
Report to: Planning Committee

Date of Meeting: 25th August 2016

Subject: Planning Application 16/00089/FULL - Erection Of 30 No. Houses With Associated Roads And Footpaths (Amendment to Planning Permission 06/00386/FULL), Land To West, The Glen, Coalsnaughton, Clackmannanshire

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1. The purpose of this report is to provide an assessment of and recommendations on the development proposals for erection of 30No. units (22No. houses and 8No. cottage flats) on land to the west of The Glen, Coalsnaughton.
- 1.2. The planning application is being reported to the Planning Committee for a decision as the Council has an interest in the development, as a joint-venture partner with the applicant, to provide 28No. affordable homes on the site through the National Housing Trust (NHT) initiative. The Council approved extension of the NHT project to include this proposed development on 25th June 2015.

2.0 Recommendations

- 2.1. It is recommended that the application for planning permission is APPROVED, subject to the following conditions:
- 2.2. Conditions
 1. Before any works commence on site, a construction traffic management plan shall have been submitted to and approved in writing by the Council. It shall include:-
 - a) All road and pedestrian safety measures on the C74 road (The Glen), including carriageway work, signing, traffic control measures and supervision.
 - b) Internal site servicing and construction vehicle/site personnel parking.
 - c) Measures to control and treat surface water run-off during site construction.

d) Hours of construction.

e) Timescales for implementation before the start of any site works.

Thereafter, all construction works shall be carried out in accordance with such approved details.

2. Before any works commence on site, the following additional details or information shall have been submitted to and approved in writing by the Council:-

a) Samples of all external building materials.

b) Details of all forms of boundary enclosure.

c) Details of finished ground, road and floor levels within the site and in relation to existing ground, road and building levels adjacent to the site.

Thereafter, the development shall proceed in accordance with such approved details.

3. Before any works commence on site, plans and sectional drawings, including a composite elevation of the site's entire frontage to The Glen, shall have been submitted to, and approved in writing by the Council. The drawing shall include the following details:

a) A 2 metre wide footway along the whole of the site's frontage to the C74, and extending northwards and southwards to connect with the existing public footway network.

b) Visibility splays at the junction of the proposed new access road with the C74 of 2.4m by 45m to the north and 2.4m by 60m to the south within which there shall be no obstructions above 1m in height.

c) Feature elevational details to articulate the frontage of the house on Plots 1 and 17.

d) High quality masonry boundary treatment to The Glen frontage, excluding any timber screen fencing.

e) Landscaping and planting details for all communal areas, including native hedge planting along The Glen frontage.

f) A phasing plan for completion of all above noted works.

Thereafter, the development shall be completed in accordance with all such approved details.

4. Surface water drainage arrangements shall be completed in accordance with the Approved WMA drawing "Proposed Drainage Layout" ref; D2923-2001. Before any works commence on site, details shall have been submitted and approved of arrangements for future maintenance of all

drainage infrastructure. Thereafter, such maintenance will be carried out in accordance with approved details.

5. All ground and building levels within the development shall be completed in accordance with the approved WMA Drawing ref: D2923 - 1001 - Proposed Site Plan and Ground Sections, unless otherwise approved in writing by the Council.

2.3 Reasons

1. In the interests of road safety and residential amenity.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. To ensure adequate protection of the water environment for surface water run-off.
5. In the interests of residential amenity.

Reasons for Decision

1. The proposals would result the completion of long-standing development plan housing site, and in doing so infill a brownfield site on The Glen.
2. The proposals would deliver 14No. affordable homes, significantly in excess of the LDP policy target for such provision.
3. Whilst the restricted shape and topography of the site, and to a degree, the development density, have limited the scope for a more innovative layout, the development would be consistent with adjoining recent developments and visually enhance the site and road frontage.
4. The application is considered to comply with the Local Plan, and no material considerations have been identified to indicate that the development should not be approved.

