

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>17</h1>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>20 March 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/06/0908
Planning Proposal:	Erection of 2 Storey Workshop and Teaching Building

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Bell College
- Location : Bell College  
Almada Street  
Hamilton

## 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 the Conditions Listed)

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Building Design Partnership
- ◆ Council Area/Ward: 38 Whitehill
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
Policy ED15 – Office Development  
Policy DC1 – Development Control General  
**South Lanarkshire Planning Policies**  
Policy SLP6 – Development Control General  
Policy SLP10 – Sustainable Urban Drainage Systems

### **Finalised South Lanarkshire Local Plan (after modifications)**

Policy ECON3 – Strategic Locations for Work and Business  
Policy DM1 – Development Management  
Policy ENV11 – Design Quality  
Policy ENV29 – New Development Design

Policy ENV34 – Water Supply  
Policy ENV35 – Foul Drainage and Sewerage  
Policy ENV36 – Sustainable Urban Drainage  
Systems

- ◆ Representation(s):
  - ▶ 0 Objection Letters

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site relates to an area of ground wholly within the campus of Bell College, Hamilton and is accessed via the Arthur Street/Bothwell Road access.
- 1.2 The site currently comprises part of the existing car parking provision and amenity space. The properties surrounding the site, outwith the college campus comprises a restaurant, vacant office and territorial army centre.

### **2 Proposal(s)**

- 2.1 The applicants propose the erection of a two storey building to accommodate the relocation of the motor sport workshop from within the main college building.
- 2.2 The ground floor of the building will accommodate two workshops and storage facilities. The upper floor will provide two class rooms, a social learning and flexible teaching area, model making room, assembly room, joining room and plant room.
- 2.3 In terms of the use of the building. The applicants have advised that the main workshop will contain small training manufacturing machinery (lathes, milling machines etc). The motor sports workshop will be used for the building and conversion of motor sports vehicles. It is noted that engine running will be an occasional activity, mainly being undertaken at the Energy Technology Centre facility in East Kilbride.
- 2.4 The building will be of a modern design, finished externally in combination of cladding panels and glazing.
- 2.5 The applicants have advised that the proposed building provides a Centre of Engineering Excellence and forms part of Bell College's Hamilton Campus redevelopment masterplan.

### **3 Background**

#### **3.1 Local Plan Policy**

- 3.1.1 In terms of the adopted Hamilton District Local Plan the site is identified as being within an area designated for office development (Policy ED15). Within these areas the Council recognises the role of the area as an office core and in particular as a centre for a range of major public/administrative functions and will promote the continuation and expansion of this role. Any individual proposals for development/change of use will be considered against normal development control criteria in respect of amenity, traffic, parking etc.

3.1.2 Policy DC1 – Development Control – General, which also applies, requires that all applications for planning permission shall take fully into account the local context and built form i.e. development should not take place in isolation and must take cognisance of scale, position and materials of adjacent buildings and surrounding streetscape. This is reiterated in Policy SLP6 – Development Control General of South Lanarkshire Planning policies, which is supplementary to those of the local plan. Policy SLP10 - Sustainable Urban Drainage Systems advises that the Council will encourage the use of such schemes in appropriate developments.

3.1.3 The finalised South Lanarkshire Local Plan (after modifications), which is also a material consideration in the determination of this application, identifies the site as being a Strategic Location for Work and Business (Policy ECON3). Within such areas, proposals for office, service, education, tourism and cultural facilities are encouraged. Furthermore, there is a requirement for all new development to comply with Policies DM1 – Development Management, ENV11 – Design Quality and ENV 29 - - New Development Design. Policy DM1 requires that proposals take account of the local context and built form. Where as policies ENV11 and ENV29 promote the principles of sustainable development through design and layout, which achieves a development which makes a positive contribution to the character and appearance of the area within which they are located and which are well related to existing development, public transport, local services and facilities. Policies ENV 34 –Water Supply, ENV 35 – Foul Drainage and Sewerage, and Policy ENV 36 – Sustainable Urban Drainage Systems ensure that any development is properly serviced and promotes the Council's requirement for SUD's in appropriate developments.

### 3.2 **Relevant Government Advice/Policy**

3.2.1 There is no specific government guidance relevant to this proposal.

### 3.3 **Site History**

3.3.1 The existing Bell College is one of longstanding use and is located within an area where such uses are appropriate.

## 4 **Consultation(s)**

4.1 **Roads and Transportation Services (Hamilton)** – raised initial concerns over the impact of the proposal on the available car parking within the college campus, having assessed a loss of approximately 42 spaces. However, having discussed the matter further with the applicants the Divisional Roads Engineer is satisfied that the development can proceed on the basis that the applicants are assessing the use of an unused area of ground within the campus, located between their Beckford building and Caird Street car park, to offset any shortfall.

