

**Application No:**

12/01097/FUL

**Proposed Development:**

Construction of 27 Dwellinghouses

**Site Address:**

Land East Of  
Lanrig Road  
Chryston

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**Date Registered:**

29th October 2012

**Applicant:**

North Lanarkshire Council  
Civic Centre  
Windmillhill Street  
Motherwell  
ML1 1AB

**Application Level:**

Local Application

**Agent:**

Coltart Earley  
11 Clairmont Gardens  
Glasgow  
G3 7LW

**Contrary to Development Plan:**

No

**Ward:**

005 Strathkelvin  
William Hogg, Frances McGlinchey, John  
McLaren, Brian Wallace,

**Representations:**

7 letters of representation received.

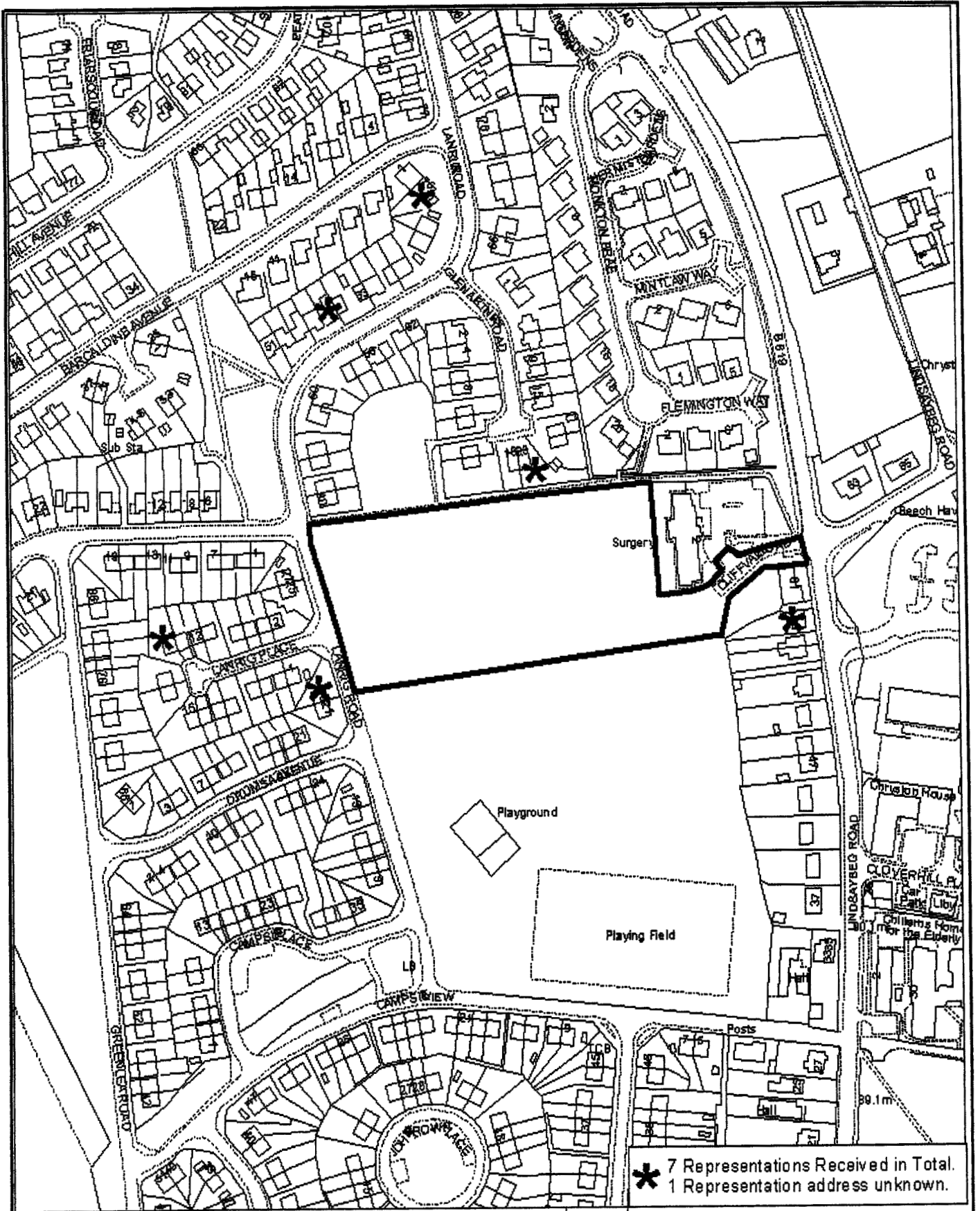
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**Recommendation:**

