
Report to: **Planning Committee**

Date of Meeting: **24th February 2017**

Subject: **Planning Application ref: 16/00273/FULL - Erection of 35 No. Houses - Amendment To Planning Application 14/00248/FULL (Erection Of 71 No. Houses With Associated Access Roads, Car Parking And Landscaping) at Burnside, Riccarton, Clackmannan**

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 above planning application. The application requires a Committee decision as the Council has a financial interest in the proposed development, which will be led by Places for People, with part of the funding being invested coming from the Falkirk Council Pension Fund, of which Clackmannanshire Council is a participating employer.
- 1.2. The planning application is submitted by CF Ambassador and proposes 35No houses and associated works on part of a larger site which already has planning permission for a total of 71No houses. This amendment to the approved layout will increase in the number of houses, from 29No to 35No houses (23No houses and 12No cottage flats). As a result of some other changes to the overall development, a total of 75No houses and flats are now proposed for the overall site.

2.0 Recommendations

- 2.1. The application is recommended for APPROVAL subject to the following conditions and reasons:
- 2.2. Conditions
1. Before any works commence on site, a detailed phasing plan, shall have been submitted to and approved in writing by the Council. The phasing plan shall set out, in written and plan form, the sequence of delivery of the following elements of infrastructure in relation to the phased completion of houses within the development:
- a) Construction of the main site access road off Riccarton, including visibility splays of 2.4m x 30m to the south and 2.4m x 60m to the north.

- b) Completion of all hard and soft landscaping, public art feature, roads, paths and parking.
- c) Completion of the proposed new pedestrian/cycle links to Park Place and the railway bridge leading from Brucefield Crescent as tarmac paths of a minimum 3m width, including measures to prevent vehicular access to/from the site at these locations.
- d) Provision of all SUDs infrastructure, including Stormwater Attenuation Tanks.
- e) Provision of traffic calming and speed restriction measures, including speed table and new and extended footways on Riccarton.
- f) Provision of acoustic fencing and landscape buffer planting.
- g) Arrangements for the provision of affordable housing, amounting to not less than 25% of the proposed number of houses within the site.

Thereafter, the development shall be carried out and completed in accordance with the approved Phasing Plan, unless otherwise approved in writing by the Council.

2. Before any works commence on site, revised detailed landscaping plans and schedule of planting, incorporating all layout and design changes shown on the stamped approved Revised Development Plan, Drawing ref: 14-11 AL(0)04 Rev A shall have been submitted to and approved in writing, by the Council, including:

- a) A phasing plan of implementation, in accordance with Condition 1.
- b) A schedule and specification of all hard and soft landscaping and arrangements for implementation and future maintenance of each.
- c) Clear delineation of private gardens and communal areas.
- d) Details of arrangement for future adoption and maintenance of all communal areas.

Once approved, the development shall be carried out in accordance with such approved details.

3. Before any works commence on site, all trees and hedges to be retained on the site shall be protected from damage during construction work in accordance with BS5837 (Trees in Relation to Design, Demolition & Construction) 2012. The developer shall make arrangements for an officer of the Council to have inspected such measures prior to the commencement of construction works, and once approved all such protection shall remain in place for the duration of the demolition and construction work.

4. Before any works commence on site, finalised details of the proposed SUDs scheme shall have been submitted to and approved in writing by the Council. The scheme shall be in accordance with SUDs (Sustainable Urban Drainage Systems) Manual (C697) published by CIRIA, and Sewers for Scotland 2. Details of the SUDs scheme shall include arrangements for

adoption and future maintenance of all above and below ground SUDs infrastructure by a competent authority.

5. Before any works commence on site, intrusive site investigation works shall have been undertaken in order to establish the precise location and condition of mine entries and ground conditions on the site in respect of shallow coal workings. Thereafter, the details of any proposed remedial works and/or foundations shall have been submitted to and approved in writing by the Council, before construction commences on any houses.

6. Before first occupation of any house on the site, the following additional details in respect of ground contamination shall have been submitted to and approved in writing by the Council:

a) A validation report or letter report showing that gas preclusion methods have been carried out. The report should have details such as photographs and confirmation that these methods have been installed to manufacturers guidelines.

b) A validation report/letter report showing that the capping depth of 600mm of top/subsoil has been installed in areas of phytotoxic contamination.

