

**Application No:**

20/01359/MSC

**Proposed Development:**

Approval of Matters Specified in Conditions 1 and 4 of Planning Permission in Principle ref 16/01271/PPP - Residential Development.

**Site Address:**

Land to The North of Cumbernauld Road And East Of Hornshill Farm Road  
Stepps  
North Lanarkshire

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**Date Registered:**

10th November 2020

**Applicant:**

BDW Trading Ltd/ Cala Homes/ Garnkirk Estates  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

**Agent:**

David Jinks  
Barratt Homes West Scotland  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

**Application Level:**

Local Application

**Contrary to Development Plan:**

yes

**Ward:**

05 Stepps, Chryston And Muirhead  
John McLaren, Lynne Anderson, Stephen  
Goldsack,

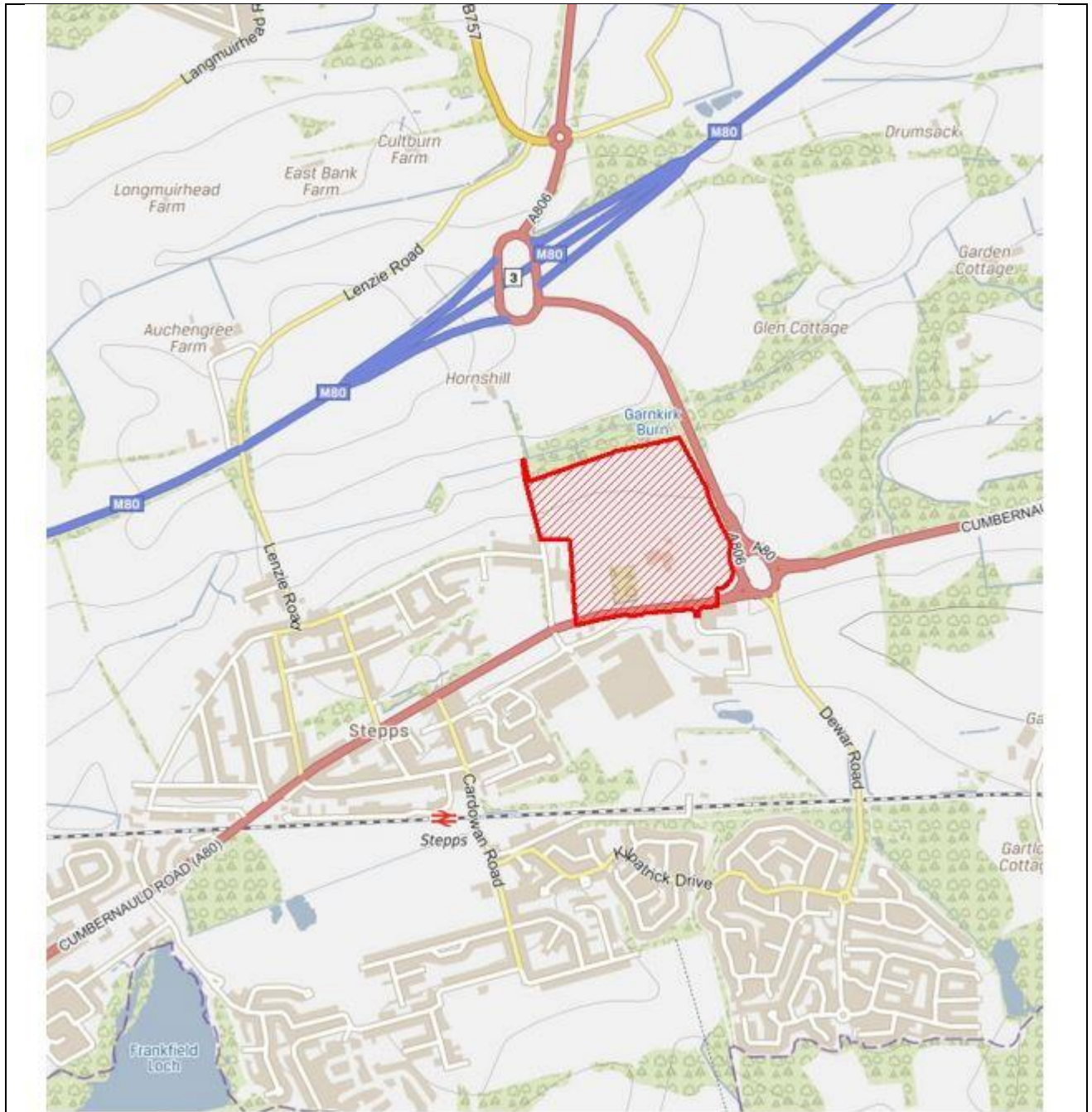
**Representations:**



73 letters of representation received.

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**Recommendation: Approve****Approve Subject to Conditions****Reasoned Justification:**

The proposed residential development detail submitted accords with the relevant policies contained in the North Lanarkshire Local Plan 2012 and the requirements of the principle permission, enabling the discharge of conditions 1 and 4 of Planning Permission 16/01271/PPP, supporting, in detail the development of the site.



<p>Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2009. All rights reserved. Ordnance Survey Licence number 100023396.</p>	<p><b>Planning Application: 20/01359/MSC</b>  <b>Name (of applicant): BDW Trading Ltd/ Cala Homes/ Garnkirk Estates</b>  <b>Site Address: Land To The North Of Cumbernauld Road And East Of Hornhill Farm Road</b>  <b>Steps</b>  <b>Development: Approval of Matters Specified in Conditions 1 and 4 of Planning Permission in Principle ref 16/01271/PPP - Residential Development.</b></p>		 <p><b>North Lanarkshire Council</b></p>
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**Proposed Conditions: -**

1. That, except as may otherwise be agreed in writing by the Planning Authority, or updated as required

under the terms of any planning conditions, the development shall be implemented in accordance with drawing numbers: -

#### Location Plan & Layout

- 13025-PLBD-P002 LOCATION PLAN
- 5991(3)SP002 Rev Y PROPOSED SITE LAYOUT
- P008 RevD VEHICLE TRACKING
- P009 RevD VISIBILITY SPLAY DETAILS
- ADOPTION EXTENTS
- 57642-001 Rev001 INDICATIVE PLAY AREA DESIGN

