

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 1 February 2006

APPLICATION NUMBER: DC05-121

PROPOSAL: Erection of residential development of 40 dwellinghouses with two access roads, pedestrian link and landscape works

SITE: Cochno Road, Clydebank

APPLICANT: Mactaggart & Mickel

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WARD: 9

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REPORT:

A. SITE DESCRIPTION

The application site is located to the north of the built-up area of Hardgate and is currently an open field. The site generally rises in a south to north direction and slopes off steeply on its east side to the Cochno Burn which borders it. To the west Cochno Road borders the site with existing houses beyond and to the north are boarding kennels, small holdings and open fields which are traversed by electricity pylons.

B. DEVELOPMENT DETAILS

Planning consent is sought for the development of 40 detached dwellinghouses along with 2 access roads off Cochno Road and associated landscaping works. A new pavement is also proposed to border the site onto Cochno Road.

The properties proposed are all 2 storey detached, 3 or 4 bedroomed properties. All have garages which are either integral or single/double detached. The external materials proposed comprise of base course reconstituted stone with dry dash buff coloured rendered finish to the houses and garages. Grey tiles are proposed for the roof finishes. A significant area of the eastern sector of the site will comprise woodland with informal pathways.

C. DEVELOPMENT PLAN POLICIES

As part of the last Local Plan review the development site was removed from the Greenbelt and is identified in the Clydebank Local Plan, adopted in 2004 as a residential development opportunity site. The development plan policies are required to be considered along with Government guidance.

Government Guidance

Government guidance on housing is contained in Scottish Planning Policy 3 “Planning for Housing”. This guidance aims to provide good housing in the right locations and to bring forward sufficient land to meet the requirements for new dwellings. New residential development must make efficient use of resources; reusing previously developed land wherever possible; supporting the aim of reducing energy consumption, and being accessible by forms of transport other than the private car.

Planning Advice Note 67 “Housing quality” provides advice on how the design of new housing reflects a full understanding of its context; that Local and Scottish identity are reinforced; and new housing is integrated into the movement and settlement patterns of the wider area. Successful places are those that are distinctive; safe and pleasant; easy to get to and move around; welcoming; adaptable and resource efficient. Further advice is given in Planning Advice Note 76 “New Residential Streets” to achieve better quality, more attractive and safe residential environments. This advice note reinforces the principles introduced in PAN 67 in order that new street designs respond to local context; are safe, pleasant and welcoming; easy to move around by all modes of travel.

Structure Plan Policies

The Glasgow and the Clyde Valley Joint Structure Plan 2000 aims to promote major improvements in the quality of both the natural and built environment. New housing opportunities should support urban renewal, community regeneration and transportation policies, taking account of locational and site requirements of different segments of the housing market.

Local Plan Policies

Within the Clydebank Local Plan Policy H1 Private Housing Opportunities, Schedule H1(9) identifies the majority of the site as an opportunity for private sector housing with a capacity for 40 houses.

Policy H4 requires that new housing developments should be of a high quality design in terms of shape, form, layout and materials used. Density should also be appropriate to the surrounding area, although higher densities will be acceptable at locations accessible to transport interchanges and open space. Roads and parking standards are normally required to be met in line with Council requirements.

Policy R2 requires that due regard should be given towards the provision of open space as an integral part of the proposal involving children's play space and recreational and amenity open space.

A small area of the northern sector of the site lies within the designated Greenbelt as defined within the Clydebank Local Plan and is therefore subject to Policy GB1 which allows development only within limited circumstances. Normally there is a presumption against new development other than:

- Development required for agricultural or forestry purposes;
- The appropriate re-use of vacant building of historic or architectural merit;
- Countryside recreation, leisure or tourism development which contributes to the economic or social development of the area;
- Development as part of an established institutional use standing in extensive grounds;
- Development for which there is a specific locational need, and which cannot be accommodated on a site outwith the Greenbelt, or;
- Where there is a recognised requirement of additional development land, having regard to the requirements of the approved Structure Plan.

