

Report

Report to:	Planning Committee
Date of Meeting:	26 June 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0264
Planning proposal:	Demolition of existing hotel and erection of 96 bedroom hotel with ancillary restaurant and additional Class 3 unit

1 Summary application information

Application type:	Detailed planning application
Applicant:	New Dimension Group (Hamilton) Ltd and Whitbread PLC
Location:	Hamilton Town Hotel 29-31 Townhead Street Hamilton ML3 7BQ

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ♦ Applicant's Agent: LMA ARCHITECTS
- ♦ Council Area/Ward: 17 Hamilton North And East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 - Spatial strategy
Policy 4 - Development Management and Place Making
Policy 7 - Employment
Policy 8 - Strategic and Town Centres
Policy 15 - Natural and Historic Environment
Policy 16 - Travel and Transport
Policy 17 - Water environment and flooding

Supplementary Guidance 9 - Natural and Historic Environment

Policy NHE3 – Listed Buildings
Policy NHE7 - Conservation Areas

**Proposed South Lanarkshire Local
Development Plan 2 (Volumes 1 and 2)**

Policy 1 - Spatial Strategy

Policy 5 - Development Management and Place
Making

Policy 8 - Employment

Policy 9 - Network of Centres and Retailing

Policy 10 - New Retail/Commercial Proposals,

Policy 14 - Natural and Historic Environment

Policy 15 - Travel and Transport

Policy 16 - Water Environment and Flooding

◆ **Representation(s):**

▶	2	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

WOSAS

Environmental Services

SEPA West Region

Roads Development Management Team

Estates Services

Hamilton Civic Society

TRANSCO Plant Location

National Grid UK Transmission

Planning Application Report

1 Application Site

- 1.1 The application relates to an area of land located between Townhead Street and Bourne Street at the eastern edge of Hamilton town centre adjacent to the A723 trunk road. The site is currently occupied by three adjoining buildings forming the Hamilton Town Hotel with the main hotel frontage located along Townhead Street. The building, which dates from the mid and late nineteenth century, is essentially a two and a half storey building of traditional appearance and is Category C listed. Within the site there are also outbuildings located to the rear from this period and later twentieth century buildings used for hotel bedrooms and recreational space, including a large structure from the 1970's raised on columns with undercroft parking.
- 1.2 The site extends to approximately 0.25 hectares and is bounded to the north and east by Bourne Street, public car parking and commercial properties, to the south by public car parking and to the west by Townhead Street. The site is surrounded by buildings varying in scale, appearance and function. These range from a five storey contemporary hotel and residential developments to two and three storey Victorian properties incorporating ground floor retail units. The finish materials of the surrounding buildings also vary and include traditional sandstone, slate, render and cladding. Pedestrian access to the site is via Townhead Street with vehicular access off Bourne Street.
- 1.3 The site has been considerably altered to the rear as it faces Bourne Street and incorporates open surface car parking for the former hotel. A retaining wall dating from the twentieth century defines the site edges to the east and south as the land drops away sharply to the surface public car park.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the demolition of the existing hotel buildings on the site and the erection of a new ninety six bedroom hotel with ancillary restaurant and additional Class 3 unit. The proposed building would be a Premier Inn hotel with associated restaurant facilities located on the ground floor including a Beefeater restaurant fronting onto Townhead Street with a third party restaurant located to the rear. The third party restaurant would be developed as a shell until a tenant has been found.
- 2.2 The proposed building would incorporate two main frontages; one facing onto Townhead Street as a continuation of the existing streetscape buildings and the other fronting onto the A723. The footprint of the building would be L-shaped and the building would be four storeys in height. The building would be of contemporary design with the restaurant and hotel entrance expressed as a ground floor glazed plinth. The two main elevations of the building would differ in appearance with the main feature of the elevations being a folded white render skin which would frame the elevation overlooking the A723 and would fold onto Townhead Street reducing in scale where it joins the adjacent buildings. A dark grey aluminium clad box would slide behind the white render skin on the Townhead Street elevation. Further dark grey cladding panels and curtain walling would be incorporated where the building faces the A723 and a monopitch roof would increase the height of this elevation. The ground floor restaurant areas would incorporate a full height glazed plinth. Window openings to bedrooms above would be arranged vertically and bedroom ventilation ducts would be concealed behind perforated cladding panels and louvered panels within the curtain walling units.