#### Levels and Sections

- 5991(3)SE001 RevA SITE SECTIONS PROPOSED
- P001 RevF PROPOSED LEVELS
- P002 RevF CUT AND FILL ANALYSIS

#### House Types and Garages

- 2017/DUB/01 DUNBAR HOUSETYPE
- 2017/S/BMR/01 BALMORAL HOUSETYPE
- 2017/S/BUH/01 BUCHANAN HOUSETYPE
- 2017/S/CEN/02 CRAIGEND HOUSETYPE
- 2017/S/CSO/01 CRAIGSTON HOUSETYPE
- 2017/S/CUU/01 CULLEN HOUSETYPE
- 2017/S/FOE/01 FENTON HOUSETYPE
- 2017/S/MEY/01 MEY HOUSETYPE
- 2018/DET/R/035 BARRATT SINGLE GARAGE
- 2018/DET/R/037 BARRATT DOUBLE GARAGE
- 2020/S/BKUM/01 KENMURE HOUSETYPE
- 2020/STAS/01 COTTAGE FLATS
- 2020/STAS/01 ROSSDHU HOUSETYPE
- 2020/STAS/01 RevA FOVERAN HOUSETYPE
- 2020/STAS/PLANNING INVERBEG
- BGR-PD1.2 RevA BARGOWER HOUSETYPE
- CLE-PD1.2 RevB CLELAND HOUSETYPE
- CRI-P01.2 RevB CRICHTON HOUSETYPE
- DAR-P01.2 RevA DARROCH HOUSETYPE
- GAR-PD1.2 RevB GARVIE HOUSETYPE
- GOR-PD1-IC RevC GORDON HOUSETYPE IC
- GOR-PD1.1-SE RevC GORDON HOUSETYPE SE
- KEN-PD.2-B2R RevC KENNEDY HOUSETYPE
- LEW-PD1.2 RevC LEWIS HOUSETYPE
- MEL-PD1.2-IC RevA MELVILLE HOUSETYPE IC
- MEL-PD1.2-SE RevA MELVILLE HOUSETYPE SE
- MON-PD1.2 RevD MONCRIEF HOUSETYPE
- SK001 CALA 3 STOREY TYPE 1
- CALA 3 STOREY TYPE 2

#### Landscaping

- 99-54-10b LANDSCAPE STRATEGY

- 99-54-101b LANDSCAPING LAYOUT SHEET 1
- 99-54-102b LANDSCAPING LAYOUT SHEET 2
- 99-54-103b LANDSCAPING LAYOUT SHEET 3
- 99-54-104b LANDSCAPING LAYOUT SHEET 4
- 99-54-105b LANDSCAPING LAYOUT SHEET 5
- 99-54-106b LANDSCAPING LAYOUT SHEET 6
- 99-54-107b LANDSCAPING LAYOUT SHEET 7
- 99-54-108b LANDSCAPING LAYOUT SHEET 8
- 99-54-109b LANDSCAPING LAYOUT SHEET 9
- 99-54-110b LANDSCAPING LAYOUT SHEET 10
- 99-54-111b LANDSCAPING LAYOUT SHEET 11

#### Drainage

- P006 RevE DRAINAGE LAYOUT

#### Fencing, Boundary Treatment

- BARRATT FEATURE WALL
- WL00189/FW2 CALA FEATURE WALL DETAIL
- WL00189/FW3 CALA FENCE DETAIL
- 5991(3) SP006 RevA BOUNDARY TREATMENT SITE PLAN
- BWS-DET/07/03/01A BARRATT TIMBER FENCE DETAILS
- ACOUSTIC FENCE DETAILS

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

2. That the submitted drainage strategy produced by Charles Scott and Partners including the SuDS compliant surface water drainage scheme is hereby approved and shall be implemented contemporaneously with the development in so far as is reasonably practical. Before the site is completed a certificate (signed by a Chartered Civil Engineer) shall be submitted to the planning authority confirming that the drainage scheme and SuDS has been constructed in accordance with the report's recommendations, CIRIA SuDS Manual (C753) and the approved plans.

Reason: To safeguard any adjacent watercourses and groundwater from pollution and in the interests of the amenity and wellbeing of existing and future users.

3. That before any works start on site, the applicant must confirm in writing to the planning authority that the foul drainage system can be connected to the public sewer in accordance with the requirements of Scottish Water. The surface water must be treated in accordance with the principles set out in CIRIA SuDS Manual (C753).

Reason: To prevent groundwater or surface water contamination in the interests of environmental and amenity protection.

4. That BEFORE the development hereby permitted starts details of measures for the protection of trees in the course of development and a detailed timetable for all landscaping works (including full details of all paths in open space areas detailed on plan 5991(3)SP002 Rev Y Proposed Site Layout) which shall provide for these works being carried out contemporaneously with the development of the site, shall be submitted to, and approved in writing by the Planning Authority. For the avoidance of doubt all trees shall be protected in accordance with the recommendations in BS 5837:2012 Trees in Relation to Design, Demolition and Construction and shall include details of construction exclusion zones and barrier details.

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

5. That all works included in the scheme of landscaping and planting including leisure paths hereby approved, shall be completed in accordance with the timetable under the terms of condition 4, 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 and maintenance of the landscaping scheme in the interest of amenity.

6. That no trees within the application site shall be lopped, topped or felled and no shrubs or hedges shall be removed from the application site, without the prior approval in writing of the Planning Authority.

Reason: In the interests of the conservation value of the site and the visual amenity of the site and the adjacent residents.

7. That before the occupation of any houses, 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 SUDS area / compensatory flood water storage area.
- (b) any communal fences and walls.
- (c) all other communal areas
- (d) all play areas
- (e) all leisure paths

Reason: To ensure the maintenance of communal areas and infrastructure in the interest of amenity.

8. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 7 shall be in operation.

Reason: To ensure there is an adequate landscape maintenance scheme in place.

9. That except as may otherwise be agreed in writing by the Planning Authority the development shall be completed in accordance with the facing materials set out in the applicant's design statement.

Reason: In the interests of amenity and design by ensuring that external materials are appropriate for the site.

10. That before the development hereby permitted is brought into use, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access facilities.

11. That BEFORE the development hereby permitted starts, details of the equipment to be provided the play area on the approved plans, shall be submitted to, and approved in writing by the Planning Authority, and this shall include: -

- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
- (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- (c) details of the fences, gates and animal grids to be provided around the play area, and
- (d) details of the phasing of these works.

Reason: To ensure that the play scheme is to an acceptable standard and is implemented within a reasonable timescale.

12. That notwithstanding the requirements of condition 1 above and BEFORE the development hereby permitted starts, full details of the proposed vehicular and pedestrian accesses, shall be submitted to, and approved in writing by the Planning Authority, and it shall include the following unless otherwise agreed in writing:-

- Full details of the proposed signal installation shall be provided and shall be linked to the existing signal controlled junctions at A80 Cumbernauld Road/Buchanan Gate and A80 Cumbernauld Road/Hornshill Farm Road to minimise the potential for delays to occur along this length of road.
- Visibility splays proposed at the proposed traffic signal-controlled junction where the site access meets the A80 Cumbernauld Road to be provided in accordance with the standards indicated in the Design Manual for roads and Bridges.
- Access to existing dwellings along Cumbernauld Road at its junction with Gateside Farm access to be maintained, a turning facility suitable to accommodate service vehicles shall be provided at its termination to allow vehicles to leave and join the A80 from this point without the need to reverse.