**Approve Subject to Conditions**

**Reasoned Justification:**

The proposed housing is in accordance with policy HCF 2 A2 of the North Lanarkshire Local Plan and it would integrate satisfactorily with the surrounding area and would not result in any unacceptable adverse impact on established residential amenity.



\* 7 Representations Received in Total.  
 \* 1 Representation address unknown.

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Planning Application 12/01097/FUL  
 North Lanarkshire Council  
 Land East Of, Lanrig Road, Chryston  
 Construction of 27 Dwellinghouses  
 ★ Representations



Produced by  
 Planning and Development  
 Environmental Services  
 North Lanarkshire Council  
 Fleming House  
 2 Tryst Road  
 Cumbernauld  
 G67 1JW



**Proposed Conditions:-**

1. That the development hereby permitted shall be started within three years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

2. That, except as may otherwise be agreed in writing by the Planning Authority, the development shall be implemented in accordance with drawing numbers:-

L (90) 002 (D)  
L (90) 004 (A)  
L (20) 001  
L (20) 002  
L (21) 001  
L (21) 003  
L (21) 002  
L (91) 002

Reason: To clarify the drawings on which this approval of permission is founded.

3. That the development hereby permitted shall not start until a Notice of Initiation has been submitted to the satisfaction of the Planning Authority.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc (Scotland) Act 2006).

4. That within 4 weeks of completion of all building works on site, of the development hereby permitted, a Notice of Completion shall be submitted to the Planning Authority.

Reason: To accord with the provisions of the Planning etc (Scotland) Act 2006, to monitor the development, to enable the Planning Authority to retain effective control.

5. That BEFORE any works of any description start on the application site, unless otherwise agreed in writing with the Planning Authority, a comprehensive site investigation report shall be submitted to and for the approval of the said Authority. The investigation must be carried out in accordance with current best practice advice, such as BS 10175 : 'The Investigation of Potentially Contaminated Sites' or CLR 11. The report must include a site specific risk assessment of all relevant pollution linkages and a conceptual site model. Depending on the results of the investigation, a detailed Remediation Strategy may be required. For the avoidance of doubt the findings of the Mineral Stability Risk Assessment Report carried out by Scott Bennett Associates dated October 2012 must be taken into full consideration in this assessment.

Reason: To establish whether or not site decontamination is required in the interests of the amenity and wellbeing of future residents.

6. That any remediation works identified by the site investigation required in terms of Condition 5 shall be carried out. A certificate (signed by a chartered Environmental Engineer) shall be submitted to the Planning Authority confirming that any remediation works have been carried out in accordance with the terms of the Remediation Strategy. For the avoidance of doubt this must include the gas protection measures set out in the Mineral Stability Risk Assessment Report carried out by Scott Bennett Associates dated October 2012.

Reason: To ensure that the site is free of contamination in the interests of the amenity

and wellbeing of future residents.

7. That before the development hereby permitted starts, unless otherwise agreed in writing with the Planning Authority, full details of the proposed surface water drainage scheme shall be submitted to the said Authority and shall be certified by a chartered civil engineer as complying with the most recent SEPA SUDS guidance.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site.

