant and on the opposite side of Stevenston Street are two storey so there is no precedent of single storey development. As revised, the development will be two- although the block adjacent to Stevenston Street will have dormer windows to the rear to create a flat in the roofspace. Thus the overall height will be similar to a two storey building and the frontage onto Stevenston Street will be two-storey with velux style windows only on that aspect.
3. Traffic generated from the development will not be significant, neither will pollution from cars, nor noise.
4. The building materials are stated on the plans and propose roughcast finish with stone quoins, appropriate to the area. While colours are not stated this is covered by a condition.
5. Neighbour notification was undertaken correctly and the application was advertised in the local press.
6. The points raised here include poor parking of cars and hitting fences. Only in one area, over a 6 metre length, does the parking area come up to the boundary which is protected by substantial trees outwith the application site at that point. Overlooking from the car park is not an issue that can be considered as a reason for rejection of the application.
7. The minimum distance from opposing windows is approximately 18 metres which is considered acceptable. Additionally there is a significant angle between the proposed blocks and the existing houses.
8. Bin stores will be provided for rubbish bins which should reduce any nuisance from smells.
9. The site can contain the development together with garden ground and parking required to accord with Council standards.

4.3 Having considered the application in policy terms and taking heed of the objections received I recommend that permission be granted subject to conditions.

Note: One of the objectors has requested a site visit and hearing in the event of the application being recommended for approval.