Reason: To ensure the provision of satisfactory vehicular and pedestrian access facilities.

13. That before the development is completed all the noise mitigations require to be installed as detailed in in Proposed residential development – Gateside Farm, Stepps, Noise Impact Assessment. KSG Acoustics, prepared for Barratt Homes West Scotland, 02 November 2020 (rev 3) and the additional supporting information dated 11 February 2021.

Reason: To ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

14. A number of plots on the site require to have some or all windows of habitable rooms closed to provide suitable internal noise levels. Details for each of the plots and the façade(s) which require acoustic treatment in terms of glazing and ventilation are provided in Appendix B of Residential development at Gateside Farm, Stepps – Additional supporting information relating to the assessment of road traffic noise and mitigation requirements. Before any of the plots identified are occupied these mitigation measures must be installed as per the requirements in Appendix B and correct installation of the glazing and ventilation units must be validated by a suitable qualified acoustician.

Reason: In the interest of future residents and to ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

15. That for any property where the mitigation involves Acoustic Barriers these must be installed as per Proposed residential development – Gateside Farm, Stepps, Noise Impact Assessment. KSG Acoustics, prepared for Barratt Homes West Scotland, 02 November 2020 (rev 3) and David Jinks email to Moira Cartwright dated 11 February 2021. Before any of these plots are occupied the installation and finish of these acoustic barriers must be validated by suitably qualified acoustician.

Reason: In the interest of future residents and to ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

16. To ensure that the ongoing maintenance of acoustic barriers, hereby approved, a maintenance scheme should be submitted for written approval prior to development commencing on site.

Reason: To ensure that the affected dwellings have suitable noise mitigation measures are maintained.

17. That before any dwellinghouse within the site hereby permitted is occupied, any noise mitigation measures agreed under the terms of Condition 13 above shall be installed to the satisfaction of the Planning Authority.

Reason: To ensure that appropriate noise mitigation is in place.

18. That BEFORE the development hereby permitted starts a timetable will be agreed with the Planning Authority in consultation with NLC Housing for the completion and delivery of 30 on site affordable housing units. Following approval and except as may otherwise be agreed in writing by the Planning Authority, the units will be delivered to the Council in accordance with the agreed timetable.

Reason: To ensure that the affordable housing requirement is delivered on site.

19. That BEFORE the development starts details shall be submitted for the written approval of the Planning Authority detailing the means of access to the site for construction traffic throughout the life of the development and the location of the site compound. The development shall be carried out in accordance with the approved details.

Reason: To safeguard residential amenity

### **Background Papers:**

#### **Consultation Responses:**

Traffic & Transportation memorandum received 24<sup>th</sup> November 2020  
NLC Protective services memorandum received 11<sup>th</sup> February 2021  
Play Services Manager memorandum received 8<sup>th</sup> December 2020  
Scottish Environment Protection Agency letter received 13<sup>th</sup> November 2020  
Scottish Water letter received 23<sup>rd</sup> November 2020  
Strathclyde Partnership for Transport letter received 27<sup>th</sup> November 2020  
Transport Scotland letter received 24<sup>th</sup> November 2020  
NLC Greenspace (landscape) memorandum received 18<sup>th</sup> November 2020  
The Coal Authority letter received 26<sup>th</sup> November 2020  
NLC Affordable Housing memorandum received 17<sup>th</sup> November 2020

#### **Contact Information:**

Any person wishing to inspect these documents should contact Gordon Arthur  
[Planningenquiry@northlan.gov.uk](mailto:Planningenquiry@northlan.gov.uk)

#### **Report Date:**

12<sup>th</sup> February 2021

## APPLICATION NO. 20/01359/MSC

### REPORT

#### 1. Site Description

1.1 The application site which is located in Stepps to the north and east of the urban area south of Garnkirk Burn and west of the A806 link road to the M80. The site area extends to 13.7 hectares (33.8 acres) and mainly comprises open grassland and woodland. There are agricultural buildings with a farmhouse and two private semi-detached dwellings which front onto the A80 within the site which are accessed via an existing track off Cumbernauld Road. All buildings within the site will be demolished to make way for the development. The A806 defines the eastern boundary with agricultural fields beyond. Cumbernauld Road defines the southern boundary with Buchanan Business Park located beyond this road. The site is bounded to the west by a Hotel and two detached houses on the boundary. These front onto Hornhill Farm Road. Vehicular access to the site is currently from a substandard junction onto the A80.

#### 2. Proposed Development

2.1 This application is for the Approval of Matters Specified in Conditions of the Planning Permission in Principle 16/01271/PPP. Planning Circular 3/2013 'Development Management Procedures', this MSC application is not an application for planning permission. The principle of development having been granted enables this application to address matters specified in planning condition (MSC) 1 and 4 following planning permission in principle for the construction of a residential development. The applicant has submitted a detailed site layout demonstrating 199 residential units and associated infrastructure including, drainage design, landscape design and internal road and footway layout with vehicular access and junction arrangement with Cumbernauld Road to the south of the site.

2.2 The site area House types are a mix of detached, semi-detached, terraced and 4 in a block flats predominantly (28 house types) two storeys the remaining (2 house types) being 3 storey, all house types ranging from 2 to 5 bedrooms.

Barratt Homes schedule include the following:

- (9) 3 bedroom detached.
- (102) 4 bedroom detached.

Cala schedule include the following:

- (33) 4 bedroom detached.
- (25) 5 bedroom detached.

Affordable housing schedule

- (4) single bedroom flat.
- (8) 2 bedroom cottage flat.
- (10) 2 bedroom terraced.
- (8) 2 bed semi-detached

Materials proposed include a mix of red and grey plain and profiled concrete roof tiles of contrasting colour to roofs and garages. Contrasting white dry-dash roughcast with either buff reconstituted stone or buff brick features & base courses. Pvc-u double glazed windows, soffits, fascias, gutters, downpipes and entrance doors.

2.3 Following the legal agreement secured at planning permission in principle stage, each unit would have a financial contribution towards education provision. An amendment to the Section 75 legal agreement is required to secure a financial contribution for Affordable Housing and this is currently under consideration reference 19/00098/AMD



### **3. Applicant's Supporting Information**

3.1 The applicant has provided the following information in support of their application:

- Design & Access Statement
- Landscape & Visual Impact Assessment
- Landscape Strategy & Design
- Site Layout
- Boundary Treatment Plans
- Tree Report
- Noise Assessment
- Drainage Strategy
- Drainage Layout
- Cut and Fill Analysis
- Finished Levels
- Cross Sections
- House types & Garages
- Street Engineering Review
- Vehicle Tracking
- Swept Path Analysis for Refuse Vehicles
- Site Access Visibility Splays
- Road Adoption Extents & Finishes
- Response to objections
- Note of meeting with Community Council

### **4. Site History**

4.1 The following previous applications are relevant to the current proposal:

- 93/00306/PL Construction of Link Road (A806) to the M80 – Withdrawn 26.01.2000
- 16/01271/PPP Residential development with associated infrastructure, landscaping and engineering works – Refused 28.03.2017, Approved on Appeal on 05.07.2018
- 19/00098/AMD - Modification/Discharge of Planning Obligations - 16/01271/PPP – currently under consideration
- 18/01462/MS Construction of 200 Dwellinghouses, Associated Infrastructure, Landscaping and Engineering Works (Approval of Matters Specified in Conditions of Permission 16/01271/PPP) appeal dismissed

4.2 In providing a summary of recent decisions on the assessment of this site for residential development members attention is directed to the fact that this is the second application in respect to the Planning in Principle Permission for the site. The first application (ref:18/01462/MS) was refused by North Lanarkshire Council in 2019 and that refusal was upheld at appeal. A summary of what went before and what is now proposed is set out below.

