

Application No: N/06/01494/FUL

Date Registered: 7th September 2006

**Applicant:** Daniel Boyle  
Drumboe Cottage  
Old Gartloch Road  
Gartcosh  
G69 8ET

**Development:** Construction of Gate/Access Barrier on Road

**Location:** Site to the West of  
41 Old Gartloch Road  
Gartcosh  
Glasgow  
North Lanarkshire  
G69 8ET

Ward: 68 Moodiesburn West and Gartcosh Councillor Joseph Shaw

Grid Reference: 269729 668001

File Reference: N/06/01494/FUL

Site History: N/05/01344/FUL : Construction of Seven Detached Dwellings at 51  
Old Gartloch Road, Gartcosh,  
Withdrawn 18<sup>th</sup> January 2006

N/06/00057/FUL : Construction of 9 Dwellings at Site to the Rear of  
51 Old Gartloch Road, Gartcosh  
Granted 18<sup>th</sup> August 2006

Development Plan: The site is covered by residential policies in the adopted Northern  
Corridor Local Plan, November 2005

Contrary to Development Plan: No

**Consultations:**

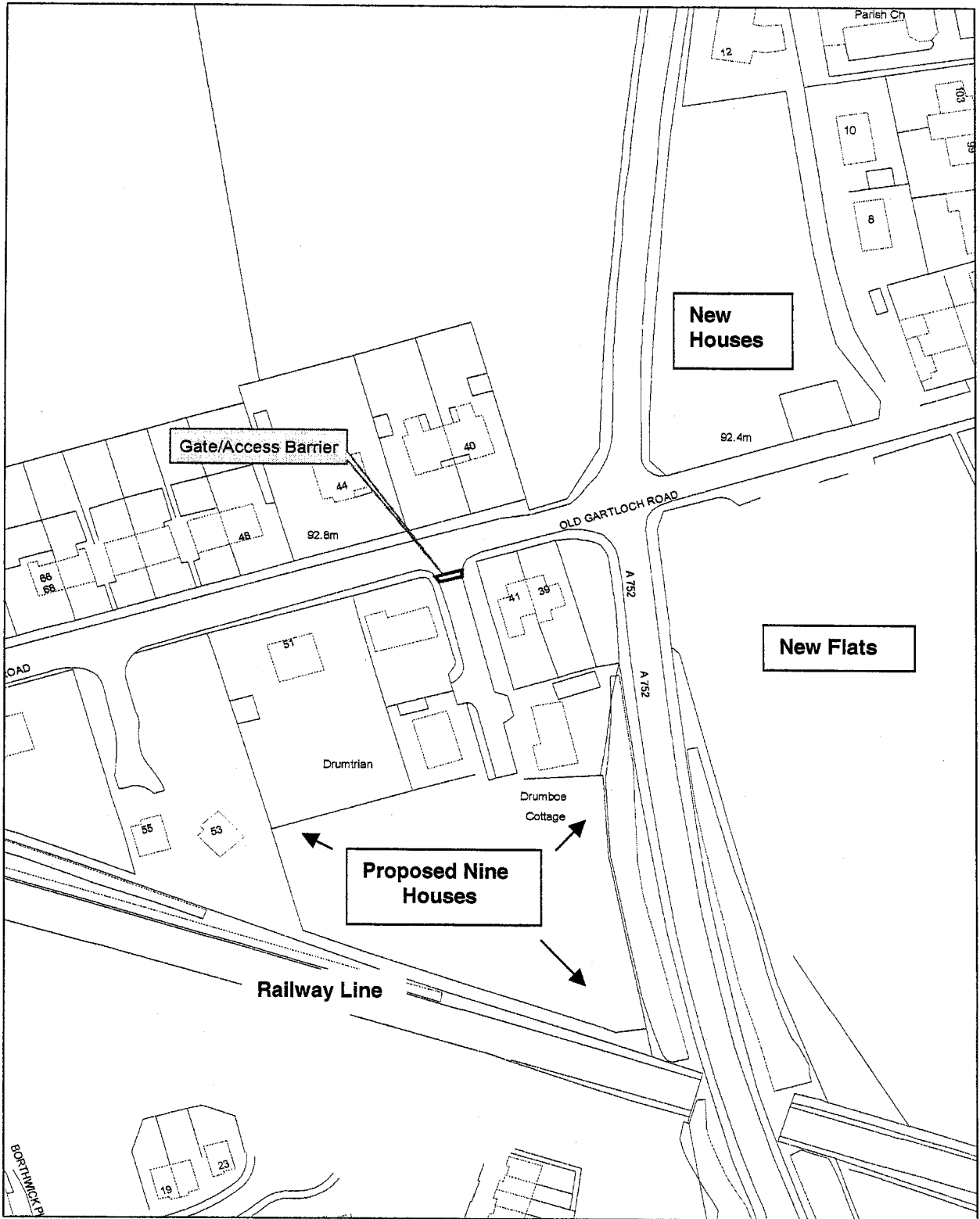
**Representations:** None Received

Newspaper Advertisement: Not Required

**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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N/06/01492/FUL  
 Daniel Boyle  
 41 Old Gartloch Road Gartcosh  
 Erection of a Gate/Access Barrier