Plan Numbers

- 2088-P-1.01 Location Plan
- 2088-P-1.02 Existing Site Layout
- 2088-P-1.03 Proposed Site Layout
- 2088-P-1.04 Type A Proposed Plans and Elevations
- 2088-P-1.05 Type B Proposed Plans and Elevations
- 2088-P-1.06 Type C Proposed Plans and Elevations
- 2088-P-1.07 Type D Proposed Plans and Elevations
- 2088-P-1.08 Type E Proposed Plans and Elevations
- D2923-1001 Revised Proposed Site Plan and Ground Sections
- Site Layout Plot and Area Comparison With Previous Phases
- Revised SUDS Solution - Rev A

3.1 **Background**

- 3.2 The site comprises 2.35 Ha site shown as Housing Proposal H46 in the LDP. Development of the northern and southern portions is complete.
- 3.3 Planning consent was originally granted for 52 No. houses on the overall site in February 2007, being a development of largely suburban houses. Subsequently 18 No affordable houses and then a further 12 No. houses were completed, in the northern part (Phase1), and later a further 28 No units were built on the southern portion of the site under the National Housing Trust (NHT) initiative. The currently proposed layout for this final phase was shown indicatively at that time.
- 3.4 This final phase of development at The Glen lies between the two previously completed phases, and as with the previous phases, the proposals are submitted as a stand-alone development, but effectively seeks to amend the originally planning approval.
- 3.5 The development layout would be in the form of a cul-de-sac served directly off The Glen, with two storey houses and cottage flats along each side of the street. The layout and house designs would closely resemble the earlier phases to the north and south. Due to the steeply sloping nature of the site, the proposals will require re-modelling of land, some steeply sloping gardens and retaining walls.

3.6 **Consultations**

- 3.7 Roads: Site layout dictates proposed cu-de-sac design. Comments on geometrical design standards, footpath provision, parking standards etc. Additional details on surface water drainage required to demonstrate management of water reducing risk of flooding to adjoining developments. Comment: Additional drainage information has been provided. The details of road layout, geometry etc will be subject of an application for RCC, and design details will be finalised at that stage.
- 3.8 SEPA: Initial objection on basis of lack of information on surface water drainage. Subsequently withdrawn, following submission of suitable proposals.
- 3.9 Scottish Water: Have not responded to the consultation notice. We are proceeding on the basis that there is no known infrastructure constraint.
- 3.10 Environmental Health: No objections. Comments on management of construction operation to protect amenity of adjoining residents. Comment: A planning condition will require a construction management plan to be submitted and approved.
- 3.11 The Coal Authority: Objection. Additional information required on precise location of previously stabilised and capped mine shaft in relation to the proposed development layout. This has now been provided and the objection has been withdrawn.

3.12 Representations

3.13 A total of 33No. adjoining proprietors were notified of the application and Neighbour Notification advert was placed in the local newspaper. In response, no objections or representations were received from neighbours, however two representations were received from the following parties:

- Woodland Trust Scotland, Shore Road, Perth.
- Liz Albert, Scottish Wildlife Volunteer, 11 Pullar Avenue, Bridge of Allan.

On the following grounds:

1. Woodlands to the west of the site are likely to be ancient and further assessment and ecological study of them is required before a decision is made. Comments on potential impacts on this adjoining woodland and suggestion of a buffer zone. *Comment: The wooded gorge referred to lies entirely outwith the planning application site and is not owned by the applicant. In addition, a felling licence has been granted to the owner to carry out timber operations and re-stocking in the gorge by The Forestry Authority in May 2016.*
2. A green footpath corridor should be considered within the site or some native planting to support biodiversity. *Comment: Proposed gardens would abut those of existing houses on either side of the site. It is proposed that shrubs and native hedging are planted along the site's frontage to The Glen.*

3.14 Planning Assessment

3.15 The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan.

3.16 The site is identified in the adopted LDP as part of a wider housing proposal designation (Proposal H46), which set out a number of development requirements and, in respect of these, traffic management, enhancement of The Glen, safe route to school and play area improvements have been delivered, along with a significant proportion of the houses already built being affordable homes.