The Reporter considered the main issues in this appeal to be: -

- the landscape and visual impacts of the development.
- the extent of the tree felling.
- the compliance with local plan policy DSP4, Quality of Development; and the acceptability of the other specified matters forming part of this application.

4.3 In the previous detailed application (18/01462/MS) dismissed on appeal, the Tree Survey and Arboricultural Constraints report indicated that, of the 74 trees surveyed, 57 are classified as category A, B or C. Only 17 are category U which is indicative of poor condition. As such the Reporter did not therefore find the scale of felling is justified by the condition of the trees. Indeed paragraph 7.2 of the report confirms that the felling is necessary due to "major ground re-profiling". On examining the topographical information relating to the current proposal the Reporter found an extensive cut and fill process is anticipated. Ground levels would be lowered or increased by 3-5 metres to form the

development platforms. As a result, the site boundaries to the north, west and east would be marked by embankments rather than a natural continuation of the existing land contours.

- 4.5 Both the 2016 Design and Access Statement and the Updated Landscape and Visual Impact Assessment referred to the “slight re-grading” needed to create development platforms and appropriate gradients. The future site levels were expected to tie into the existing levels and to follow the general grain of the landform. The previous reporter referred to the treatment of landform as a factor in his decision. The Reporter found the change in the landform to be significant and certainly exceeds the description of “slight re-grading”.
- 4.6 Changes to the location/shape of open space and the extent of tree felling, in the Reporters view did not reflect the supporting documents that informed the original planning permission in principle. As a result, the effectiveness of the future Green Belt boundary at Hornshill Farm Road and the attractiveness of the entrance to the development from the A80 would be diminished. Although extensive structural planting remained part of the proposals, it was not considered to be sufficient to offset the effect of the felling or the pronounced change to the ground levels on the site boundaries.
- 4.7 As a result of preceding appeal decisions, this application seeks to address the concerns raised by the Reporter in his decision. As part of their approach the applicant sought to engage with the local community via the Community Council and a virtual meeting was held on 18<sup>th</sup> January which was also attended by Steven Bonnar MP and Fulton MacGregor MSP.
- 4.8 The applicant commented that tree felling was always anticipated along the site frontage with the A80 to facilitate drainage works and to accommodate the new site access. The current felling proposals however exceed that set out in the 2016 Design and Access Statement and Indicative Development Framework. This is partly because of re-grading but also arises because the scale and shape of a landscaped open space at the site entrance has been altered. Originally this area was to incorporate much of the tree grouping south west of Gateside Farm. This open space is now redesigned as a narrower area running parallel to the A80. This is discussed in more detail below.

## **5. Development Plan**

- 5.1 This application raises no issues of a strategic and local nature and therefore must be considered in terms Local Plan Policy. The application having been assessed against Strategic the Development Plan in establishing the principle of the development.
- 5.2 Notwithstanding, the site falls under Green Belt in the Spatial Development Strategy of the Glasgow and the Clyde Valley Strategic Development Plan 2012.
- 5.3 The application site is zoned as NBE 3A (Assessing Development in the Green Belt) within the adopted North Lanarkshire Local Plan.

## **6. Consultations**

- 6.1 A summary of comments from the consultees is as follows:

**NLC Traffic and Transportation** raise no objection to the application. Detailed discussions have taken place in respect to the layout with additional supporting information and updated layouts provided. Comments are provided in respect to access arrangements to Cumbernauld Road which are the subject of planning condition. Otherwise, some views are given in respect to internal layout matters, including elements of the proposed footway provision at the Cumbernauld Road frontage, some street lengths and aspects of the driveway and parking delivery. From a planning perspective, it is highlighted that these are final outstanding comments following a detailed process of refinement where many aspects of the layout have been positively developed. It is also highlighted that the use of Designing Street policy results in various design options, opposed to a standards-based approach. To support the layout, a detailed Street Engineering Review (SER) has been provided along with a revised SER. In respect to the other comments, it is highlighted that these have been supported through the Street Engineering Review. There are some minor alterations that could be addressed through the construction consent process. There are no concerns raised over the relationship with the wider public road network. From

a planning perspective, it is highlighted that there are many aspects of the layout that have merit and, although not entirely satisfactory to the Council's Roads & Transportation service, are considered to embrace the principles of the Scottish Governments principles on 'Designing Streets'.

**NLC Protective Services** A noise impact assessment has been submitted which Protective Services advised was satisfactory in assessment methodology and mitigations methods detailed in the report and the later additional supporting information. Predictions indicate that a number of plots on the site require to have some or all windows of habitable rooms closed to provide suitable internal noise levels. Details for each of the plots and the façades which require acoustic treatment in terms of glazing and ventilation are provided in Appendix B of Residential development at Gateside Farm, Stepps – Additional supporting information relating to the assessment of road traffic noise and mitigation requirements. Letter emailed 11 February 2021 and for avoidance of doubt reproduced in Appendix 1 of Pollution control's memorandum. These mitigation measures must be installed in accordance with the requirements in Appendix 1 and correct installation of the glazing and ventilation units must be validated by a suitable qualified acoustician. It is therefore recommended that suitable conditions are attached to ensure receipt of this information should members be minded to approve the application. Similarly, to ensure that the integrity of acoustic barriers remains intact for the lifetime of the development a suitable condition on their maintenance is recommended.

**NLC Greenspace (Landscape) comment that** that the submitted documents indicate that the various landscape-related elements of the development design listed in Condition 1 (a) to (l) have been satisfactorily addressed. On condition 4 Greenspace comment that details of the proposed SuDs scheme are satisfactory.

**NLC Play Services** comment that the site layout plan shows the play area is in a good central location and at over 2,000 square metres meets the minimum space requirement. It is however recommended that the level of play equipment should be increased and a condition is attached that will ensure the proper level of provision, with surfacing and acceptable fencing.