- 2.3 The ground floor accommodation would comprise a hotel reception with ancillary accommodation, a Beefeater restaurant and a third party restaurant shell unit. The proposed upper floors are dedicated to bedrooms with ancillary accommodation. A small element of soft landscaping would be provided beside the hotel entrance between the site and the public car park. Servicing including deliveries would be via Bourne Street to the rear. No dedicated car parking would be provided as part of the proposal.
- 2.4 A Preliminary Heritage Report on Proposals to Demolish Existing Buildings, Structural Condition Survey, Transport Assessment and Parking Statement were submitted with the application as supporting documents.

3 Background

3.1 Local Plan Policy

- 3.1.1 The application site is located within Hamilton Town Centre in the adopted South Lanarkshire Local Development Plan. The site is also located within the Hamilton Conservation Area and the main part of the existing hotel building is Category C listed. The relevant policies for the assessment of the application are Policy 1 - Spatial Strategy, Policy 4 - Development Management and Place Making, Policy 7 - Employment, Policy 8 - Strategic and Town Centres, Policy 10 - New Retail/Commercial Proposals, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. Supplementary guidance relating to listed buildings and conservation areas is provided in Supplementary Guidance 9 - Natural and Historic Environment and in particular Policy NHE3 - Listed Buildings and Policy NHE7 - Conservation Areas. Additional design guidance is provided in the Development Management, Place Making and Design Supplementary Guidance. An assessment of the proposal against the above policies is contained in Section 6 of this report.
- 3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policy 1 - Spatial Strategy, Policy 5 - Development Management and Place Making, Policy 8 - Employment, Policy 9 - Network of Centres and Retailing, Policy 10 - New Retail/Commercial Proposals, Policy 14 - Natural and Historic Environment, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding are relevant. Volume 2 of the Proposed Plan contains further policy guidance that will be used when assessing planning applications. In this instance, Policy DM1 - New Development Design, Policy NHE3 - Listed Buildings and Policy NHE6 - Conservation Areas are relevant.
- #### **3.2 Relevant Government Advice/Policy**
- 3.2.1 In relation to listed buildings, Scottish Planning Policy (SPP) states that change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting. Enabling development may be acceptable where it

can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

3.2.2 SPP states that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution, the presumption should be to retain it.

3.2.3 Historic Environment Scotland Policy Statement June 2016 states that, where the application proposes the demolition of a listed building, applicants will be expected to provide evidence to show that:

- a) the building is not of special interest; or
- b) the building is incapable of repair; or
- c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

3.3 **Planning Background**

3.3.1 The applicant submitted an application for listed building consent for the demolition of the existing hotel within the site. This application was registered by the Council on 3 May 2018 and is also under consideration as a separate item at this Planning Committee (P/18/0278).

3.3.2 The applicant submitted an application for conservation area consent for the demolition of the existing hotel within the site. This application was registered by the Council on 3 May 2018 and is also under consideration as a separate item at this Planning Committee (P/18/0265).

4 **Consultation(s)**

4.1 **Environmental Services** – have no objections to the proposal subject to a condition requiring the submission of a Noise Management Plan which documents the practices and procedures employed to ensure noise is kept to acceptable levels. Informatives should also be attached to any consent granted in relation to health and food safety, construction works, asbestos, demolition, contamination and pest control.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions and informatives to address the above matters.

4.2 **Roads Development Management Team** – have no objections to the application following consideration of the applicant's Transport Assessment and Parking Statement. The site is located within a town centre location, close to rail and bus services and public car parking. A condition relating to the submission of a traffic management plan with regard to the demolition should be submitted prior to works starting on site.

Response:- Noted, a condition would be attached to any consent issued.

4.3 **TRANSCO** – no response to date.

Response:- Noted.

- 4.4 **Estates Service** – have no objections to the application.

Response:- Noted.

- 4.5 **SEPA** – have no objections to the application. As best practice the applicant should produce to the Council's satisfaction, a Site Waste Management Plan (SWMP) which details how waste will be minimised at the construction stage. The SWMP should also be submitted at least 2 months prior to the commencement of any works on site to allow the necessary agencies sufficient time to fully review the mitigation proposals to avoid any potential delays to the project moving forward.

