

Planning Application P/21/0037

Representation by Jackton & Thorntonhall Community Council

February 2021

Overview

This Application, which is for approval of matters 1(a-r), 3,4,6,7,8,9,10 of EK/09/0218, appears to cover plots 1K and 2K as shown in the maps provided with the Approved Construction Phasing Plan dated June 2018. According to the 2019 South Lanarkshire Housing Land audit, plot 1K has an area of 2.15 hectares and plot 2K has an area of 4.51 hectares making 6.66 ha in total. In the application, however, the area is given as 7.5 hectares. The difference is probably because the applicants are quoting the gross area (shown on the proposed site plan as 18.44 acres) whereas the net area (shown on the proposed site plan) is 16.39 acres.

In the approved Construction Phasing Plan and the approved Masterplan, Site 1K has an indicative capacity of 49 units and site 2K has an indicative capacity of 115 units; in aggregate, 164 units. The current application is for a total of 228 units, 39% more than the indicative capacity in the Approved Masterplan. The applicants have not submitted a planning statement to support their application and/or to explain why they are applying for many more units than is envisaged under the approved Masterplan. It is appreciated that numbers in the approved Masterplan are indicative and may be subject to minor adjustment but a difference of 39% cannot reasonably be considered to be minor.

Using the gross area of 7.5 hectares, the proposed density (at 228 units) is 30 units per hectare – medium to high density. The site plan appears to show uniform density over the whole site. In the approved Masterplan, the average density over the whole 77 hectare site is 25.3 units per hectare (1,950 units) so that this proposal is for housing of above-average density.

In the Masterplan Development Framework it is stated that *“Residential areas will be developed at a variety of densities generally ranging from 15 - 40 dwellings per hectare along with a small proportion of higher density development over 40 dwellings per hectare principally located at the local centre at Jackton. The majority of medium density development (26 - 40 dwellings per hectare) will be located between the open space spine and East Kilbride whereas lower density development will be located between the open space spine and the Green Belt.”* Whereas the approved Masterplan broadly conforms to this specification, this application does not because it proposes relatively high density development between the open space spine and the green belt. The applicants have not provided any statement to support their proposal to diverge from the Masterplan design principles.

The application proposes narrow belts of perimeter planting on the North-East and South-West boundaries but none elsewhere. It is recent experience that it is necessary to ensure that there is a distance of open space between the housing and the perimeter planting which this proposal does not provide. The consequence of inadequate spacing is that householders destroy the planting in order to preserve their view and natural light. This destruction has occurred along parts of Jackton Road and Shields Road and the Council, we are told, has no powers to prevent this. Reducing the density of housing to bring it into line with the approved Masterplan would allow the introduction of broader tree

belts around the perimeter of the development and, especially, along the Jackton Road section to form a clear and defensible settlement edge.

Conditions

Approval of EK/09/0218 was subject to a number of conditions, most of which are relevant to this application.

Condition 1 – It does not appear from the material posted on the South Lanarkshire Council website that the applicants have complied with conditions 1(e), 1(f), 1(g), 1(h), 1(i), 1(k), 1(l), 1(m), 1(n), 1(o), 1(p), 1(q) or 1(r).

Condition 3 – No Habitat and Greenspace Management Plan for these parcels of land has been presented to support the application.

Condition 4 – No Design Statement has been supplied to support the application.

Condition 5 – Condition 5(f), 5(g), 5(h) and 5(i) do not appear to have been met in the information provided in support of the application.

Condition 6 – Condition 6(b), 6(e), 9(f), 6(g), 6(h) and 6(i) do not appear to have been met in the information provided in support of the application.

Condition 9 – No flood management submission accompanies the documents launched in support of this application.

Condition 10 - The site investigation required is not present amongst the documents supporting this application.

Condition 12 - A scheme for the control and mitigation of dust does not appear in the list of documents submitted in support of this application.

Other Matters

We note and agree with the objection to this proposal from Scottish Power Energy Networks [SPEN]. The applicants should undertake to modify their proposals to answer this objection to SPEN's complete satisfaction.

We further note the representations made by Scottish Water regarding the doubt over available waste water capacity at their Philipshill treatment plant and the possible impact of these proposals on Scottish Water's assets. The applicants should amend their proposals in order to address these concerns.

Conclusion

For the reasons set out above, Jackton & Thorntonhall Community Council considers that the applicants have not provided sufficient information or adequate explanation to allow this proposal to be considered compliant with the agreed Masterplan or the conditions laid down in the approval of EK/09/0218. Unless and until such additional information and explanation is forthcoming and the issues raised by SPEN and Scottish Water are addressed satisfactorily, South Lanarkshire Council is not in a position to make a reasonable determination. Should the applicants insist on an immediate determination, then the application must be refused.

Should the applicants subsequently supply the missing information and explanations, we request a further consultation period in order to allow these to be considered by stakeholders and the public before any determination is made.