**NLC Affordable Housing** have been in discussions with the Developer in relation to meeting the Affordable Housing Policy requirements for this site. The site capacity is 199 units meaning the equivalent 25% requirement would be 50 units. The current Strategic Housing Investment Programme has made provision for 30 affordable units from this site. It has been agreed that the remaining balance of the AHP requirement (20 units) will be met by the through a commuted sum payment (£750,000).

**Scottish Environment Protection Agency** note that this consultation is for approval of matters specified in condition. SEPA only comment on conditions in cases where they have requested them in order to protect their interests. SEPA also note, from the decision document, that the Reporter removed reference to SEPA in the conditions.

**Scottish Water** has no objection to this planning application. There is currently sufficient capacity in the Balmore Water Treatment Works. There is currently sufficient capacity in the Dalmuir PFI Wastewater Treatment Works.

**Transport Scotland** does not propose to advise against the granting of permission.

**The Coal Authority** has no objection subject to the identified remediation strategy being secured by a planning condition 2 and 3 of the principle permission.

**Strathclyde Passenger Transport (SPT)** On review SPT has no comments on the proposal

## 7. **Representations**

- 7.1 Following the standard neighbour notification process and newspaper advertisement, 73 letters of representation were received including from Stepps Community Council, Steven Bonnar MP and Fulton MacGregor MSP all of which are objections were received all of which are objections. The grounds of objection fall within the following general categories, infrastructure and local amenities, design, planning policy, planning history, residential amenity, landscaping, pollution impact and impact on local ecology.

## 8. Planning Assessment

8.1 In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

### 8.2 Development Plan: North Lanarkshire Local Plan:

The site lies at a location that forms part of the Green Belt coterminous with the settlement of Stepps as such, is covered by Policy NBE 3A (Assessing Development in the Green Belt). This policy protects the character and promotes acceptable development within the green belt by presuming against new residential development unless shown to be necessary for agriculture, forestry or other uses appropriate only to a rural area. That said, the site has planning permission in principle (16/01271/PPP) for residential development. Given that the principle of the residential development has therefore been established, the current application will assess the appropriateness of the design of the house types, site layout and impact on the surrounding environs as set out in conditions 1 and 4 of the principle permission.

8.3 Given the residential nature of the proposed development, it is considered that policy HCF 3 (Assessing Affordable Housing Development) is of relevance to this proposal. Policy HCF 3 states that there is a requirement for on-site provision of affordable housing at the rate of 25% for all new housing developments with an overall site capacity of 20 or more units not already included in the Housing Land Supply 2008. The proposed residential development for 199 residential units where the 25% affordable housing requirement is being provided in the form of 30 on site and the outstanding balance made up with a commuted sum paid to the Council which has been agreed after discussions with NLC Affordable Housing and therefore, in accordance with policy HCF 1 A. This change requires an amendment to the S75 legal agreement concluded at the planning permission in principle stage.

8.4 In considering development strategy policies the North Lanarkshire Local Plan requires proposed developments to be assessed against:

- DSP1 (Amount of Development)
- DSP 2 (Location of Development)
- DSP 3 (Impact of Development)
- DSP 4 (Quality of Development)

Policy DSP1 (Amount of Development) directs that the proposed development site previously received planning permission in principle (16/01271/PPP) for residential development and complies in this regard. It also therefore follows that in terms of Policy DSP2 the proposal is accepted based on the local plans stated locational criteria.

8.5 Policy DSP3 (Impact of Development) considers the impact of the proposed development in terms of its requirements for additional community facilities or infrastructure which is necessary to meet future demands on existing provisions. In this instance, an education contribution has already been secured via a S75 legal agreement (S75 in place as part of 16/01271/PPP application). Taking the above matters into account, it is considered that the proposed development continues to accord with Policy DSP3.

8.6 Policy DSP4 (Quality of Development) requires development proposals to only be permitted where high standards of site planning and sustainable design are achieved. Proposals set out in this application require to be assessed against the following set of criteria.

8.7 Part 1 Where appropriate an appraisal has been carried out of the existing character and features of the site and its setting.

8.8 The applicant has submitted several supporting documents (part 3 above) in response to an appraisal being required. The submitted design access statement comments that regrading has been limited as far as reasonably possible across the site and this is significantly reduced in comparison to the previously refused proposal. Cut and fill is on average between 0.5m - 2.0m across the development. The reporter expressed concern that the previous proposal included extensive areas of cut and fill extending to 3-5m in depth further resulting in embankments along site boundary edges. The changes

made to the current proposals appear to show that modest regrading is apparent across the site along with significant reduction/ elimination of boundary embankments (transects submitted Drawing 5991(3) SE001 Revision A). Proposed site levels appear to be generally tied into the existing levels to follow the grain of the landform. Landscaping buffers have been introduced along site boundaries framing the setting of the development. A significant reduction in regrading proposed as part of this application is considered to be in accordance with guidance set out in the Design and Access Statement which formed part of the permission in principle and the reporters comments from appeal reference PPA-320-2118. It is considered following consultation with landscape services that the submitted documents indicate that the various landscape-related elements of the development design listed in Condition 1 (a) to (l) have been satisfactorily addressed.

- 8.9 The applicant comments that a significant portion of trees were proposed for removal as part of the previous planning application. Recognising the need to retain as many trees as possible following the appeal dismissal, the current proposals incorporate significant tree retention. The updated Tree Report identifies 74 trees on the survey. Due to their condition (Category U) 19 trees require to be felled for health and safety reasons. A further 4 trees require to be removed to facilitate construction, particularly at the site access. Consequently 51 trees are to be retained and integrated into the proposals to significantly enhance the landscape quality of the site. Notwithstanding, the principle of development being established, the development has been designed to have a degree of frontage to Cumbernauld Road. While existing small trees along this frontage will require to be removed (to facilitate access), additional landscaping would be incorporated to soften the development edge where frontage hasn't been possible. On balance, this is considered acceptable from the perspective of visual amenity from the adjoining roads and beyond.
- 8.10 Part 2 considers existing rights of way or features of natural or historic environment interest. Attached to the principle permission by planning condition is the requirement to submit further surveys prior to any works of any description commencing on site. Work in this respect is ongoing and the applicant has submitted updated surveys for assessment under the opuses of the permission in principle application. In considering rights of way access along Hornshill farm track which lies out with the site boundary should remain and the proposed development includes informal pedestrian linkages to the Bluebell Wood
- 8.11 Part 3 considers the evaluation of design options in achieving a high-quality development.
- a. Design Principles Including Provision for the Development and Links to Nearby Green Networks*
- Part 3(a) of the policy considers siting, overall layout, density, form, scale, height, massing, proportion, detailing, colour, materials and landscaped space and Part 3(f) integrating successfully into the local area and avoiding harm to the neighbouring amenity. For the purposes of this report parts 3(a) and (f) have been considered together as they are so closely linked in terms of the overall assessment.
- 8.12 The siting of the development at this location is considered appropriate following the issuing of permission in principle in redefining the urban residential area. The overall layout has considered current Scottish Government Policy on design in that the layout and nature of the housing proposed is considered acceptable, following a hierarchy of primary, secondary and tertiary spaces. The layout has been developed to have good frontages and where these have not been possible, there is landscaping proposed to prominent public frontages. The applicant proposes a wide variety of predominantly 2 storey detached house types, with some semi-detached, terraced and flatted types included all of which are generally considered acceptable in design and detail. There are a few three storey house types and 4 in a block flats included in the proposal which are considered acceptable. The applicant proposes a range of materials for external finishes dependent on the house type and this is set out above. The density is considered acceptable for a contemporary housing development.
- 8.13 Windows are generally positioned and designed to maximise solar gain and provide passive surveillance to the street and communal landscaped areas, arranged around green spaces. The inter-building spacing, building arrangement and orientation ensures that there is no loss of residential amenity in terms of privacy, overlooking or loss of sunlight /day light within the site. Similarly, the retention and protection of structure planting and additional planting proposed is acceptable. Given the foregoing it is therefore considered that design and layout of the development is acceptable overall and does not result in a significant loss of amenity to the surrounding area notwithstanding, satisfactory linkages to be