Response:- Noted. Any consent granted would incorporate appropriately worded conditions to address the above matters.

- 4.6 **West of Scotland Archaeology Service (WOSAS)** – have no objections to the application subject to the developer securing the implementation of an archaeological watching brief, to be carried out by an archaeological organisation during all ground disturbance in order to safeguard any archaeological items of interest or finds. The retained archaeological organisation should be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief should be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council prior to commencement of the watching brief.

Response: Noted. Any consent granted would incorporate an appropriately worded condition to address the above matter.

- 4.7 **National Grid** – no response to date.

Response: Noted.

- 4.8 **Hamilton Civic Society** – no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser due to the scale or nature of the proposal, as development affecting the character of the conservation area and for non notification of neighbours. Two letters of representation have been received in relation to the application. The grounds of objection are summarised below:

a) The proposal involves the demolition of a Grade C listed building. I strongly object to this development, which proposes the destruction of a majestic, iconic Hamilton landmark. If this application is granted then this will be another nail in the coffin of the destruction of the town centre. Saving the existing building could herald a turnaround in the fate of the town centre. At least allow a feasibility study into its refurbishment before it is destroyed.

Response: It is considered that the retention of the listed building is not a viable option and that its demolition has been justified sufficiently through the qualified information submitted. This matter is discussed further in Section 6 of this report. However, the demolition of the Grade C listed building is assessed in detail in the reports for the associated applications for listed building consent (P/18/0278) and conservation area consent (P/18/0265) which are also under consideration as separate items at this Planning Committee.

- b) **The proposed development is within the Hamilton Conservation Area and no effort has been made to respect the surrounding context. The scale, massing and the design of the scheme is not in keeping with the neighbouring properties.**

Response: Whilst the application site is located within the Conservation Area and the proposed building is of contemporary appearance, it is considered that the building has been designed appropriately to be in keeping with the Conservation Area and that it is sympathetic and complimentary to the existing character of the area.

- c) **The materials chosen are not in keeping with that expected of a scheme within a conservation area, large expanses of glazing and solid white render walled panels pay very little respect to the facades along the existing street.**

Response: It is considered that the proposed finish materials for the hotel will not be out of keeping with the variety of finish materials on existing properties within this particular part of the Conservation Area and those in the surrounding area.

- d) **Hamilton has lost enough of the existing built environment over the years and cannot afford to lose more in favour of developments such as this. I see no reason how the hotel in such a design, scale and massing would lead to the betterment of the town's regeneration.**

Response: It is considered that the proposed building is of an appropriate scale for its location incorporating a high quality design which is sympathetic and complimentary to the existing character of the area.

- e) **The redevelopment of the site in Hamilton is welcomed. However, this is a scheme based on extracting the maximum profit over true regeneration to the town's core. The hotel is not required as there are other hotels in close proximity and in the surrounding area. This corporation will move elsewhere when the profit margins plummet, leaving dozens out of a job. There should be investment in local businesses, which are more diverse and long lasting, rather than this poorly thought out plan.**

Response: The financial and commercial viability of the proposed business is not a valid planning consideration. The principle and merits of the proposal are assessed against national and local plan policy in Section 6 of this report.

- f) **I would be interested to read the views of the South Lanarkshire Conservation Officers or Historic Environment Scotland. However, it appears from the information submitted that neither have been consulted.**

Response: This is a detailed planning application which has been assessed appropriately under normal Development Management procedures. Historic Environment Scotland have been consulted on the associated applications for listed building consent and conservation area consent in relation to the proposed demolition of the existing buildings on the site. These applications are also under consideration as separate items at this Planning Committee (P/18/0278 & P/18/0265).