8. That the SUDS compliant surface water drainage scheme approved in terms of Condition 7 shall be implemented contemporaneously with the development in so far as is reasonably practical. Within three months of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA Manual and the approved plans.

Reason: To safeguard adjacent watercourses and groundwater from pollution and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site.

9. That prior to the commencement of development, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water can be fully met to demonstrate that the development will not have an impact on their assets, and that suitable infrastructure can be put in place to support the development.

Reason: To ensure the provision of satisfactory drainage arrangements.

10. That BEFORE the development hereby permitted starts, a scheme of landscaping shall be submitted to, and approved in writing by the Planning Authority, and it shall include:-

(a) details of any earth moulding and hard landscaping, boundary treatment, grass seeding and turfing;

(b) Details of trees protection measures across the site. For the avoidance of doubt this shall include protection measures for trees along the boundary of the site with Lanrig Road.

(c) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted. For the avoidance of doubt this shall include native species;

(d) a detailed timetable for all landscaping works which shall provide for these works being carried out contemporaneously with the development of the site.

Reason: To enable the Planning Authority to consider these aspects in detail, to ensure high quality visual amenity.

11. That all works included in the scheme of landscaping and planting, approved under the terms of condition 10 above, shall be completed in accordance with the approved timetable, and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased, within two years of the full occupation of the development hereby permitted, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the implementation of the landscaping scheme in the interest of amenity.

12. That before the first dwellinghouse is first occupied the traffic management signals (including a pedestrian phase) shall be installed and operational.

Reason: To ensure satisfactory vehicular access to the site is provided in the interests

of traffic and pedestrian safety.

13. That before any works start on site a revised layout plan shall be submitted showing 2 parking spaces accommodated within the roundel and the development shall thereafter be constructed in accordance with these revised plans.

Reason: To ensure the provision of suitably distributed visitor parking within the site.

14. That BEFORE the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority and the development shall be implemented in accordance with the details approved under the terms of this condition.

Reason: To enable the Planning Authority to consider these aspects in detail and in the interest of visual amenity.

15. That BEFORE the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.

Reason: To enable the Planning Authority to consider these aspects in detail and in the interests of visual amenity.

16. That BEFORE the development hereby permitted starts, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, and it shall include proposals for the continuing care, maintenance and protection of:-

- (a) the proposed footpath linking the roundel to the Jubilee Path
- (b) the SUDS pond area
- (c) the proposed grassed, planted and landscaped areas
- (d) the proposed fences on the outside edge of the development

Reason: To ensure the long term management and maintenance of these areas in the interest of visual amenity.

17. That BEFORE completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 17 shall be in operation.

Reason: In the interest of the amenity of the site and the general area.

18. That before the development hereby permitted is first occupied, the means of vehicular and pedestrian access shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

**Background Papers:**

**Representation Letters**

Letter from Mrs Joyce Gibson, 59 Lindsaybeg Road, Chryston, Glasgow received 19th November 2012

Letter from C J Wilson, 23 Lanrig Road, Chryston, Glasgow received 23rd November 2012

Letter from Mr Gavin Alexander, 23 Glenartney Road, Chryston, Glasgow received 23rd November 2012

Letter from Norman & Tania Roberts, 59 Lanrig Road, Chryston, Glasgow received 30th November 2012

Letter from Mr & Mrs D A Peat, 16 Lanrig Place, Chryston, Glasgow received 28th November 2012

Letter from June Maycock, 75 Lanrig Road, Chryston, Glasgow, G69 9NU received 12 December 2012

Letter from Mr Murray received 18<sup>th</sup> December 2012 (no address details provided)

**Consultation Responses:**

Traffic & Transportation received 13<sup>th</sup> December 2012

NLC Greenspace received 20<sup>th</sup> November 2012

NLC Landscape received 22nd November 2012

Education received 04th December 2012

Environmental Health (including Pollution Control) received 20<sup>th</sup> November 2012