provided to the surrounding area.

- 8.14 In considering open space, the document Developer's Guide to Open Space minimum space around dwellings guidance requires that gardens are of an acceptable dimension. It is acknowledged that the layout accommodates a reasonable level of garden ground which will be enhanced by areas of communal landscaping. The maintenance of these landscape features is the subject of a planning condition requiring a management and maintenance scheme. This guide also considers active play and a suitable area of equipped play space is incorporated into the design.
- 8.15 Part 3(b) of the policy which was considered against the Transport Assessment submitted at the principle stage and found to be acceptable for a proposal up to 200 dwellings, looks at whether the proposal provides a safe inclusive convenient and welcoming development which has attractive pedestrian links, integrates with public transport, wider links and assesses the access for cars and appropriate car parking. Following detail submitted with this application it is considered that the proposal complies with this part of the policy by virtue of the approved Transport Assessment at the principle stage and by virtue of its continuing setting and compliance with current standards. Generally, the layout has considered designing streets, where appropriate, notwithstanding the constraints of the site and connectivity which is largely driven by existing street structure. Notably, the absence of continuous footways predominating much of this part of Stepps has resulted in a network tending towards the segregation of pedestrians and pedestrian Links between neighbouring residential areas and bus stops being provided by a link to the existing footway network. NLC Transportation raised no objection to the application, subject to conditions. Whilst some comments are given by NLC Transportation in respect to the internal layout, it is noted that the proposed site has been designed to take account of national policy guidance 'Designing Streets' in order to create a greater sense of place, and provide a nature of street design that is more integrated and considered from a design perspective. Overall, it is accepted that a more design-led approach to the development has been achieved, whilst satisfactorily demonstrating functionality, safety and a good degree of passive surveillance from the proposed housing. The layout has also been supported by a Street Engineering Review. In addition to the areas of formal open space (which are accessible and well positioned), throughout the layout it is proposed to incorporate additional landscaping with boundary hedging and tree planting. The above detailed design elements are considered to create a safe, welcoming development and in time, when landscaping within and around the development fully matures, one with strong green elements.

Part 3c of the policy considers sustainability. It is acknowledged that the location is considered acceptable by virtue of planning permission in principle. That said, there is limited scope for the design to link pedestrians to local footpaths providing in proximity to local amenities. In order to address current standards on new developments and to meet the appropriate sustainability level more generally the applicant is proposing a fabric first and energy efficiency measure approach as an alternative and preferable solution.

A 'fabric first' approach to CO2 emission reduction includes the following:

- High levels of insulation
- Higher performance windows and doors
- Reduced air infiltration rates
- Enhanced thermal bridging performance
- Maximisation of passive solar gains

- 8.16 In considering Part 3(d) of the policy mitigating potential pollution impacts. The applicant submitted a noise impact assessment which following consultation with Pollution Control resultant recommendations were proposed in terms of remediation which have been carried forward as planning conditions should the members be minded approving this application. Matters relating to air quality were resolved at the principle stage with up to 200 units being modelled on this site. In terms of potential ground contamination this remains the subject of planning condition attached at to the principle permission. It is acknowledged that there will be noise associated with construction works; however, this impact will be temporary in nature with the completed development constituting of everyday noise associated with any residential development.

- 8.17 With regard to potential pollution impacts, air quality was considered as part of the planning permission in principle and was found to raise no undue concerns. A noise impact assessment has been submitted as part of this application which was found to be satisfactory.

Drainage and Water Body Status (3e). It is noted that there is no water body located within the site, however, the Garnkirk Burn lies to the north. It is proposed that a new separate drainage system will be installed and that it will discharge surface water to two locations. The north section of the site will, after following the SuDs treatment train, discharge to the Garnkirk burn that flows along the northern boundary. The smaller southern section of the site is to discharge into the Scottish Water sewer or the small drain close to the A80 Cumbernauld Road. Both the north and the south sections will discharge to the SUDS features prior to their proposed outfalls the new separate drainage system will be designed and installed in accordance with the relevant British Standards, current guidance, and best practice. Details of these drainage arrangements and an initial drainage strategy have been submitted and the principle of this strategy is considered acceptable in addressing the planning requirements for condition 4 of the principle permission. The previous permission established that the development does not present a flood risk and there is no reason to suggest that this does not remain the position. A condition remains on the consent requiring the implementation of the scheme to be agreed with Scottish Water and signed off by a chartered engineer as complying with SEPA's guidance on suds, on completion of drainage works. As such the proposal complies with Part 3(e) Protecting Water bodies and SUDS/Drainage.

- 8.18 Considering all the above on balance the proposal is in accordance with Policy DSP4.

*Other material considerations*

- 8.19 Consultations: Comments made by NLC Traffic & Transportation, Play Services and Pollution Control are subject to further planning conditions to ensure that the level of detail approved is implemented.

- 8.20 Representations:

In summarising and in response to the concerns raised, the following comments are offered:

- 8.21 Infrastructure and amenities

Several objections commented that there was insufficient infrastructure to support the development these included,

- Schools at capacity (as is local nursery provision).
- The development will result in an unacceptable level of increased traffic on the local road network. The access design is inadequate for the scale of the development.
- The developer should provide a commuted sum to improve local parks and playing fields
- There are no local sports facilities and poor public transport makes such facilities inaccessible.
- Future occupants will not have easy access to public transport or safe active travel.
- Need for more shops restaurants and cafes. There is insufficient local retail provision in the area.
- GP surgery at capacity

Drainage and SUDS

- The development would result in drainage problems
- The volume of water flowing through the suds system will ultimately result in flood water inundation and damage to the adjacent Garnkirk Burn and SINC.
- Drainage design should be fully detailed before approving the application.
- SUDS infrastructure is a danger to young children with no safety measures proposed.