D. CONSULTATIONS

Scottish Water	Objection received which may be deemed to be withdrawn if conditions pertaining to drainage and/or water scheme and infrastructure agreement are attached to any consent issued.
Housing and Technical Services (Roads Services)	No objections
Scottish Natural Heritage	No objections

Scottish Environmental Protection Agency	No objection subject to all drainage being connected to the public sewer to the satisfaction of Scottish Water; a suitable sustainable urban drainage system being installed and no works involving the banking or watercourse of the Cochno Burn.
British Airports Authority	No objection subject to condition on suitable landscaping being implemented which would not cause a hazard to aviation through the attraction of birds and no element of the development being above 123m (above ordnance datum).
Scottish Power	No objection. Apparatus exists both underground and overhead within the vicinity of the site which the applicant should contact Scottish Power in relation to prior to any development taking place on site.
West of Scotland Archaeology Service	No objection.

E. REPRESENTATIONS

Five letters along with a petition from members of the congregation of Faifley Parish Church containing 80 signatories have been received in relation to the application.

The reasons for objection submitted pertain to the loss of the site from the Greenbelt, traffic congestion, sightlines, pedestrian safety, detrimental to wildlife/fauna/vegetation, loss of amenity through outlook and privacy, housing design being out of character with its surroundings and overprovisions of housing in the area.

F. ASSESSMENT

Land Use Policy

The application requires to be assessed in terms of the Development Plan and other material considerations. In terms of the Structure Plan, the proposed development accords with its aims in supporting community regeneration through the supply of this particular type of private housing at this location.

The development of the site for residential purpose accords with the Local Plan in that the area to be built upon is identified as a housing opportunity site, while the most northerly area of the site, and the corridor bordering the Cochno Burn will remain Greenbelt in nature.

Urban Design

The site is located to the north of the existing built up area of Hardgate with single storey bungalows located to the west across Cochno Road. To the south, Cochno Road has a mixture of 1 and 2 storey residential properties bordering it. Further housing located to the east in the Faifley area forms a backdrop to the site and it is considered that the scale of the development proposed is appropriate for this location.

In terms of urban design the original submission proposed gable ends of some of the houses abutting onto Cochno Road. This was not considered to be appropriate in terms of streetscape and following discussions with the applicant, amended plans were submitted which then proposed 5 detached houses facing onto and being accessed from Cochno Road. This alteration also provided a continuation of the existing building line on the east side of the road and incorporated the frontage of the development site more visually as part of the existing streetscape and community as a whole.

The site is serviced by two separate access roads off Cochno Road, one serving the northern and the other the southern sections of the site. Driveways for each of the detached properties are provided off these roads. Those properties facing Cochno Road will have direct vehicular access. Visitor parking is also provided within the site and Roads Services are satisfied with the roads and parking arrangements. The introduction of a new pavement onto the east side of Cochno Road is seen as beneficial for both the development and the wider community.

Internally the site provides an interesting mix of six differing house types with the topography of the site providing a variance in building heights. The architecture utilised in the development is Scottish semi-rural in appearance emphasised by the over-hanging roofs, use of materials, chimney heads and window banding, which is appropriate given its proximity to the Cochno hills to the north. Generous garden areas are provided for each property with the 5 properties proposed facing onto Cochno Road having good separation resulting in a lesser density than those properties existing to the west. This makes for a positive contribution to the visual amenity of the area and a good residential development.

In designing the site layout care has been taken to provide the maximum usable garden area to all houses. This has been achieved by a combination of considerations. Firstly the houses have been generally laid out along the site contours. Secondly a number of the houses are split level stepping up or down as appropriate. Thirdly the re-grade exercise has been carried out taking particular care to ensure a good level area immediately to the rear of the properties with the steeper gradient taken away from the houses themselves towards the rear garden fences. Finally the overall length of the gardens is generally much longer than either the minimum required or indeed that which would be normally provided in such a layout. Many of the houses have 12 metre long gardens which is longer than normal. The garden areas and gradients have been designed and sited to ensure

that the garden space can be fully utilised for amenity purposes associated with the residential development.

The proposal is compliant with the aims and objectives of Policy H4, where that proposed adds to the overall quality of the urban form.

External Materials and Landscaping

The applicant has indicated a range of external materials including a dry-dash finish for the walls of both the houses and garages. A base course of reconstituted stone is also proposed along with a grey tile roof finish, window banding and sash and case look-alike windows. Reconstituted stone is proposed for entrance gate features and strategic enclosing walls. Details of the hard surfacing materials have yet to be submitted, however this matter can be conditioned along with the external materials.