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for the demolition of the existing hotel buildings within the site and the erection of a new ninety six bedroom hotel with ancillary restaurant and additional Class 3 unit. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the amenity of adjacent properties, the character of the Conservation Area and the local road network.
- 6.2 In terms of national planning policy, Scottish Planning Policy (SPP) encourages the efficient use of existing capacities of land, buildings and infrastructure, including supporting town centre and regeneration priorities. In relation to listed buildings, SPP states that change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting. Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.
- 6.3 With regard to conservation areas, SPP states that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance.
- 6.4 Historic Environment Scotland Policy Statement June 2016 states that where the application proposes the demolition of listed building, applicants will be expected to provide evidence to show that:
- a) the building is not of special interest; or
 - b) the building is incapable of repair; or
 - c) the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
 - d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- 6.5 Proposals for demolition in a conservation area should be considered in conjunction with a full planning application for a replacement development. The key principle in such cases is that the character and appearance of the area should be preserved or enhanced. This allows consideration to be given to the potential contribution that the replacement building may make to the area's character and appearance. Demolition should not begin until evidence is given of contracts let either for the new development or for appropriate long-term treatment as open space where that outcome conforms to the character of the area. Gap sites could be harmful to the character of the area if allowed to lie undeveloped for a significant time between demolition and redevelopment.
- 6.6 In this instance, the application site is located in a sustainable location within Hamilton Town Centre and it is considered that the proposal would provide regeneration benefits through the re-development of a previously developed site, which includes a

building which has been lying vacant and in a dangerous condition for a significant period of time, and would enhance the employment opportunities in the area through the management and operation of the facility. It is considered that the retention of the listed building is not economically viable and that its demolition has been sufficiently justified through the qualified evidence submitted. It is evident that the historic interest and special character of the site has been affected by the lack of maintenance and worsening condition of the building and the demolition of the building would enable the redevelopment of the site which would add to the attraction of Hamilton town centre and encourage further economic investment in the town and the wider area. It is considered that the proposed hotel would relate satisfactorily to adjacent development in terms of its layout, scale and design and would not fail to preserve or enhance the character of the Conservation Area and its setting. In view of the above, it is considered that the proposal complies with national planning policy.

- 6.7 In terms of local plan policy, the application site is located within Hamilton Town Centre in the adopted South Lanarkshire Local Development Plan. The site is also located within the Hamilton Conservation Area and the main part of the existing hotel building is Category C listed. The proposal is affected by Policy 1 - Spatial Strategy, Policy 4 - Development Management and Place Making, Policy 7 - Employment, Policy 8 - Strategic and Town Centres, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding of the adopted South Lanarkshire Local Development Plan. Supplementary guidance relating to listed buildings and conservation areas is provided in Supplementary Guidance 9 - Natural and Historic Environment and in particular Policy NHE3 - Listed Buildings and Policy NHE7 - Conservation Areas. Additional design guidance is provided in the Development Management, Place Making and Design Supplementary Guidance.
- 6.8 Policy 1 encourages sustainable economic growth and regeneration, protection and enhancement of the built and natural environment and a move towards a low carbon economy. This will be achieved by supporting regeneration activities and maximising regeneration and economic benefits and the delivery of the development proposals identified in Table 3.1 of the Local Development Plan. As discussed above, the application site is located in a sustainable location within Hamilton Town Centre and it is considered that the proposal will provide regeneration benefits through the redevelopment of a previously developed site which includes a building which has been lying vacant and in a dangerous condition for a significant period of time. On this basis, it is considered that the proposal conforms with the terms of Policy 1.
- 6.9 Policy 7 states that the Council will support sustainable economic growth and regeneration by encouraging the development of business in South Lanarkshire. As it is anticipated that the provision of a new hotel on the site would enhance the employment opportunities in the area through the management and operation of the facility, it is considered that the proposal conforms with Policy 7. Policy 8 states that, within the Strategic and Town Centres listed in Table 4.2 of the Local Development Plan, the Council will allow a mixture of uses compatible with their role as commercial and community focal points. This will include shops, offices, leisure, community, civic, health, residential and other appropriate uses which support the network of centres. As the proposed hotel and restaurant would replace a former hotel on the site with modern facilities, the principle of the proposal is considered to be acceptable and in accordance with Policy 8.
- 6.10 In terms of the design and layout of the proposed development, Policy 4 generally resists development that will be detrimental to amenity and seeks well designed proposals which integrate successfully with their surroundings and make a positive contribution to the character and appearance of the urban environment. As the

application site is located within a conservation area and the existing building within the site is Category C listed, Policy 15 is also relevant to the assessment of the proposal in terms of its layout and design. This policy states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. The Council will seek to protect important natural and historic sites and features from adverse impacts resulting from development, including cumulative impacts. The application relates to a Category C listed building located within the Hamilton Conservation Area which is designated as a Category 3 site under the terms of this policy. In Category 3 areas, development which would affect these areas following the implementation of mitigation measures will only be permitted where there is no significant adverse impact on the protected resource. Where possible, any development proposals which affect natural and historic designations should include measures to enhance the conservation value of the site affected.