**Response:** Noted. It is intend to condition consent, should permission be granted, that further details be provided in respect of the replacement car parking provision prior to the works commencing on site and the replacement parking implemented prior to the occupation of the building.

4.2 **Roads and Transportation Services (Flooding)** – have offered no objection to the proposals subject to conditions relative to the undertaking of a Drainage Impact Assessment, the treatment of Surface Water discharge in accordance with the principles of Sustainable Urban Drainage Systems.

**Response:** Noted. These requirements can be conditioned as part of any consent granted.

- 4.3 **Environmental Services** – have offered no objection to the proposal subject to conditions relative to the provision of adequate ventilation system, noise control, drainage, dust control and the treatment of potential contaminants. In addition to the above, Environmental Services sought clarification of the proposed use and operation of the building.

**Response:** Noted. Environmental Services requirements can be conditioned as part of any such consent granted, where appropriate. Furthermore, the applicants have provided further details of the type of works undertaken within the building and the machinery to be used. Environmental Services have raised no issues with regards to these details.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification was carried out by the applicants. No letters of representation were received in respect of the proposals.

## **6 Assessment and Conclusions**

- 6.1 The applicant seeks consent for the erection of a stand alone workshop/training facility within the grounds of their existing operations at Bell College, Hamilton.
- 6.2 The main determining issues in assessing this proposal are whether it accords with local plan policies and guidance and its impact on the amenity of the area.
- 6.3 With regards to the site's designation within the local plan, the adopted Hamilton District Local Plan identifies the site as being within an office development area (Policy ED15). Within such areas proposal for alternative uses are treated on their merits, subject to compliance with normal development control criteria. The finalised South Lanarkshire Local Plan (after modifications) designates the site as a Strategic Location For Work and Business (Policy ECON3), which encourages educational uses.
- 6.4 In this instance Policy DC1 of the adopted Plan and Policies DM1, ENV11, ENV29, ENV34, ENV35 and ENV36 apply, as does both SLP6 and Policy SLP10 of South Lanarkshire's Planning Policies.
- 6.5 The proposed use of the site as a workshop/training facility raised no issues with regards to the current use of the site and will provide facilities for a Centre of Engineering Excellence, as part of a redevelopment masterplan for Bell College's Hamilton Campus. The scale, design and location of the building will have no detrimental impact on surrounding areas uses. I am therefore satisfied that the proposal is consistent with local plan policy and other applicable guidance.
- 6.6 No third party objections have been received and the statutory consultees have raised no objections, subject to conditions. The requirements of statutory consultees can be addressed through the use of conditions where appropriate.
- 6.7 The proposal is considered to be acceptable and I recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal accords with the policies of both the adopted Hamilton District Local Plan (Policy ED15 – Office Development and Policy DC1 – Development Control General), the finalised South Lanarkshire Local Plan as modified (Policies ECON3 – Strategic Locations for Works and Business, DM1 – Development Management, ENV11 – Design Quality, ENV29 – New Development Design, ENV34 – Water Supply, ENV35 – Foul Drainage and Sewerage and ENV36 – Sustainable Urban Drainage System) and additional guidance contained within SLP6 – Development Control General and SLP10 - Sustainable Urban Drainage System. There will be no amenity or road safety issues resulting from the proposal in relation to surrounding properties.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**6 March 2007**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Environmental Services 24/01/2007
  - Roads & Transportation Services (Flooding) 20/02/2007
- ▶ Representations
  - None

### **Contact for Further Information**

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

James Watters, Planning Officer, Brandon Gate, Hamilton  
EXT 3522 (Tel :01698 453522 )  
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

## CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 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.
- 4 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.
- 5 That the Council as Environmental Health Authority shall be contacted immediately if any material, which is suspected of being contaminated, is encountered. An Action Plan shall be formulated and be available in the event of any contaminated material is encountered. This should address the problems of safe handling of the material, its storage and ultimate disposal, for which the advice of SEPA should be sought.
- 6 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 requirements.
- 7 That before development starts details of the proposed replacement car parking shall be submitted to and agreed, in writing, by the Council as both Planning and Roads Authority.
- 8 That prior to the occupation of the building hereby approved all of the parking agreed under the terms of Condition 7 above shall be laid out and constructed to the satisfaction of the Council as both Planning and Roads Authority and thereafter shall be maintained to the entire satisfaction of said Authority.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 To ensure the provision of a satisfactory sewerage system
- 5 In the interest of public safety

- 6 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.
- 7 These details have not been submitted.
- 8 To ensure the provision of adequate parking facilities to serve the development.



For information only

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