An indicative landscaping scheme was submitted proposing a new woodland area in the eastern and northern areas of the development site. This woodland also incorporated an informal path system with two children's play areas proposed at central locations within the site. The necessity of having formal children's play areas given that an ample area of open space and woodland would exist was discussed with the applicant. The problem of formal play areas attracting undesirable elements in the evening was also a consideration. This resulted in an enhancement of security measures for the section of pathway nearest to the housing through the introduction of windows onto the gables of the houses of plots 16,17, 28 and 29 which overlook the path and an agreement that this section of the footpath would be lit to Council standards. Given these alterations it was considered that there was no longer the requirement for the two children's play areas as part of the development. Further details of the trees and planting will be secured by condition along with a maintenance programme.

The use of high quality external materials and landscaping will contribute to a quality development.

Housing Mix

The development will provide a balanced mix of detached, two-storey accommodation utilising 6 different house types, with a mix of 3 and 4 bedroomed properties. The houses have been laid out generally along the site contours which has resulted in some properties being split level where appropriate. This balance ensures an opportunity for people to stay within the community as their circumstances change and provides a stable platform for the residents of the development to integrate with the existing community that borders the site.

Other Material Considerations – Noise

Existing dog kennels are located to the north of the site and in relation to this a Noise Impact Assessment has been submitted to identify possible noise issues. The report has been scrutinised and established that although there is no record of any complaints relating to barking dogs from existing residents on Cochno Road it was accepted that the possibility of complaints from future residents of the proposed

development existed. In relation to this it was agreed that as part of the proposal, the developer would incorporate an acoustic fence along the northern border of the development site. This matter can be conditioned on any consent issued.

Other Material Considerations – Archaeology

West of Scotland Archaeology Service requested that archaeological evaluation works through a trial trenching programme should be carried out prior to any development. This evaluation was carried out and demonstrated to the satisfaction of West of Scotland Archaeology Service that there were no substantive archaeology issues regarding the development of the site.

Other Material Considerations – Natural Habitats

A consultation response on the application from Scottish Natural Heritage highlighted the fact that the proposed development may have adverse impacts on internationally and nationally important species. These species were identified as otters, water voles and badgers. In relation to this a wildlife survey was carried out on the development site, and in particular in relation to the Cochno Burn. The results found that while there was no evidence of otters holts, it was recognised that otters do pass through that section of the Burn. No evidence of water voles or badgers inhabiting the site or its vicinity was found. As such Scottish Natural Heritage recommended that conditions should be attached to any consent issued to ensure:-

- (a) that suitable measures of control should be put in place to minimise sediment run-off and erosion from the site into the Cochno Burn.
- (b) that no construction work, which would cause light, noise or vibration in the waters of the Cochno Burn should take place during the hours of darkness.
- (c) that no development should take place within 20 metres of the Cochno Burn.

There is no physical development proposed within 20 metres of the Cochno Burn.

These matters can be addressed by attaching appropriate conditions.

Other Material Considerations – Water/Drainage

Scottish Water lodged an objection to the proposal which could be deemed to be withdrawn if a condition could be attached to any consent issued pertaining to a drainage and/or water scheme and infrastructure agreement being drawn up with the applicant. In addition the Scottish Environmental Protection Agency required that all drainage should be connected to the public sewer to the satisfaction of Scottish Water and that a suitable sustainable urban drainage system be implemented. Additionally they require that there should be no works involving the banking or watercourse of the Cochno Burn.

Other Material Considerations – British Airports Authority

Given that the developments site is located within the consultation area for the Glasgow Airport Flightpath, the British Airports Authority were consulted on the application. Their response stated that they would not object to the application if conditions were attached to any consent issued pertaining to:-

- (a) a suitable landscaping scheme being implemented which would not cause a hazard to aviation through the attraction of birds.
- (b) that no element of the proposed development should be above 123 metres in height.

Representations

With regard to the representations submitted an assessment of the development has been made above and it is considered to be an acceptable form of development at this location. In relation to the Greenbelt, only a minor northern section of the development site remains within it and it will be retained as Greenbelt in nature with planted woodland. The remainder of the site was removed from the Greenbelt as part of the last Local Plan review.