Scottish Water received 21st November 2012

Scottish Power Energy Networks received 29th November 2012

The Coal Authority received 21st November 2012 and 30th November 2012

**Contact Information:**

Any person wishing to inspect these documents should contact Ms Susan Miller at 01236 632498

**Report Date:**

19th December 2012

## APPLICATION NO. 12/01097/FUL

### REPORT

#### 1. Site Description

- 1.1 The proposed development site currently forms part of Lanrig Park Chryston and lies to the East of Lanrig Road; to the south of Core Path 333 and to the West of Chryston Health Centre. The site is roughly rectangular in shape with vehicular access taken from Lindsaybeg Road and extends to 1.5 hectares. The site is currently grassed and slopes down from the park in the South to the core path in the North by approximately 5.5m and slopes down from the health centre to Lanrig Road by approximately 4m. There is an existing tree line which forms the boundary of the park along Lanrig Road
- 1.2 The surrounding area is predominantly residential with the exception of the adjacent health centre. The housing style is typically two storey and a mix of detached and semi-detached properties finished in a mix of brick and render with concrete tiles. The adjacent health centre is two storeys in height and finished in a red brick blend with dark grey tiles.

#### 2. Proposed Development

- 2.1 North Lanarkshire Council is seeking to develop 27 amenity houses for the elderly. The site is the subject of a design brief which sets out standards expected from the development and contractor.
- 2.2 The layout has a single vehicular access taken from Lindsaybeg Road and terminates in a roundel. There are 15 single storey bungalows and 3 two storey four-in-a-block dwellinghouses with 12 flats. A SUDS pond is shown in the North West of the Site adjacent to Lanrig Road and the Jubilee path (Core Path 333).
- 2.3 Each house and flat has living room, kitchen, bathroom and 2 bedrooms. The proposed material for the elevations is a mix of render and red brick with dark grey roof tiles.

#### 3. Applicant's Supporting Information

- 3.1 The applicant submitted the following information in support of the application:
- Ecology Survey
  - Coal Mining Risk Assessment Report

#### 4. Site History

- 4.1 There is no relevant planning history to this site.

#### 5. Development Plan

- 5.1 The application site is covered by policy HCF 2 A2 Sites for (Short-term) Housing Development – Additions to Housing Land Supply in the North Lanarkshire Local Plan.

#### 6. Consultations

- 6.1 Coal Authority has no objection. It has reviewed the Coal Mining Risk Assessment submitted by the applicant and has advised that they are satisfied that the identified gas protection measures are appropriate to address the coal mining legacy issues present on the applications site. It has advised that a planning condition be attached

to any permission to ensure that these measures are implemented during the course of development.

- 6.2 NLC Traffic and Transportation raise no objection and recommend a series of conditions be applied to the layout in relation to parking. It is noted that the design brief required the mini-roundabout to be removed and replaced with signals (with a pedestrian phase) by Traffic and Transportation. Confirmation has been provided that calculations indicate that the junction can operate within capacity and will not result in queuing traffic. Comment has been made with reference to the provision of visitor parking with the site falling one space short and that the distribution throughout the site is poor with the majority being provided at the entrance to the site. There is also a requirement for traffic calming to be provided within the site. This is discussed in more detail below.
- 6.3 NLC Protective Services raise no objection to the application but do require the submission of a full site investigation prior to works starting on site. Further comment has been provided in relation to noise during construction, lighting and waste. The initial requirement for a noise impact assessment has been withdrawn.
- 6.4 NLC Land Services (Greenspace) raise no objection to the application. The findings of the Ecological survey submitted by the applicant are accepted. Recommendations are made in terms of tree protection measures, species to be used in landscaping and distance of development from Core Path 333.
- 6.5 NLC Land Services (Landscape) raise no objection to the application. They have sought tree protection measures during construction and made further comment on species to be used in the landscaping plan.
- 6.6 NLC Education has advised that as the site forms part of the planned housing land supply and the properties are to be used for amenity housing (predominantly for the elderly) there is no requirement for a contribution towards education provision.
- 6.7 The following consultees had no objection:
- Scottish Water
  - SEPA
  - Scottish Power