7. Before any works commence on site, a construction management plan shall have been submitted to and approved in writing by the Council, and shall include the following information:

a) Details of proposed hours of construction.

b) Details of measures to control the impact of noise, vibration and dust on nearby sensitive residential receptors during construction.

c) Details of arrangements to provide information, advice and points of contact to nearby residents, during the construction phase.

Thereafter, the development shall be carried out in accordance with such approved details.

8. The development shall be carried out fully in accordance with recommendations of the Flood Risk Assessment, prepared by Fairhurst, dated October 2014. In addition, before any works commence on site, the applicant will submit details of the following:

a) Confirmation of the provision of like for like compensatory flood storage as shown on drawing number 102297/2003 rev A of the Flood Risk Assessment.

b) Confirmation of revised Finished Floor Levels (FFLs) of Plots 32 and 33, above the relief level of the adjacent proposed new crossings of the Goudnie Burn.

c) Confirmation that ground levels are designed to be profiled to route water around and away from houses.

Once approved, the development shall be completed out in accordance with such approved details.

9. The development shall be carried out in accordance with the Road & Rail Traffic Noise & Vibration Impact Assessment by New Acoustics, dated 18th December 2014, subject to the following additional provisions:

- a) All houses are fitted with the proposed high performance Pilkington 10mm/12mm/6mm double glazing.
- b) Details of the construction of the proposed acoustic barrier to the railway line side (south) of the site, shall be submitted to the Council to demonstrate that it is designed to be absorptive in its construction along the outer side of the barrier (i.e. that which faces the railway line).
- c) Details of future maintenance of all acoustic barriers within the site shall be submitted to the Council.

Once approved, the development shall be carried out in accordance with such approved details.

10. Before any works commence on site, details of all external finishing materials shall have been submitted to and approved in writing by the Council. These shall include:

- a) All external wall, roof, window and door materials.
- b) The design and specification of all forms of boundary enclosure.
- c) The design and specification of all hard surfaces including paths, roads, and shared surfaces.

Once approved, the development shall be carried out in accordance with such approved details.

11. The developer shall provide a financial contribution of £60,000 to the Council, towards the enhancement of play facilities at Alexander Park, Clackmannan, in lieu of the provision of on-site play facilities. Before any works commence on site, the developer shall submit to and have approved by the Council, the arrangements for the payment of this contribution.

12. Before any works commence on site, exact details of sustainable practices in the design and construction of the proposed house shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be completed in accordance with such approved details.

2.3 Reason for Conditions

1. In order to ensure the delivery of appropriate infrastructure in accordance with construction of the development.
2. In the interests of visual and residential amenity.
3. In the interests of visual and residential amenity.
4. In the interests of residential amenity and local environmental quality.
5. In the interests of residential amenity and local environmental quality.

6. In the interests of residential amenity and local environmental quality.
7. In the interests of residential amenity.
8. In the interests of residential amenity and local environmental quality.
9. In the interests of residential amenity.
10. In the interests of visual and residential amenity.
11. In order to ensure the provision of adequate play facilities to serve the development.
12. In order to comply with Policy SC7 of the Clackmannanshire Local Development Plan.

2.4 List of Approved Plans

<u>Plan No.</u>	<u>Title</u>
3T-919-01	3 Terrace House Type 919 – Floor Plans
3T-919-02	3 Terrace House Type 919 – Elevations
AL(O)01	Location Plan
AL(O)02	Topographical Survey
AL(O)03	Existing Sections BB & DD
AL(O)05	Proposed Sections BB & DD
CF/AB-02	1 Bed Cottage Flat – Elevations
SD833-01	Semi House Type 833 – Floor Plans
SD833-02	Semi House Type 833 – Elevations
4T-819-01	4 Terrace House Type 819 – Floor Plans
4T-819-02	4 Terrace House Type 819 – Elevations
4T-V1-01	4 Terrace House Types 819 & 919 – Floor Plans
4T-V1-02	4 Terrace House Types 819 & 919 – Elevations 1 of 2
4T-V1-03	4 Terrace House Types 819 & 919 – Elevations 2 of 2
CF/AB-01	1 Bed Cottage Flat – Floor Plans
CF/CD-01	2 Bed Cottage Flat – Floor Plans
CF/CD-02	2 Bed Cottage Flat – Elevations
SD819-01	Semi House Type 819 – Floor Plans
SD819-02	Semi House Type – Elevations
SD919-01	Semi House Type 919 – Floor Plans
AL(O)(04) REV A	Site Layout Plan

2.3 Reasons for Decision

2.4 The application relates to part of a site already identified in the Local Development Plan for housing and with an existing planning permission. It seeks to amend that existing permission in a manner that accords with the development plan, has no measurable additional impact on neighbouring households. The application has generated no objections from consultees and would boost the number of affordable homes to be delivered in Clackmannan.