## **Response**

Impact on education infrastructure in this instance is the subject of an education contribution which has already been secured through a S75 legal agreement (S75 in place as part of 16/01271/PPP application). NLC Traffic & Transportation has raised no objection to the access design or proposed residential development on traffic circulation and road safety grounds. The wider road issues raised are a matter for the Council's Transportation Service. The development meets the required standard for on-site play and open space provision and there is therefore no requirement for a further legal agreement to secure a commuted sum for off-site provision. While the Council is keen to promote active travel and use of public transport, it is accepted as in the principle assessment access to public transport and current public transport provision is not of a magnitude sufficient in recommending refusal of this application. The application considers matters specified in condition, as such, there no assessment of wider commercial and retail requirements. Similarly, the local plan includes NHS Lanarkshire in its consultation process identifying where new or extended facilities may be required. In considering drainage, a sustainable urban system is proposed, and sufficient detail has been submitted to progress the application. The certification of the system and acceptance of detail including attenuation capacity is the subject of planning conditions. In certifying the attenuation basin as part of the treatment train it is unlikely to be adopted should it present a danger to residents.

### **8.22 *Design***

Objections relating to design included,

Objectors considered the setting and landscape type of proposal to be over development more akin to city urban development. There was also concern that the layout is not fully integrated with the existing settlement and does nothing to improve place making or reflect the character of Stepps village and surrounds. Objectors commented that dwellings are not in keeping with the existing area and that the character and distinctiveness of the area will be lost to development resulting in a disintegrated and urbanised setting. Similarly, the scale of the development was considered not to be in keeping with existing environs.

#### *Development density*

Objectors advise that the revised scheme shows only one less unit within a smaller built footprint resulting in a higher development density. The built form extends close to the site boundary and does not follow pre-existing building lines. As a result, the visual impact of the revised proposals has not been significantly mitigated. The density proposed being unsympathetic to the environs of the local area. Existing residents felt the architecture is mundane and off the shelf and offers nothing to the placemaking of the village of Stepps. Comments on fences and walls stated that their design contribute nothing to the village placemaking and that the architecture proposed does not fit with the vernacular. The semi-rural character of Stepps is under threat from this development.

#### *Alterations to topography and landform*

That inappropriate and high density has been achieved by significant alterations to topography. The significant changes to the topography could be reduced if the density of the housing was reduced.

#### *Screening*

That 15 years is too long for trees to mature (screen planting). The rate of growth would not have the desired effect for a substantial period. This does not sufficiently address the irreparably negative visual impact. The proposal is relying on 15 years of new tree planting growth to hide the development this does not constitute good design. The proposal constitutes over development of a semi-rural site with an open landscape setting.

#### *Boundary*

The building line should be set further back along the principle elevation of the site.



### *Eastern Boundary Treatment*

The height of acoustic fencing (eastern boundary) will result in a significant visual intrusion to the landscape.

### *West boundary*

The units on this boundary are too close to the boundary resulting in a significant visual impact.

Other comments on the layout included:

- Boundary fences should be constructed in masonry to improve visual affect.
- Foot path to Mount Harriet Drive should be removed.
- The LVIA submitted is not representative of the real impact which will irreparably damage the current view of the semi-rural landscape and amenity.
- The footway link to Mount Harriet Drive should be removed as it would result in a loss of privacy, disturbance, increased traffic and noise.
- The pedestrian link to Bluebell dell should be removed as this may lead to the SINC being damaged.
- Not enough open space in the development
- The visual impact is not appropriate.
- The proposal will lead to the coalescence of settlements and lead to loss of cultural and community identity.

### **Response**

The residential development of this site has been secured in the granting of planning permission in principle (Ref: 16/01271/PPP) and this element is not under consideration in this application. The detailed layout is considered through the terms of this application and as detailed above considered to be acceptable.

The site is an edge of urban site bounded by a motorway, residential area (hotel) and a business park opposite. While it extends into open fields to the north the existing level of urbanisation diminishes the locations rural characterisation. Other than in the context of built heritage it is not appropriate for the planning system to comment on architectural styles which is not considered central to the aims of place making policy. The proposal seeks permission for a modern residential development on an undeveloped site which is out with any conservation area or built heritage designation, therefore, the style and finish of the proposed dwellings are considered acceptable and there is no requirement for conservation or historic design style or finish to the proposed dwellings.

The reporter in his decision has accepted the proposed housing density by virtue of planning condition (setting housing numbers at 200 units) in approving the appeal and granting of planning permission in principle (Ref: 16/01271/PPP). The applicant in providing open space and tree retention has in the context of the reporter's decision has provided an increased building density which remains acceptable. Similarly, the site is currently an enclosed field and therefore does not exhibit an established building line.

Boundary planting (referred to in representation as screening) is intended to enhance and complement the setting of the development it is not intended to hide but frame the development thereby providing a level of residential amenity and species habitat. It should be noted that NLC Landscape Services had no objection to the proposed landscape scheme and while it is recognised that the planting will take a number of years to mature its natural development should provide developing enhancement with year on year growth.

Acoustic fencing will generally be visible from the motorway which it seeks to screen from noise and as such will be sequentially viewed by passing motorists. It is therefore not considered to present an unacceptable landscape feature at this location. The site boundary to the west is set back a significant distance from the proposed built form of the development and is considered acceptable in terms of existing levels residential amenity.

### *landform*

The applicant advises in their design access statement that regrading has been limited as far as reasonably possible across the site and this is significantly reduced in comparison to the previously refused proposal.

Cut and fill is on average between 0.5m - 2.0m across the development. The reporter expressed concern that the previous proposal included extensive areas of cut and fill extending to 3-5m in depth further resulting in embankments along site boundary edges. The changes made to the current proposals ensure that modest regrading is apparent across the site along with significant reduction/ elimination of boundary embankments in accordance with comments made by the appeal reporter. Future site levels will then be tied into the existing levels to follow the general grain of the landform. The increased landscaping buffers along site boundaries will assist in this transition. The significant reduction in regrading proposed as part of this application is considered to be in accordance with guidance set out in the Design and Access Statement which formed part of the permission in principle and the Reporters comments from appeal reference PPA-320-2118.

In responding to the remaining points raised, members are advised that:

- While masonry walls may in some circumstance provide a more visually attractive boundary there is no planning requirement for boundary treatment to be constructed in masonry.
- The Foot path to Mount Harriet Drive provides a connection to the existing urban area and is in accordance with current design guidance encouraging connectivity and permeability.
- Landscape impact is discussed in section 8 of the report with comments for Landscape services advising that the submitted documents indicate that the various landscape-related elements of the development design listed in Condition 1 (a) to (l) have been satisfactorily addressed.
- The pedestrian link to Bluebell dell has been removed from the submitted drawing in the interest of protecting the SINC.
- The proposed layout exceeds the minimum open space requirements for this scale of development.
- The argument that the proposal will lead to the coalescence of settlements and lead to loss of cultural and community identity was not considered material to the assessment of the principle application for residential development not least as it is no longer regarded as a reasonable reason for refusing this type of development in the Green Belt.

