



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms R Webster Phone: 0141 287 6049

ITEM 1 (d)
29th November 2011

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	11/01923/DC	DATE VALID	27.09.2011
SITE ADDRESS	209 - 221 Corkerhill Place Glasgow		
PROPOSAL	Environmental improvements to flatted properties including erection of bin stores.		
APPLICANT	Glasgow Housing Association Granite House 173 Trongate Glasgow G1 5HF	AGENT	Curious Design And Architecture Per Kirsty Wilson 64 Waterloo Street GLASGOW G2 7DA
WARD NO(S)	04, Craigton	COMMUNITY COUNCIL LISTED	02_087, Corkerhill (Inactive)
CONSERVATION AREA			
ADVERT TYPE		PUBLISHED	14 October 2011
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

No objections were received from members of the public, and there were no consultations carried out relating to this application.

Under the terms of the Scheme of Delegation, this application requires to be reported to Planning Committee as the site is in Council ownership.

SITE AND DESCRIPTION

The application site comprises the land surrounding two blocks of four storey high properties at 209 – 221 Corkerhill Place.

The site lies at the eastern end of Corkerhill Place and is bounded to the north by a railway line. The surrounding area is in established residential use with residential properties surrounding to the south and west. The immediate area contains a variety of flatted and terraced style properties. The flatted properties comprise the application subjects have been previously upgraded via the application of over-cladding and re-roofing of the blocks (Application 08/02613/DC).

The application site is not located within a Conservation Area.

Planning permission is sought for a variety of works including the erection of 4 new recycling bin enclosures, erection of new 1.8m high fence with gates and a number of associated minor works. These include the removal of 5 trees to the north of the site and the planting of 3 new trees to the south of 209 and 213 Corkerhill Place, erection of washing poles and resurfacing tarmaced areas.

POLICIES

The Development Plan consists of The Glasgow and The Clyde Valley Joint Structure Plan 2008 (Fourth Alteration) and Glasgow City Plan 2 which was adopted in December 2009. There are no policies of relevance to the assessment of the proposal in the Structure Plan. The following City Plan policies are considered relevant:

- DEV 2 – Residential and Supporting Uses
- RES 16 – Alterations to Dwellings and Gardens
- DG/RES1 – Alterations to Dwellings and Gardens

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

- i. An Environmental Statement.
Not applicable to this application.
- ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994.
Not applicable to this application.
- iii. A Design Statement or a Design and Access Statement.
Not applicable to this application.
- iv. Any report on the impact or potential impact of the proposed development (for example the Retail Impact, Transport Impact, Noise Impact or Risk of Flooding).
Not applicable to this application.

B. Summary of the terms of any Section 75 Planning Agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

- i. With regard to Environmental Impact Assessment Regulations (Regulation 30).
Not applicable to this application.

- ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31).

No direction has been made by Scottish Ministers/Not applicable.

- 2. Restricting the grant of planning permission.

No direction has been made by Scottish Ministers/Not applicable.

ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Town and Country Planning (Scotland) Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The principal planning issues to be addressed with respect to this application are considered to be:-

1. Whether the proposal accords with the Development Plan;
2. Whether the material considerations have been addressed. This includes any consultation responses and/or representations received.

In respect of 1 above

The development plan comprises The Glasgow and The Clyde Valley Joint Structure Plan 2008 (Fourth Alteration) and the Glasgow City Plan 2 (adopted December 2009). The Structure Plan does not contain any specific policies relevant to the assessment of this application. Within the City Plan, the policies outlined above are considered to be relevant.

DEV 2 - Residential and Supporting Uses

The development site is within an area covered by Development Policy Principle DEV 2 - Residential and Supporting Uses. The policy sets out the criteria for considering development proposals affecting the City's main housing districts and supporting uses, such as local recreational facilities and areas of green/open space. The policy states that "the council will support proposals which enhance residential amenity; improve access to/from and within the areas; and preserve and enhance the integrity of the townscape, landscape and green network provision".

Comment: The proposed development, particularly the proposed provision of the refuse storage areas would provide improved access and storage for refuse collection at the application site. The environmental improvements would contribute to the improved visual and residential amenity of the area and would compliment the recent overcladding and re-rendering works.

DG/RES1 – Alterations to Dwellings and Gardens

The policy within this development guide states that "in front gardens, where privacy is less of a consideration, walls and fences should not exceed 1 metre in height, in rear gardens, where a level of privacy can be expected, walls and fences up to 2 metres are acceptable".

Comment: The proposed fences and gates will be constructed in black painted galvanized steel and will be located at areas which are no closer to the surrounding roads or parking than the properties. As a result the fence will not cause any road safety issues on Corkerhill Place and it is considered that they will be of an acceptable height.

In respect of 2 above

There were no objections received from members of the public relating to this application and there are no other material considerations which form part of the assessment of this application.