- 6.11 The above policy is supported by Policy NHE3 – Listed Buildings and Policy NHE7 - Conservation Areas of the Council's Supplementary Guidance. In terms of demolition, Policy NHE3 states that proposals for the total or substantial demolition of a listed building will only be supported where it is demonstrated to the satisfaction of the Council that every effort has been exerted by all concerned to find practical ways of keeping it. This will include the provision of evidence to the Council that the building is incapable of physical repair and re-use through the submission and verification of a thorough structural report.
- 6.12 Policy NHE7 advises that development and demolition within a conservation area or affecting its setting shall preserve or enhance its character and be consistent with any relevant conservation area appraisal or management plan that may have been prepared for the area. The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Where appropriate, consents to demolish buildings within conservation areas will be subject to conditions which prohibit demolition until a contract has been let for the redevelopment of the site in accordance with a development scheme which has been approved by the Council.
- 6.13 The application site is located within Hamilton Town Centre on land currently occupied by a former hotel and there are no amenity, environmental or access issues which would prevent the development of the site for a new hotel. It is considered that the proposed layout for the development is acceptable, that the building is of a high quality design incorporating a suitably high standard of finish materials and that it will not be out of keeping with the mix of residential and commercial development and the variety of building styles and finish materials in the surrounding area. Whilst the application site is located within the Conservation Area and the proposed building is of contemporary appearance, it is considered that the building has been designed appropriately to ensure that it will not significantly detract from the character and appearance of the streetscape in this part of the Conservation Area. Consequently, it is considered that the proposal will not have a significant adverse impact on either the residential or visual amenity of the area and that it does not fail to preserve or enhance the character of the Conservation Area and its setting.
- 6.14 With specific regard to the demolition of the existing buildings within the site, the condition of the listed building and the principle of the proposed demolition is discussed in detail in the associated committee reports relating to the applications for listed building consent and conservation area consent (P/18/0265 & P/18/0278). The supporting documents submitted with the application provide a thorough understanding of the history of the site, context, and the structural condition of the building. The reports confirm that the existing buildings are in a dilapidated state and

are incapable of refurbishment or redevelopment in their existing condition with several areas of concern highlighted and substantial demolition recommended. The reports highlight that a number of elements present imminent concern in relation to structural stability and safety, in particular the failing internal floor structure and roof structure to the original four bay section of the building, and the adjacent oriel window which is highlighted as showing signs of movement. It is evident that the building is in a very poor state of repair, suffering from water ingress, timber infestation, partial collapse of internal fabric, and vandalism. It is also clear that the historic interest and special character of the site has been affected by the lack of maintenance and worsening condition of the building.

- 6.15 Whilst specific marketing details have not been submitted with the application, the applicant's supporting information advises that the property has been marketed unsuccessfully by the current owners for a number of years without any credible development proposals being brought forward and that it would not be feasible to incorporate the buildings in the development proposed as the costs would be prohibitive and render any redevelopment unviable. As the property has lain vacant for a significant period of time and there are no viable alternative uses for the building it is considered that the retention of the listed building is not a viable option and that its demolition has been justified sufficiently through the qualified information submitted. It is evident that the historic interest and special character of the site has been affected by the lack of maintenance and worsening condition of the building and the demolition of the building would enable the redevelopment of the site for a new Premier Inn hotel which would add to the attraction of Hamilton town centre and encourage further economic investment in the town and the wider area. On this basis, I am satisfied that the proposal meets the terms of Policies 4, 15, NHE3 and NHE7 as outlined above.
- 6.16 Policy 16 - Travel and Transport seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. It goes on to say that existing and proposed walking and cycling routes will be safeguarded, including former railway lines which can provide walking, cycling and horse riding opportunities. The site is accessible by public transport and the development would be well integrated into existing walking and cycling networks. Furthermore, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues. It is, therefore, considered that the proposal will not have an adverse impact on traffic flows or road safety and that the proposal complies with the terms of Policy 16.
- 6.17 Policy 17 - Water Environment and Flooding states that any development proposals which have a significant adverse impact on the water environment will not be permitted. It is considered that the development will have no significant adverse impact on the water environment and any consent granted would be suitably conditioned to ensure the provision of a sustainable urban drainage system (SUDS) within the site. It is, therefore, considered that the proposal complies with the terms of Policy 17.
- 6.18 On 29 May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policy 1 - Spatial Strategy, Policy 5 - Development Management and Place Making Policy, Policy 8 -