3.0 Considerations

3.1. Background

3.2. The application site comprises 0.78Ha of land on the north side of Clackmannan, lying between Park Place and the railway line in the south and the A907 Clackmannan bypass in the north, and straddling the Goudnie Burn. The site is a mix of former industrial land and scrub woodland, and is the central part of a larger 4.63Ha site which is identified as Proposal H29 in the Local Development Plan (LDP) for housing development and currently has planning permission for 71No. houses (14/00248/FULL), to be accessed from a new road served off Riccarton, Clackmannan.

3.3. Proposals

3.4. The current permission for the application site comprises 29No. detached and semi-detached two storey houses on either side of the Goudnie Burn which would be served off the main development access road to be constructed off Riccarton, approximately 200m to the west. As noted above, this is the central portion of the wider approved housing development, which continues east as far as Brucefield Crescent – see location plan.

3.5. The revised proposals set out in this current application would be based around the approved road layout, development platforms, site levels, access and infrastructure networks. The increase in number of units would involve a mix of two-storey semi-detached, terraced and cottage flat dwellings, all of two storey design, designed to integrate with the wider approved development.

3.6. The proposed 35No. units would be built by CF Ambassador and purchased by Places for People, a not for profit development company, who would give Clackmannanshire Council nomination rights over the units.

3.7. Development Plan Status

3.8. As noted, the site comprises part of the larger H29 Housing site in the LDP, and which has planning permission for 71No. units as allocated to it in the Plan.

3.9. Consultations

3.10. SEPA: No objections, and satisfied that the houses will be located outwith the 0.5% (1:200) flood extent of the Goudnie Burn, as determined by the previous flood risk assessment.

- 3.11. Networks Rail: No objections.
- 3.12. Housing: No objections.
- 3.13. Environmental Health: No objections, provided the previous planning conditions are applied to any planning permission. *Comment: Conditions regarding acoustic and vibration assessment and construction management would continue to apply to any approved development.*
- 3.14. Roads: No objections, taking account of the development already approved, but detailed comments on specific elements of the road layout and parking. *Comment: The detailed road and parking design issues raised have largely been addressed in revised proposals.*
- 3.15. Scottish Water: No comments received.
- 3.16. The Coal Authority: No objections, based on supporting information submitted with the previous application, and is valid in respect of the current proposals.
- 3.17. Education: The additional units proposed would have no implications for education provision.

3.18. Representations

- 3.19. A total of 21No. neighbouring properties were notified of the application and a Neighbour Notification advert was placed in the Alloa Advertiser on 11th January 2017. In response, a total of 11No. objections (including nine in the form of standard duplicate letters submitted by residents of Park Place) have been received from the following parties:

John Fairley, 43 Cherryton Drive, Clackmannan

Stanley Pearson, 4 Park Place, Clackmannan

William Bridgeman, 1 Park Place, Clackmannan

Mr & Mrs Bremner, 2 Park Place, Clackmannan

Shirley Pratt, 3 Park Place, Clackmannan

James Smart, 5 Park Place, Clackmannan

Mary Paterson, 6 Park Place, Clackmannan

Isabella Smith, 7 Park Place, Clackmannan

Robert Milligan, 8 Park Place, Clackmannan

Morag Barnes, 9 Park Place, Clackmannan

Pamela Gillespie, Crumlin, Riccarton, Clackmannan

On the following grounds:

- Concerns about flood risk. *Comment: SEPA have confirmed that the flood risk assessment previously submitted and approved with the*

current planning permission for the site is acceptable in respect of this new application. It demonstrates that new houses are not at risk from the 0.5% 1:200yr flood event, and flood risk to existing houses would not be created or exacerbated as a result of the proposed development.