N  
 North Lanarkshire Council  
 1:1,250

2. That before the development hereby permitted starts, full details of the design, materials and method of operation of both the pedestrian and vehicular access gates shall be submitted to, and approved in writing by the Planning Authority.

**Reason:** To enable the Planning Authority to consider these aspects in detail in the interests of traffic and pedestrian safety and the visual amenity of the site and the surrounding area.

3. That before the development hereby permitted starts, full details of the brick to be used in construction shall be submitted to and approved in writing by the Planning Authority.

**Reason:** To enable the Planning Authority to consider this aspect in detail in the interest of the visual amenity of the site and the surrounding area.

4. That the proposed vehicular gates shall be set back a minimum of 6 metres from the rear line of the public footway on Old Gartloch Road.

**Reason:** In the interests of traffic safety.

5. That the private access shall be fully paved for the first 2 metres and shall have a drainage facility to prevent loose chippings and surface water from entering the public road.

**Reason:** In the interests of pedestrian and vehicular safety and to prevent deleterious material being carried out onto the highway.

6. That the proposed gates shall be constructed in such a manner that they do not open onto the public road or the public footway.

**Reason:** In the interests of traffic and pedestrian safety.

**Background Papers:**

Application form and plans received 7th September 2006

Memo from Roads (Northern Division) received 13th October 2006

Any person wishing to inspect these documents should contact Mrs Mary Stewart at 01236 616473.

**DATE : 24<sup>th</sup> October 2006**

**APPLICATION NO. N/06/01494/FUL**

**REPORT**

**1. Description of Site and Proposal**

- 1.1 The site is part of Drumboe Avenue, which is a private access serving three detached houses to the south of Old Gartloch Road, Gartcosh. The access road is not constructed to adoptable standards. The carriageway is 5.5 metres in width and there is a 2 metre wide footpath on the western side. A 4.5 metre wide grass verge runs along the eastern side of the carriageway. Drumboe Avenue is in the ownership of the applicant.
- 1.2 The applicant proposes to construct vehicular and pedestrian access gates across the entrance to Drumboe Avenue from Old Gartloch Road. The proposed vehicular gates will have a curved top and be a maximum of 3 metres in height, whilst the pedestrian gate will also have a curved top and will reach a maximum height of 2.4 metres. The proposal also includes provision for the construction of gate piers on either side of the vehicular gates and flanking walls between the gates and adjacent plot boundaries.
- 1.3 This will provide a physical barrier to prevent the use of this private access by unauthorised pedestrian and vehicular traffic. Such unauthorised use of the access is a concern of the applicant because of the recent grant of planning permission for the construction of nine houses on the site immediately to the south of Drumboe Avenue.

**2. Development Plan**

- 2.1 The development raises no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000, and accordingly needs only to be assessed against the provisions of the Northern Corridor Local Plan.
- 2.2 In the adopted Northern Corridor Local Plan, the site is covered by Policy HG3, which seeks to protect the amenity of existing residential areas.

**3. Consultations and Representations**

- 3.1 My Traffic and Transportation Section commented on the need to ensure the gates are set back a minimum of 6 metres from the public road, protect access sightlines, provide inward opening gates and ensure the provision of hard surfacing and drainage to protect the public road. With the exception of the access sightlines, all of these requirements could be satisfactorily addressed through the imposition of planning conditions. In relation to the access sightlines it would be considered unreasonable to impose a more onerous requirement for visibility than is currently the case for a proposed change which would reduce the frequency of use of Drumboe Avenue.
- 3.2 No representations were received.

**4. Planning Assessment and Conclusions**

- 4.1 In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this case, I am satisfied that the proposal is not contrary to

policies contained in the Northern Corridor Local Plan 2005.

- 4.2 Drumboe Avenue is not a public road. The applicant seeks to prevent unauthorised access, particularly in relation to the construction of nine houses on an adjacent site. I am satisfied that the gates, piers and flanking walls can be provided in a manner which will not be to the detriment of the visual amenity of the area. No objections have been received from notified neighbours nor from any of the other parties who rely on Drumboe Avenue for access to their property.
- 4.3 While this is a somewhat unusual type of development, there are no planning objections to the proposed barrier arrangements and it is recommended that permission be granted.