The Council's Roads Services are satisfied on matters relating to traffic generation, sightlines and pedestrians safety and Scottish Natural Heritage are also satisfied that the proposal will not have any detrimental effect on wildlife/fauna and vegetation as long as suitable conditions safeguarding the banks and flow of the Cochno Burn are attached to any consent issued. In relation to comments received regarding loss of amenity through outlook and privacy, the proposed layout is a more than adequate distance from existing houses across Cochno Road with those plots proposed to face onto Cochno Road being larger in size than those elsewhere on the site. This results in generous areas of open space being presented between the 5 houses facing onto Cochno Road and a lesser density than those existing to the west.

In relation to representations received regarding the design and character of the houses proposed, it is considered that the Scottish semi-rural characteristics of the designs submitted are ideal for this particular location. In relation to comments made regarding overprovision of housing in the area, the development site was released from the Greenbelt in response to the demand for more land for private housing in the Duntocher/Hardgate area.

G. CONCLUSION AND RECOMMENDATION

The site is identified in the Local Plan as a residential development opportunity site. It is considered that the design, layout and scale of the development is acceptable at this location and will not have any adverse effect on the adjacent Cochno Burn or any related wildlife subject to the imposing of suitable conditions.

The proposal is considered to be in accordance with Government Guidance and the Development Plan and it is therefore recommended that Members grant planning consent subject to the following conditions.

H. CONDITIONS

- 1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
- 2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.**
- 3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected including a suitable acoustic fence along the northern boundary of the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-**
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Development and Environmental Services,**
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.**
 - (c) that the scheme is in compliance with the requirements of British Airports Authority in that it will not endanger the safe operation of aircraft through the attraction of birds.**
 - (d) no element of the proposed planting shall be permitted to grow above a maximum height of 123 metres.**

- 6. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Director of Development & Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.**
- 7. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.**
- 8. No dwellings shall be occupied until the vehicle parking spaces and turning areas have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 9. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Development & Environmental Services shall be carried out only between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 10. The permitted maximum noise level emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development & Environmental Services. The applicant is required to contact the Public Health and Pollution Service of Protective Services not less than 14 days prior to works commencing on the site.**
- 11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites)(Scotland) Order 2002. All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.**
- 12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Development & Environmental Services.**

13. Details of measures to control and minimise sediment run-off and erosion from the development site into the Cochno Burn should be submitted to the Director of Development and Environmental Services for his written approval, prior to any work commencing on site.
14. No development, excepting works relating to the associated landscaping scheme, shall take place within 20.0 metres of the Cochno Burn.



Dan Henderson,
Director of Development and Environmental Services
Date: 19/01/06

BACKGROUND PAPERS:

1. Planning application forms 14/06/05.
2. Planning application plans 12/01/06.
3. Neighbour Notification Certificate 13/06/05.
4. Ownership Certificate 13/06/05.
5. Screening Opinion.
6. Consultation responses from:
 - (i) British Airports Authority 07/07/05.
 - (ii) Scottish Power 07/07/05.
 - (iii) Housing and Technical Services, Roads Services 05/07/05, 20/09/05.
 - (iv) Scottish Natural Heritage 18/07/05.
 - (v) West of Scotland Archaeology Service 01/08/05, 14/12/05.
 - (vi) Scottish Environmental Protection Agency 15/07/05, 16/09/05.
 - (vii) Scottish Water 08/08/05.
 - (viii) Scottish Natural Heritage 01/12/05, 01/12/05.
7. Petition containing 80 signatories from Faifley Parish Church (Walter Sawers).
8. Letters of representation from:
 - (i) Isobel McGregor, Cairnlea, Cochno Road, Clydebank 27/06/05.
 - (ii) Jessie Calderwood, Mizpech, Cochno Road, Clydebank 27/06/05.
 - (iii) Iona Drummond, West Lodge, Cochno Farm, Cochno Road, Clydebank 08/07/05.
 - (iv) James Granger, 39 Lennox Drive, Faifley, Clydebank 27/07/05.
 - (v) Clydebelt, Rosebank Cottage, Glasgow Road, Clydebank 14/08/05.

9. Glasgow and the Clyde Valley Joint Structure Plan 2000.
10. Clydebank Local Plan, adopted 15/09/04.

Person to Contact: Jameson Bridgwater, Section Head, Development Management, Development & Environmental Services, Council Offices, Clydebank G81 1TG. 01389 738656.