- Concerns about past coal mining activity. *Comment: The Coal Authority has no objections, based on ground investigation work and proposed remediation associated with the approved development. The development would be subject to a planning condition addressing the need for any remedial works arising from detailed site investigations.*
- Question regarding the need for the houses when a new village is planned for Forestmill, 3 miles away. *Comment: The site has been allocated for housing development in the current LDP and also previously in the Local Plan adopted in 2004. There is therefore long standing development plan support for housing on this site. Furthermore, there is an extant planning permission for this site.*
- Concern that Clackmannan cannot support the additional houses. *Comment: There is no evidence to indicate that services in Clackmannan cannot support the additional development proposed. Indeed, the development may help boost trade for local businesses, and Education have confirmed that there are no issues in respect of school capacity to cope with the additional development.*
- Park Place requires upgrading, including a turning head and adoption for its safe use and residents of the new development who may walk or cycle on it. Concern that residents of the new development will park on or drive motorcycles along Park Place. *Comment: Park Place is a private road outwith the application site. It formerly served a coal yard and haulage business. These businesses no longer exist, but do form part of the application site. There will be no vehicular access to the proposed development via Park Place. Accordingly, there is a net de-intensification of use of this road as a result of these planned changes, so there is no justification for seeking improvements or turning facilities. Nevertheless, taking account of the fact that the development site, and one of the roads within it, would abut the track at the end of Park Place, pedestrian/cycle access from the development onto this track has been incorporated in the design. This route would also act as an emergency access route, with a barrier designed to be removed to facilitate this. This is the situation as already approved and recognises that Park Place provides a convenient active travel route from part of the development site to shops, school and other amenities in the town, but is unsuitable for additional vehicular traffic, which will use the main site access off Riccarton. Adequate parking is provided in the development site for residents, however any indiscriminate parking or use of motorcycles on Park Place or the access track leading off it would be matters for the relevant landowners to address.*
- The proposed development access onto Riccarton, opposite Cherryton Drive, is considered dangerous, particularly for large vehicles associated with construction. *Comment: The development access off Riccarton is as already approved and no changes to this are proposed.*

This access is to be supported by a traffic calming scheme to be installed on Riccarton, including a new speed table, footway, pedestrian crossing arrangements and speed reduction measures, by virtue of existing planning conditions. It is also now proposed that construction traffic will access the site via a temporary road formed off the A907 Clackmannan bypass – see location plan. The principle of this is supported by the Roads Service and is subject of a current planning application which is due to be determined by Appointed Officers.

3.20. Planning Considerations

3.21. Local Development Plan

- 3.22. The application must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise. The key development plan considerations are set out in the Clackmannanshire Local Development Plan (LDP), adopted 2015.
- 3.23. As already noted, the site is allocated as part of a housing proposal in the LDP, and planning permission is in place.
- 3.24. Policy SC2 deals with the provision of affordable housing. The approved planning permission for 71No. houses includes a condition requiring at least 25% of these to be affordable. The current application is for 35No. affordable houses, which meets and exceeds the requirements of Policy SC2.
- 3.25. The site layout is significantly dictated by the shape of the site, topography of the land and route of the Goudnie Burn. Nevertheless, the layout and design incorporates a number of elements of good design and placemaking as advocated by Policy SC5, such as shared space, use of geometry to slow traffic and active travel connectivity.
- 3.26. Policy SC9 deals with developer contributions and in accordance with this policy and supporting supplementary guidance, the proposals have been considered by the Council's Developer Contributions Group. As already noted, there are no additional requirements in respect of education, whilst 35No. affordable houses would be delivered. Existing contributions, such as traffic calming on Riccarton and £60,000 towards play facilities in Alexander Park, as required by the existing planning permission would remain unchanged.
- 3.27. Other detailed elements of the development, including drainage arrangements, flood risk management, landscaping and acoustic fencing, remain unchanged from those approved in 2015, and covered by planning conditions contained in that decision. These elements are considered to be in accordance with the relevant provisions of the LDP.

3.28. Other Material Considerations

- 3.29. Consultees have raised no objections to the proposals and the comments of objectors do not raise issues that indicate the application should not be approved.

3.30. The site has an extant planning permission, which this application simply seeks to vary in terms of house types and pattern of development, resulting in a small increase in number of units. All other elements of the development remain as already approved.

3.31. Conclusions

3.32. The application seeks to amend an existing planning permission in a manner that accords with the development plan, has no measurable additional impact on neighbouring households, has generated no objections from consultees and would boost the number of affordable homes to be delivered in Clackmannan.

4.0 Sustainability Implications

4.1. This application brings forward proposals for energy efficient homes on partial brownfield land allocated for development in the Clackmannanshire LDP.

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

5.4. *Staffing*

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".