### 8.23 Policy

Objectors advise that Policy DSP4 has not been met for the following reasons:

Planning Policy DSP4 and supplementary guidance good design tool kit has not been given proper consideration.

- Criteria 1 and 2 (landform/landscape) significant change in levels. (balanced against reporter's comments PPA-320-2118 para. 38.
- Criteria 1 Fails to safeguard wildlife interests.
- Criteria 3a fails to meet criteria as layout shows a massing of houses, dense in scale resulting in loss of open spaces.
- Criteria 3d reduced air quality and increased noise pollution.
- 3f scale of development not in keeping with residential build of Stepps.
- Proposal does not provide high quality new space and design in accordance with SG PAN 65,67 and 68.
- No trees should be felled. Conflicts with DSP 2 (Two trees to be removed to enable entrance).
- 3b integrating successfully into the local area. (Garnkirk Burn and SINC)
- Development conflicts with DSP 4 Criteria 3f and 3e. in that the site is too close to the Garnkirk SINC.
- Policy 3b safe secure and convenient access this requirement is not met as the access is singular and may become blocked.
- DSP3a successful place does not meet this on the basis of scale and massing of the development and being highly visible in the landscape.
- 3f fails to integrate with the older houses in Stepps where the houses are architecturally designed and antithetical to the proposed housing.
- The site is not zoned for residential development in the Local Plan
- NLC does not identify any shortfall of housing in this area

- Development is contrary to Green Belt policy
- Reporter noted that 200 units proposed would lead to an overcrowded and over developed area a reduction to 199 dwellings is not enough or acceptable.

**Response:**

The foregoing points are discussed in section 8 and 5 of the report.

8.24 Planning History

Objectors advise that the previous appeal was dismissed by the Reporter, Appeal (PPA-320-2137) because high standards set by the reporter's decision have not been met in the application submission.

Lack of sustainable design quality as set out by DSP4 issues with site planning and threat to environmental and visual implications for a prominent green belt area. Changes submitted in response to the reporter's comments do not sufficiently mitigate against the impact of the development on the green belt location.

Landscape and visual impacts have not been mitigated as set out in reporters comments Appeal decision (PPA-320-2137). Objectors do not concur with the findings of the LVIA (visual effects not significant) or landscape character assessment being minor or neutral.

Previous MSC application refused by the committee despite officers' recommendation to approve and it is not clear whether the revised proposal has significantly changed to mitigate the visual impact of the previous proposal.

**Response:**

The foregoing points are discussed in sections 8 and 4 of the report.

8.25 Residential Amenity

Objectors note that the loss of green belt would have negative impact for the surrounding area and impactful on the welfare and prosperity of the community.

The development will result in a loss of trees and planting along hornshill farm track and Cumbernauld Road

New dwellings too close to dwellings on north east boundary resulting in overlooking and over shadowing.

**Response**

In considering the loss of the existing amenity by developing this site and its subsequent impact on community wellbeing (loss of open space) it should be noted that the principle permission approves residential development on this site. The proposed dwellings are sufficiently far removed from existing dwellings so that overlooking and overshadowing are not a concern. The foregoing points are discussed in section 8 of the report. However, in the interests of clarity the three trees to be felled along Hornshill Farm Track are shown on the tree survey as category U and are therefore listed in the survey as being dead or in poor condition requiring their removal.

8.26 Pollution impact

Objectors state that the following require due consideration:

- Noise impact and air pollution
- Noise pollution to adjacent properties.
- Light pollution
- Development run off will pollute nearby water courses

## **Response**

Noise impact is discussed in section 6 and 8 of the report. Air pollution was considered in the principle application and the model based on 200 units was accepted. Light pollution is considered under the existing environmental legislation and representation is noted.

In considering the pollution of nearby water course it is noted that the design of the SUDS features should be calculated using the Pollution Hazard Indices from the SUDS manual - C753. Thereafter the system is signed off by a chartered engineer experienced drainage matters in accordance with separate planning condition.

Noise impact and air pollution potential are discussed in section 8 and 6 of the report.

### 8.27 Ecology

- Development will lead to damage to areas populated by blue bells
- Bluebell Dell has an active badger population
- There are no escape tracks incorporated to allow protective species back to their habitat
- The proposal will have an adverse impact on local wildlife and their habitat
- Links to adjacent wood will result in damage to Bluebell Dell and Garnkirk Burn (SINC)

## **Response**

The impact on the adjacent SINC was considered in the principle permission and a condition remains for discharge which will consider the impact of the development on the SINC and surrounding ecology, as such, representation is noted at this stage, however, members may also wish to note that the SINC is not included within the boundary of the site proposed for development and the pedestrian link to the SINC has been removed from the layout drawing.

### 8.28 Uncategorised comments

- There is significant community opposition to the development

**Response:** The planning system through the requisite notification process actively canvases comments on applications and the number of objections is noted in the report.

- The application sets a precedent for development in the Green Belt and there are brown field sites which should be developed as an alternative. The site should remain a farm.

**Response:** The residential development of this site has been secured in the granting of planning permission in principle (Ref: 16/01271/PPP) and this element is not under consideration in this application. The detailed layout is considered through the terms of this planning application and as detailed above considered to be acceptable

- Housing style inappropriate

**Response:** The proposal seeks permission for a modern residential development on an undeveloped site which is out with any conservation area or protected landscape, therefore, the style and finish of the proposed dwellings are considered acceptable and there is no requirement for conservation or historic design style or finish to the proposed dwellings.

- The plans incorporate a regularly used right of way (farm road). Public access should be maintained along the hornshill farm track

**Response:** The proposed development does not include any works or changes to the Hornshill Farm Road or track and there is no planning requirement to request any alterations to this right of way.

- Construction traffic should only access the site from Cumbernauld Road and Construction work should only be Mon to Fri 9 to 5.

**Response:** Hours of operation are controlled by environmental legislation which planning does not seek to replicate.

- Construction traffic should only use Cumbernauld Road access.

**Response:** Construction access detail is subject to planning condition.

#### 8.29 Non-Material objections

- Construction of the development will adversely change the house prices in the area.
- Loitering and antisocial behaviour, littering and inconsiderate parking due to pedestrian link at Hornhill farm.

### 9. Conclusions

- 9.1 In conclusion, following assessment of the application and notwithstanding the objections received, it is considered that the proposed residential development detail satisfactorily complies with the relevant policies of the North Lanarkshire Local Plan and the terms of planning permission 16/01271/PPP. It is therefore recommended that permission is granted subject to conditions.