

**NORTH LANARKSHIRE COUNCIL**

**SUPPLEMENTARY REPORT**

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: C/06/02103/AMD Erection of 2 Storey Housing and 3 Storey Flats at St. Francis Xavier, College, Calder Avenue, Coatbridge
From: DIRECTOR OF PLANNING AND ENVIRONMENT	
Date: 12 January 2007	Ref: C/06/02103/AMD/IJ

**1. Purpose of Report**

- 1.1 To advise Committee that further points of representation have been raised by objectors against this application for planning permission for the erection of 2 storey housing and 3 storey flats at the above address and to address the issues raised by those additional points of representation.

**2. Background**

- 2.1 A report on the above planning application is to be considered by the Planning and Environment Committee at their meeting on the 16<sup>th</sup> January 2007. A letter of objection was received on the 8<sup>th</sup> January 2007 from the resident of Calder Villa, an adjacent property. Not all the points raised in that letter were addressed in the planning report. In addition, a letter was received on the 9<sup>th</sup> January 2007 from Michael Lennon of 163 Burleigh Street. This report addresses the outstanding points of objection raised.

The additional points raised are as follows:

- The introduction of a 3 storey building would interfere with the privacy of adjacent existing properties and would result in a failure to provide the required 18 metre privacy distance
- There are bluebells present on site and these are a protected species
- The plans only show indicative positioning of new trees and no specific details of type etc. are given to assess their acceptability against the proposed buildings
- There are no details provided on surface materials
- There was no environmental report submitted with this application
- The submitted plans do not accurately reflect the positioning of the adjacent properties
- An existing gas governor is not shown on the submitted drawings
- There is a lack of detail shown for the 3 storey building
- The lounge window positioning on the north elevation of the terrace building affects the privacy of the adjacent villa
- The site boundary excludes the access road from Calder Avenue
- The proposals are not seen as enabling the redevelopment of the Global Centre but are now solely a profit making exercise

The response to the issues raised above are as follows:

- While it is accepted that the optimum distance of 18 metres between buildings cannot be achieved in this instance the introduction of appropriate screen boundary planting between the properties would lessen any potential privacy conflict. This was the position with the position with the previously approved development that was not the subject of objection on this point of detail. The introduction of appropriate screen boundary planting between the properties would lessen any

potential privacy conflict. An appropriate condition on any planning consent could ensure the provision of suitable boundary planting.

- An appropriate condition on any planning permission consent would require the developer to carry out a comprehensive habitat survey of the site to identify the presence of any protected plant species. Through such a condition the developer would require the approval of the planning authority to initiate mitigation methods to protect or remove any identified protected species of plant.
- An appropriate condition would be attached to any planning permission to ensure the submission of acceptable landscaping proposals and this will include details of, and accurate positioning within the site of any new trees etc.
- An appropriate condition on any planning permission would require the submission of details of those surface materials to be submitted to the planning authority for approval.
- An application of this type does not require an Environmental Impact Statement. Conditions relating to the environmental issues raised regarding trees and bluebells require these matters to be addressed prior to the commencement of works.
- The scaled drawings submitted with this application, with a detailed physical inspection of the site and the surrounding area have allowed an assessment of the likely impacts of the development on the surrounding properties/lands. It is not uncommon for adjacent properties not to be scaled onto plans of development proposals.
- While information of service apparatus locations may not be fully highlighted the responsibility rests with the developer to satisfy all requirements of the statutory bodies in relation to the development of any site.
- The applicant has submitted sufficient and accurate drawings of all proposed buildings to allow for their proper assessment. A rear elevation plan of the 3 storey building was submitted by the developer and is available for public inspection.
- As detailed above it is accepted that the optimum distance between windows on the 3 storey building and the existing property have not been achieved although screen planting may lessen any potential privacy conflict.
- This current submission seeks primarily only to amend elements of a previous planning permission in respect of the rear part of the St. Francis Xavier site. The elements currently unaffected by this current submission include the redevelopment of the College building itself (north part of site), the 4 storey flats (east part of site) and the site access details from Calder Avenue. The site access is within the control of the applicant and there will therefore be no problem over access to the development site.
- While this application is an amendment to the proposed tenure of the buildings on this part of the site the issue for the Council to address is the acceptability of the physical layout and its relationship to the development of the larger site. A condition would be imposed to request details of the proposed phasing of all development works within the larger site to ensure that the entire redevelopment is achieved and this could be supplemented by a condition stipulating that the fourth last house within this phase shall not be occupied until work has started on the redevelopment of the Global Education Centre.

### 3. Recommendation

- 3.1 It is considered, therefore, that there are no substantive new issues raised in the letters of objection and that the application should be granted as recommended within the attached report subject to the inclusion of the following additional conditions:

**Condition 4** as amended:

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.
- (e) details of all screen boundary planting.

**Reason:** In the interests of amenity.

**Condition 15:**

That before the development hereby permitted starts, a habitat survey shall be submitted to, and approved in writing by the Planning Authority, and this shall include details of any measures required to protect or remove any identified protected species of wildlife or plant, having regard to the proposed use of the site. Any measures approved shall be carried out to the satisfaction of the planning authority before any works commence on site.

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

**Condition 16:**

That before the development hereby permitted starts, details of the phasing of the development of the larger site approved under the terms of planning permission C/05/01045/FUL shall be submitted to, and approved in writing by the Planning Authority.

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

**Condition 17:**

That before occupation of the last 4<sup>th</sup> house within the development hereby permitted, works required in connection with the redevelopment of the Global Education Centre shall be started.

**Reason:** To define the permission.



**David M. Porch**  
**DIRECTOR OF PLANNING AND ENVIRONMENT**  
(15 January 2007)

Local Government Access to Information Act: for further information about this report, please contact Ian Johnston, on 01236 812382.