## **7. Representations**

- 7.1 Following standard neighbour notification processes 7 letters of representation have been received. The points of representation can be summarised as follows:
- (i) The park was gifted to the people of Chryston for recreational use only, it is valued and needs to be preserved. It will deprive local children of an environmental in which they can play. The park area left will be significantly smaller and the existing football pitch and play park is covered in broken glass.
  - (ii) There appears to be major drainage issues and insufficient sewage provision in the area and more housing could make this matter worse.
  - (iii) There are naturally recurring methane gas issues which could prove to be problematic if houses are built on this land.
  - (iv) There is concern that this is probably phase 1 of a building programme which could potentially use up the whole park.
  - (v) Reference is made to a report in 2005 relating to the release of some of Lanrig Park grounds for the health centre. Extracts are given which indicate that at that time the Council had no plans for further development and that while the



area is becoming more built-up, the majority of the park will remain.

- (vi) Roads around this area are not constructed for the volume of traffic that already exists. There is considerable existing traffic congestion in addition to issues regarding safe pedestrian crossing of Lindsaybeg Road.
- (vii) Lindsaybeg Road is already congested at school-times.
- (viii) Traffic lights are a management system that ultimately adds to congestion at busy periods.
- (ix) Takes away a recreation place for children to play and walk dogs
- (x) Reduces the greenbelt

## **8. Planning Assessment**

- 8.1 Under Section 25 of the Town and country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the relevant development plan unless material considerations indicate otherwise. The application raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore it can be assessed in terms of local plan policy.

### **North Lanarkshire Local Plan**

- 8.2 Policy HCF2 A2 Sites for (Short-term) Housing Development – Additions to the Housing Land Supply applies to this site which was designed to satisfy housing demand in the period up to 2011. It is considered that the application complies with this land use policy. Policies DSP1-4 are also relevant and are addressed in turn below.
- 8.3 **DSP 1 Amount of Development:** As noted above this application for housing is located on a site allocated for such a use in the local plan and therefore forms part of the planned housing land supply. The proposal therefore accords with this policy.
- 8.4 **DSP2 Location of Development:** As noted above this application lies on a site which forms part of the planned housing land supply therefore the location of the development has been assessed through the local plan process to be acceptable. As such the proposal complies with Policy DSP2.
- 8.5 **DSP3 Impact of Development:** The development brief for this site requires that traffic management signals with a pedestrian phase require to be provided at the junction of Lindsaybeg Road. Consultation with our Traffic and Transportation team has confirmed that calculations have been submitted which show that the signals can operate satisfactorily in this location. It is considered that as these works will take place within the public road a condition requiring the implementation of these traffic signals prior to occupation of the first dwellinghouse can be placed on the permission.
- 8.6 NLC Learning & Leisure were consulted on this application and initially advised that £4000 contribution per house was required; however this was based on the draft 2009 housing land supply. Clarity has been sought on this matter and the site (for 25 units) has been in the housing land supply since 2009 and therefore the contribution is not required for these units. It is acknowledged that there are an additional 2 units within the site; however, as the development is being constructed specifically as amenity housing (predominantly for the elderly) it is not anticipated that the site will cater for families with school aged children. For the reasons given above it is considered that a contribution towards education provision is not required in this instance.