Employment, Policy 9 - Network of Centres and retailing, Policy 10 - New Retail/Commercial Proposals, Policy 14 - Natural and Historic Environment, Policy 15 - Travel and Transport and Policy 16 - Water Environment and Flooding in the Proposed plan in addition to Policy DM1 - New Development Design, Policy NHE3 - Listed Buildings and Policy NHE6 - Conservation Areas of the SLLDP2 Volume 2.

- 6.19 In summary, the application for the demolition of the existing hotel buildings within the site and the erection of a new ninety six bedroom hotel with ancillary restaurant and additional Class 3 unit is considered to be acceptable as the proposal conforms with national and local plan policy and raises no significant environmental or infrastructure issues. In view of the above, it is recommended that detailed planning permission should be granted for the proposal subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on residential or visual amenity nor raises any environmental or infrastructure issues and complies with Policies 1, 4, 7, 8, 15, 16 and 17 of the adopted South Lanarkshire Local Development Plan and the supplementary guidance of the Proposed Development Management, Place Making and Design Supplementary Guidance. The proposal also complies with Policies 5, 14 and NHE6 of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2).

Michael McGlynn

Executive Director (Community and Enterprise Resources)

15 June 2018

Previous References

P/18/0278

P/18/0265

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (Adopted 2015)
- ▶ Development Management, Place Making and Design Supplementary Guidance (2013)
- ▶ Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) (2018)
- ▶ Neighbour notification letter dated 25.03.2018
- ▶ Press Advertisement, Hamilton Advertiser dated 05.04.2018

- ▶ Consultations
 - WOSAS 27.03.2018
 - Environmental Services 28.03.2018
 - SEPA West Region 09.04.2018
 - Roads Development Management Team 07.06.2018
 - Estates Services - Housing And Technical Resources 26.03.2018

- ▶ Representations
 - Mr Ryan Holmes, 19 Allanshaw Street, Hamilton, South Lanarkshire, ML3 6NL
 - Dated: 17.04.2018
 - 17.04.2018

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Jim Blake, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Ext: 3657 Tel (01698 453657)

Email:

jim.blake@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0264

Conditions and reasons

01. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

02. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

03. That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 2 above, shall be erected and thereafter maintained to the satisfaction of the Council.

04. That a Noise Management Plan, which documents the practices and procedures employed to ensure noise is kept to acceptable levels, shall be submitted by the operator in control of the premises for the approval of the Council as Planning Authority.

Reason: To minimise noise disturbance to adjacent occupants.

05. That before any work commences on site, details of the proposed method of ventilation shall be submitted to and approved by the Council as Planning Authority. Thereafter, the approved ventilation system shall be implemented and maintained to the satisfaction of the Council as Planning Authority.

All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.

The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary;
- b) Be constructed, designed, installed and operated employing the principles of best practical means, to minimise noise and vibration transmission via plant and the building structure;
- c) Noise associated with the business shall not give rise to a noise level, assessed with the windows closed, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

Reason: To minimise the risk of nuisance from smells, fumes, vapours and noise to nearby occupants.

06. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

07. That the development shall not be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

Reason: To ensure the provision of a satisfactory sewerage system.

08. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Council as Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Council as Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to safeguard any archaeological items of interest or finds.

09. That prior to any demolition commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: In the interests of amenity and in order to retain effective planning control.

10. That prior to any demolition commencing on site, a traffic management plan shall be submitted to and approved in writing by the Council as Planning and Roads Authority. The traffic management plan shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council.

Reason: In the interests of amenity and public safety.