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)

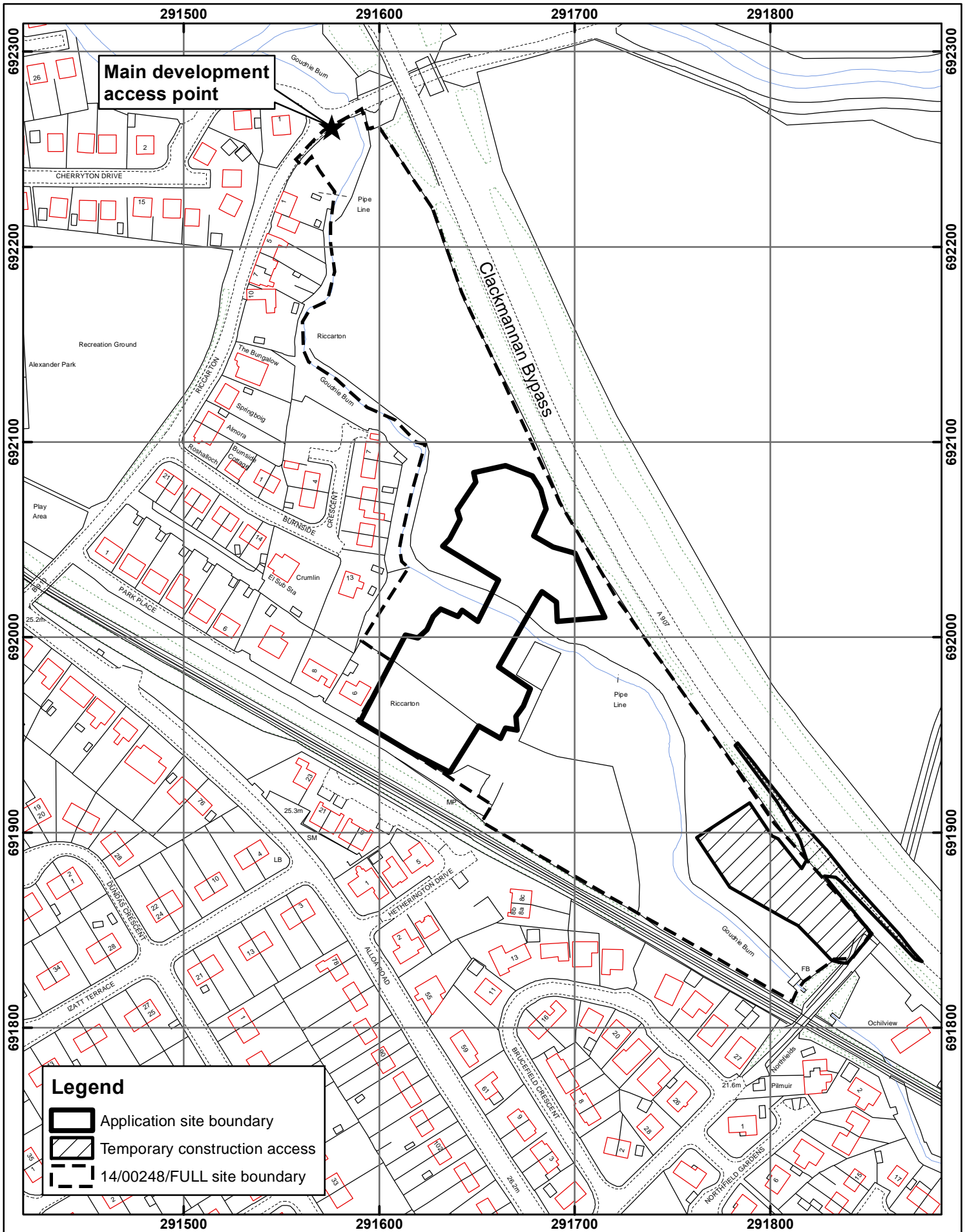
Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Planner	2615




Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	Signed: J Hamilton
Gordon McNeil	Head of Development and Environment Services	Signed: G McNeil



Main development access point

Legend

-  Application site boundary
-  Temporary construction access
-  14/00248/FULL site boundary

**16/00273/FULL – Burnside, Riccarton, Clackmannan
Erection of 35 Houses - Amendment To Planning Application 14/00248/FULL
(Erection Of 71 Houses With Associated Works)**

Ward: Clackmannanshire East
0 25 50 75 100 Meters

OS Grid Ref: NS 916 920

Scale: 1:2,500

 **Clackmannanshire Council**
www.clacksweb.org.uk

Development & Environment
Kilncraigs
Greenside Street
Alloa
FK10 1EB

Tel: 01259 450 000
planning@clacks.gov.uk

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