- 8.7 **DSP4 Quality of Development:** This policy considers development specific impacts in terms of existing site attributes, and provides a range of assessment criteria which are addressed in turn below:
- 8.8 **Part 1:** A formal Design and Access statement is not required due to the scale of the development however, from the plans submitted and site visit it is possible to adequately appraise the site, surrounding area and the proposals.
- 8.9 **Part 2:** The applicant submitted an ecological survey with the planning application and the findings of this are discussed in paragraph 6.4.
- 8.10 **Part 3(a) Siting, Overall Layout, density, form, scale, height, massing, proportion, detailing, colour, materials and open space and Part 3(f) integrating successfully into the local area and avoiding harm to the neighbouring amenity.** In terms of layout it is acknowledged that a traditional roads standards based approach has been utilised with a single access onto Lindsaybeg Road serving the 27 units and terminating in a roundel. Whilst this is a dated approach to the layout it does reflect the cul-de-sac layouts which are prevalent in the surrounding area. The surrounding area is predominantly made up of a mix of two storey detached and semi-detached properties therefore the proposed mix of single storey and two story four-in-a block properties is acceptable.
- 8.11 The Developers Guide to Open Space minimum space around dwellings guidance requires that houses provide 3m side garden ground and 10m rear garden length and flats required 20 sq.m of garden space per bedroom. Overall the layout exceeds the minimum levels of open space provision and is therefore acceptable in this regard. As this development does not exceed 30 units there is no requirement for play provision to be accommodated within the site. It is noted that NLC Land Services (Landscape) suggested that a contribution should be sought to upgrade the existing facilities; however, this is not considered reasonable in this case.
- 8.12 The site slopes down from the park to the Jubilee Path (Core Path 333). Some earth works are required to accommodate the development within the site. This will result in the properties along the southern boundary having a sloping section of garden ground within their rear garden with two of them having a 0.45m retaining wall. The houses along the northern boundary will sit in a slightly elevated position adjacent to the Jubilee Path; however, given the distance from the rear elevations of the nearest residential properties (36m) this will not have an adverse impact on residential amenity.
- 8.13 The newer housing to the north is predominantly off white render with red brick with the older housing to the west being predominantly off white render. The palette of materials of red facing brick, off white render and dark grey roof tiles will integrate satisfactorily with the surrounding area. The use of render panels adds interest to the elevations whilst the use of stepped frontage breaks up the mass of the two-storey properties and adds interest to the roof line.
- 8.14 The layout ensures that there is no unacceptable adverse impact on residential amenity of adjacent neighbouring properties in terms of privacy, overlooking or overshadowing and for the reasons outlined above the development will in all other respects integrate satisfactorily with the surrounding area.
- 8.15 **Part 3(b) safe inclusive convenient and welcoming development. Attractive pedestrian links, integration with public transport, green networks, wider links, access for cars and appropriate car parking being well located.** Consultation with our Greenspace team has advised that built development should not be located less than 2m from the edge of the footpath to avoid it becoming a narrow route with an associated perception of reduced security for users. It is considered that the full path would avoid significant adverse narrowing effects. The proximity of the development to the footpath is considered acceptable. Pedestrian links have been provided from

the access road to both the Jubilee path to the north and the park to the south thereby maintaining permeability for those wishing to access the park from both the development and the residential area to the north.

- 8.16 The design brief required that the mini-roundabout currently serving the health centre be replaced with traffic signals with a pedestrian phase. Consultation with our Traffic and Transportation team has confirmed that the applicant has provided calculations which indicate that the traffic signal junction can operate within capacity and does not result in significant queuing. The scheme is therefore considered acceptable.
- 8.17 The properties within the site achieve the required in-curtilage car parking standards. Initial consultation with our traffic and transportation team raised issues with the number and distribution of parking spaces. This issue can be resolved by providing two parking spaces within the turning circle which allows better distribution within the site and represents an increase of 1 space achieving the required standard. This is considered an acceptable solution and can be required by condition. The request for traffic calming can be dealt with as part of the Roads Construction Consent application.
- 8.18 **Part 3(c) Sustainable Development:** The design brief specifies that the design of all the properties should seek to achieve the principles of sustainable design as outlined in The Sustainable Housing Design Guide for Scotland. This requirement should ensure that the development accords with this section of the policy.
- 8.19 **Part 3(d) Mitigating likely air quality, noise or pollution impacts:** The redevelopment of the site would not result in a significant increase in residential units and as such is highly unlikely to increase any impact on air quality. It is acknowledged that there will be noise associated with demolition and construction works however, this impact will be temporary. During ground investigation works, contaminants were found and as a result suitable mitigation works are required and this should be conditioned.
- 8.20 It is acknowledged that there are issues with methane gas in the area; however, this can be adequately addressed by suitable mitigation measures and does not preclude the development of this site.
- 8.21 **Part 3(e) Protecting Water bodies and SUDS/Drainage:** There are no water courses within the site which require specific protection. The layout plan shows a SUDS attenuation pond in the North West corner of the site. The principle of this strategy is acceptable and a condition should be placed on the consent requiring the submission of a more detailed certified drainage scheme.