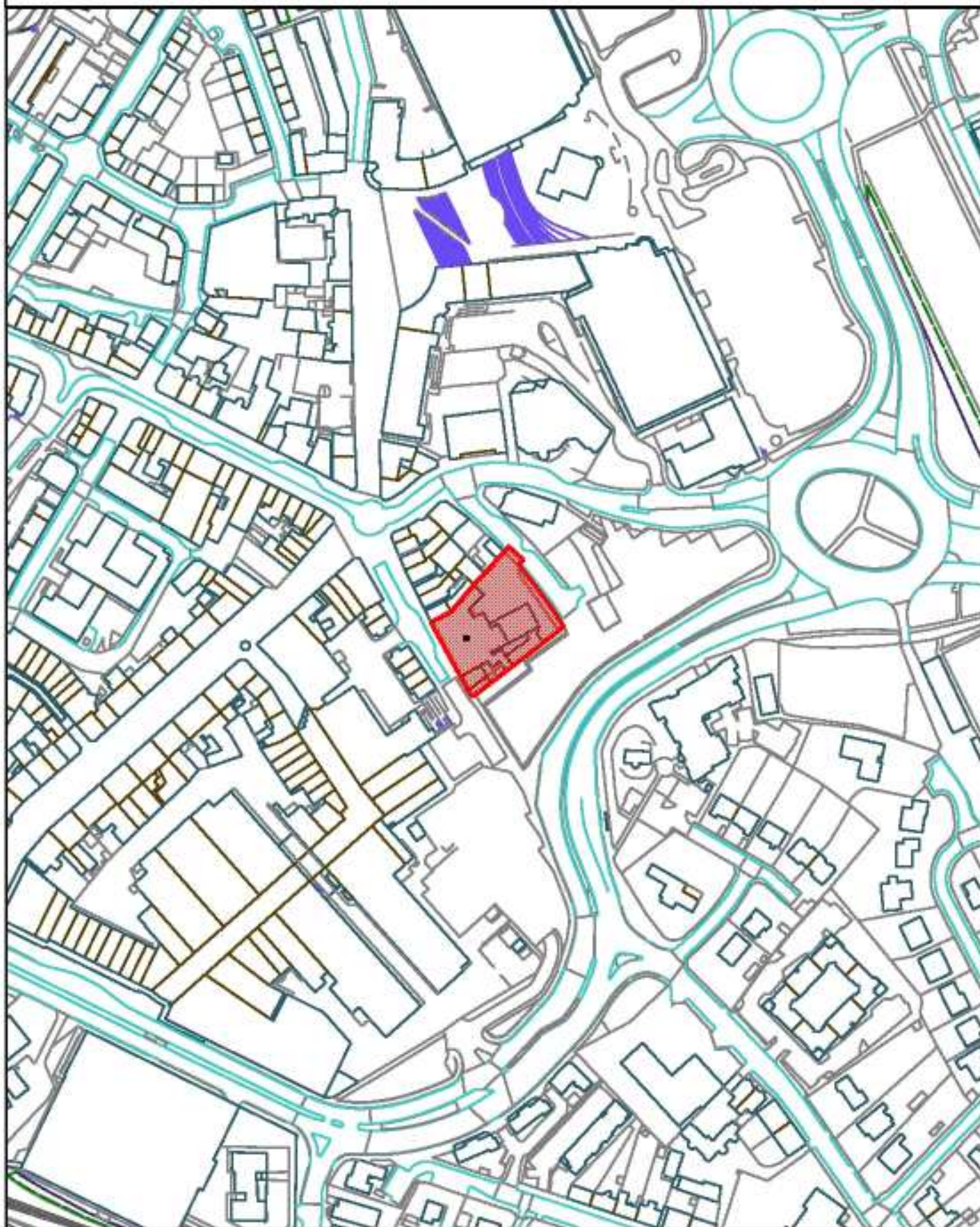
11. That prior to any works commencing on site a Site Waste Management Plan shall be submitted to and approved by the Council as Planning Authority. The Site Management Plan shall detail how waste will be minimised at the construction stage and demonstrate that:

- i. Construction practices minimise the use of raw materials and maximise the use of secondary aggregates and recycled or renewable materials.
- ii. Waste material generated by the proposal (ie. the demolished waste/rubble) is reduced and re-used or recycled where appropriate on site (for example in landscaping not resulting in excessive earth moulding and mounding) and if the generated waste will be re-used on site and crushed prior to use.

Reason: In order to minimise the impacts of the necessary construction works on the environment and water environment.

P/18/0264

Hamilton Town Hotel, 29-31 Townhead Street



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South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development