

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 15/01794/PPP

Planning Hierarchy: Major

Applicant: Avant Homes

Proposal: Site for the erection of residential development with associated access, infrastructure, open space, landscaping and miscellaneous works.

Site Address: Land north of Cardross Primary School, Barrs Road, Cardross

SUPPLEMENTARY REPORT NO.1

(A) INTRODUCTION

The purpose of this supplementary report is to advise Members of additional objections received and also to provide an update on the applicant's endeavours to procure third party land adjacent to Darleith Road in order to accommodate off site road improvements. It also contains details of comments made by the applicant on the proposed conditions.

(B) ADDITIONAL REPRESENTATIONS

Since the production of the main Report of Handling further objections have been received from the following:

Morag and Scott Elliot, Drumhead East Lodge, Darleith Road, Cardross G82 5EZ (dated 12/8/16);

Amanda Murray and Ed Wardle, Drumhead, Darleith Road, Cardross G82 5EZ (dated 15/8/16)

The points of objection relate to access and parking, the scale of the development, impact on the local school, demands on local infrastructure and impact on the setting of St. Mayhew's, an A listed building. All of these issues have been addressed in the main Report of Handling with the exception of the impact of the development on the setting of the listed building. The application site does not lie adjacent to St. Mayhew's and there is an intervening field and good screening between the two sites. In these circumstances it is considered that the erection of houses is very unlikely to impact on the setting of the listed building. Further consideration of this issue will be given at the detailed stage.

These details do not change the recommendation contained within the main Report of Handing.

(C) LAND PROCUREMENT AND OFF SITE ROAD IMPROVEMENTS

Following a meeting with the applicant, agent and council officers it was agreed that the applicant would submit further information on the third party land procurement issue and supply technical drawings illustrating that the off site road improvements are achievable within the existing public road boundary or the land identified to the west of Darleith Road.

Condition no.4 is proposed in order to ensure that these improvement works are carried prior to any construction works within the site. Condition number 4 states that:

“Unless otherwise agreed in writing by the planning authority in consultation with the Council’s Road Network Manager no development shall commence unless and until the following road improvements to Darleith Road have been provided to the satisfaction of the Planning Authority in consultation with the Road Network Manager:

- (i) The provision of a suitable traffic calming scheme (give and take priority) between Barr's Terrace and Mill Road. This shall also include the provision of a minimum of 10 new off street car parking spaces;*
- (ii) The provision of a 5.0 metre carriageway with associated verges with a minimum width of 1.0 metres on each side between Mill Road and the proposed development site entrance;*
- (iii) The provision of a passing place immediately to the north of the proposed development site entrance in order to accommodate large vehicles passing in opposite directions;*
- (iv) The provision of street lighting to the north of the new access to the development, the exact location to be agreed in consultation with the Council's Road Network Manager;*
- (v) the existing lighting between Mill Road and the existing 30 mph speed restriction limit shall be upgraded.*

Reason: In the interests of road safety and to ensure a safe connection from the A814 to the site, suitable traffic calming measures, compensatory parking and a passing place for larger vehicles are required to be implemented before construction work commences on site.

The agent has advised that the applicant has commenced discussions with the National Trust for Scotland (NTS) who are understood to be the landowners of the land to the west of Darleith Road between Barr’s Terrace and Mill Road. They have advised that the landowners have shown a willingness to enter into discussions and that Avant have sent an offer letter dated 9th August to them to formally start the procurement process.

With regard to the technical drawings, these have now been submitted and the roads officers have confirmed that the general layout is acceptable. However between Mill Road and the entrance to the site there is a small section where the width is less than desirable therefore further investigation is required to ascertain whether an acceptable solution can be reached within the road boundary or if third party land is required. A topographic study was undertaken on an upper stretch of Darleith Road north of Mill Road. This has confirmed that the traffic calming measures required can be achieved within the existing road corridor.

(D) APPLICANTS COMMENTS ON PROPOSED CONDITIONS

In addition in an email date 16/8/16 the applicant has advised that *"in advance of the meeting and in light of your preparation of an addendum report, my client has raised a couple of concerns regarding the wording of a couple of conditions:*

Condition 4: the need for the full Darleith Road mitigation measures causes Avant Homes some concerns regarding the timing of the works and would ask for consideration of an alternative wording which would require the submission of a timetable for the implementation of the works as agreed with the Council?

Condition 4(ii): I suspect that the wording suggested in this element of the condition needs to be altered in light of the 'agreed' plan (attached) i.e. the current wording requires 5m carriageway with 1m verges on each side between Mill Road and the development entrance – if we aren't providing it on the whole length (as agreed with Campbell) I assume it would be reasonable for this part to be re-worded accordingly?

Condition 5: is there the possibility that this can be applied to the consent as an advisory note rather than a condition to allow flexibility if a TRO is rejected?"

It is considered that should Members accept the recommendation for a Hearing there would be value in considering these issues at this stage when the application will be considered in detail.

(E) RECOMMENDATION:

The further representations detailed above do not materially affect the Department's original recommendation of approval subject to the conditions detailed on the Report of Handling which forms part of the main agenda. The additional details submitted by the applicant in respect of the road improvements are in general considered to be acceptable subject to the caveat noted above relating to one small area with a reduced width.

These documents provide more detail and support the recommendation for approval subject to a Discretionary Hearing as detailed in the original Report of Handling under item 6 of today's agenda.

Author of Report: Sandra Davies

Date: 16th August 2016

Reviewing Officer: Angus Gilmour

Date: 16th August 2016

Angus Gilmour
Head of Planning & Regulatory Services