Accordingly, if it recommended that planning consent is granted, subject to the attached conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

(D)004,
(D)005 and
(D)007,

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the planning authority.

Reason: As these drawings constitute the approved development.

02. Before any work on the site is begun, a detailed plan which shows the exact location of all existing trees on the site shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

03. Existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

04. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837 2005, Trees in Relation to Construction, shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

05. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.



for Executive Director of Development and Regeneration Services

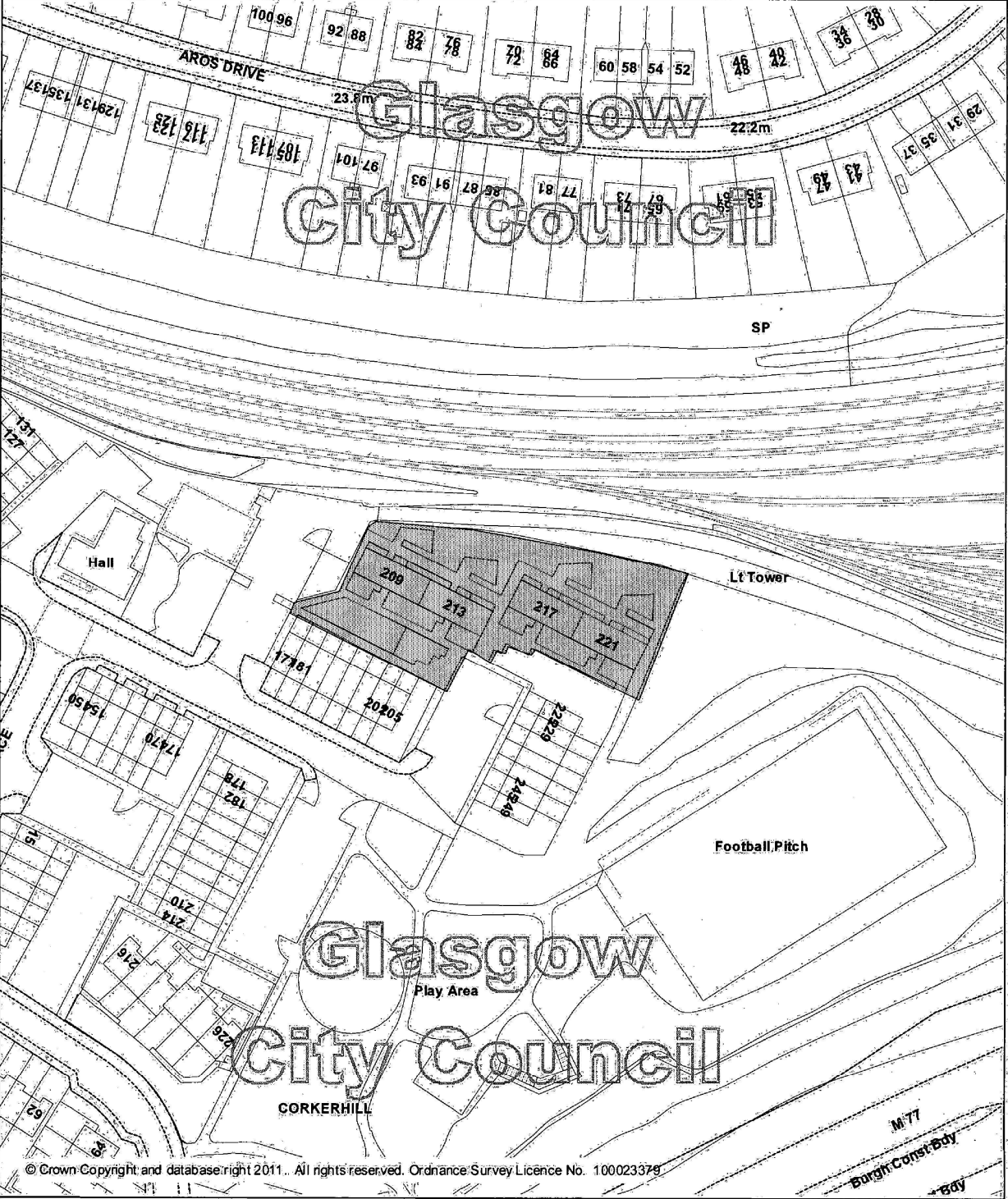
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 <p>Glasgow City Council Development and Regeneration Development Management 229 George Street Glasgow G1 1 QU Executive Director: Gerry Gormal</p>	<p>Reference No. 11/01923/DC</p> <p>Address: 209-221 Corkerhill Place</p>
<p>Scale: 1:1250</p>	<p>Indicative Site Location</p> <p>Ward: 04</p> 



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 Location of Site
(For details, refer to Report)