#### Representations

- 8.22 (i) It is acknowledged that the housing development will occupy land which currently forms part of the park; however, the principle of the designation of this part of the park for housing has been assessed and established through the recent North Lanarkshire Local Plan process. The existing football pitch and play area will remain and there is no requirement to provide additional play provision as a result of the development. The condition of the football pitch and play area requires to be raised separately outwith this planning application assessment process.
- 8.23 (ii) In terms of drainage neither Scottish Water nor SEPA has objected to this application. A condition will be placed on any consent requiring confirmation that Scottish Water's requirements can be met prior to the development starting on site. The applicant has shown a Sustainable Urban Drainage System taking surface water run-off to a detention basin in the north east of the site. A condition will be placed on any consent requiring certification from a suitably qualified engineer that this system is capable of accommodating such run-off and has been satisfactorily constructed.

- 8.24 (iii) It is acknowledged that there are issues relating to former mining works, including methane gas on this site and in the surrounding area. The applicant has submitted a Coal Mining Risk Assessment Report which has been reviewed by the Coal Authority and found to be acceptable. This report advises that gas protection measures are to be implemented in the buildings across the site which is considered to be suitable in terms of mitigation. A condition will be placed on the permission requiring the submission of a full site investigation detailing all remediation works and their implementation prior to the development first being occupied.
- 8.25 (iv and v) This application is for 27 houses on the land designated for housing in the North Lanarkshire Local Plan. The remaining area of the park is designated as HCF1 B1 Community Facilities and as such has not been designated for residential development. No indication of further development has been provided with this application. It is unclear which report comment (v) refers to; however, significant time has elapsed since 2005 and this site has been promoted and designated for housing through the local plan process, which was the subject of community consultation and examination process.
- 8.26 (vi, vii, viii) It is acknowledged that Lindsaybeg Road is a busy road and that the health centre and school are in close proximity to one another; however, as part of the development brief for the site the applicant is required to provide traffic signals at the junction of Lindsaybeg Road. The applicant has provided information to our Traffic and Transportation team who are satisfied that the signals are able to be accommodated and operate safely without causing significant queuing. In addition the traffic light system will include a pedestrian crossing to improve pedestrian safety.
- 8.27 (ix and x) It is acknowledged that the site currently forms part of the grassed park; however, the site has been assessed through the recent North Lanarkshire Local Plan process, which was the subject of public consultation and examination by the Scottish ministers, and has been designated for housing. The site is not part of the greenbelt nor did previously form part of the greenbelt.

## **9. Conclusions**

- 9.1 Taking the above assessment into account it is considered that this development accords with the provisions of policies HCF2 A2 and DSP1-4 in the North Lanarkshire Local Plan and following detailed consideration of the proposals it is considered that it will integrate satisfactorily with the surrounding area and cause no adverse impact on established residential amenity. The objections raised in the letters of representation have been fully considered; however, for the reasons detailed in the planning assessment above, they have not been upheld. It is therefore recommended that planning permission be granted subject to conditions.