3.17 An originally envisaged pedestrian link from the site, westwards across the steep gorge has not been delivered and does not form part of the current proposals. The land required to form such a link does not lie within the developers control and would require extensive and costly infrastructure on both sides of the gorge, which would significantly affect viability of this affordable housing scheme. The development will complete a new footpath alongside the road, linking to the school, shop and other amenities in Coalsnaughton. In light of these collective circumstances, the Service would conclude that a pedestrian link across the gorge is not required.

3.18 Key policy considerations from the LDP are as follows:

- Policy SC2 - Affordable Housing
 - Policy SC5 - Layout and Design Principles
 - Policy SC9 - Developer Contributions
 - Policy SC12 - Development Proposals - Access and Transport Requirements
 - Policy SC20 - Water and Drainage Infrastructure and Capacity
 - Policy EA7 - Hedgerows, Trees and TPOs
- 3.19 Taking account of these policy considerations, the proposals can be assessed as follows:
- 3.20 **Affordable Housing and Developer Contributions**
- 3.21 Fourteen of the total 30No. units are proposed as affordable housing (mid-market rented), meaning that just under 50% of the development would be affordable, whereas Policy SC2 would normally seek affordable provision of up to 25% of the total number of units. The development would therefore deliver affordable housing well in excess of the proportion sought by the LDP.
- 3.22 The previous phases of development of this site have delivered play area improvements, traffic calming and footway construction on The Glen. The applicant submitted development appraisal information for consideration by the Council's Developer Contributions Group. Based on the collective circumstances, and in accordance with Policy SC9, the Group agreed that no additional contributions were required from this phase.
- 3.23 **Layout, Design and Density**
- 3.24 Policy SC5 sets out detailed criteria for new housing developments, and is supported by the Placemaking Supplementary Guidance (SG). The policy seeks to ensure that new developments positively contribute to their setting and surroundings.
- 3.25 In this case, the character and density of the proposed development is in keeping with the completed phases to the north and south. The design and layout of the development is standardised, partly as a result of the steeply sloping nature of the site, which restrict road alignment and building design, but also due somewhat to the density of housing. This has limited the scope for innovative street layout and greater space within the public realm.
- 3.26 The layout does, as noted, reflect the character of the surrounding developments and streetscape, and will complete the development of a currently unattractive gap site in a manner that enhances the street frontage of The Glen. The development will also complete a new frontage footway along The Glen and thereby enhance linkages to the existing village.
- 3.27 **Water and Drainage Infrastructure**
- 3.28 Detailed surface water drainage plans have now been submitted which set out drainage arrangements to satisfy SEPA and the Council's Roads Authority.

Temporary cut-off drains are proposed during construction to protect existing houses from any flood risk.

3.29 **Trees and Hedges**

3.30 Houses in the western end of the site lie close to mature trees within the adjoining gorge, which have previously been surveyed and a scheme of works proposed. Since then a felling licence has been issued for this area by The Forestry Authority which entails felling of trees that would adjoin the proposed houses, but also requires re-stocking of the site thereafter. Whilst there are no new trees proposed within the site, hedging and shrubs will form part of the boundary treatment to The Glen frontage.

3.31 **Summary**

3.32 The proposals represent a relatively high density housing development on a site identified in the LDP, which would reflect the layout and design of earlier adjoining phases, provide affordable housing and complete the development of an unsightly gap site in an appropriate manner. The application therefore complies with the development plan and there are no material considerations that indicate it should not be approved.

4.0 **Sustainability Implications**

4.1 The proposals would complete the development of a long-standing development plan housing site in a manner that would enhance the site's frontage to The Glen road and provide affordable housing.

5.0 **Resource Implications**

5.1 *Financial Details*

5.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

5.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

6.0 **Exempt Reports**

6.1 Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 **Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

- The area has a positive image and attracts people and businesses
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
 Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
 Yes (please list the documents below) No


Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
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Date:
04-Aug-2016

16/00089/FULL – Land To West, The Glen, Coalsnaughton
Erection Of 30 No. Houses With Associated Roads And Footpaths
(Amendment to Planning Permission 06/00386/FULL)

Ward: Clackmannanshire North OS Grid Ref: NS 92 96 SW

0 10 20 30 40
 Meters

Scale: 1:1,250



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