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|  | <h1>Report</h1> | <b>Agenda Item</b><br><br><h1>10</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> |

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|--------------------|--|
| Application No     | EK/07/0046   |
| Planning Proposal: | Erection of Industrial/ Commercial Buildings, Associated Yards and Parking |

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : W.C Bell Developments Limited
- Location : Plot 4A  
Langlands Business Park  
Hurlawcrook Road  
East Kilbride

## 2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent - Subject to Conditions (Based on the Conditions attached)

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Gordon Murray & Alan Dunlop Architects
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (Adopted)**  
Policies IND1 and IND4 Industrial Land Use & Sites of Strategic/National Significance  
**Finalised South Lanarkshire Local Plan**  
Policies ECON5 Proposed Industrial Sites and DM1 Development Management

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

- ◆ Consultation(s):

Economic Development (Business Development & Projects)

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

S.E.P.A. (West Region)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

## Planning Application Report

### 1 Application Site

- 1.1 The application relates to the eastern half of Plot 4 (known as Plot 4A) of Langlands Industrial Area in the south of East Kilbride.
- 1.2 The site extends to 1.69 hectares and is bounded by Hurlawcrook Road to the north, Plot 3 to the east, Plot 4 to the west and the Calder Water and open Greenbelt to the south. The site is fairly level and is currently vacant.

### 2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of seven industrial units on the site. This accommodation would take access from Hurlawcrook Road to the north which is a loop road serving the Langlands Industrial Area.
- 2.2 More specifically the proposal comprises the following.
  - a) Each unit is to be 936 square metres, measuring 36 metres by 26 metres and being 6 metres high to eaves level.
  - b) The extension into the site of the existing partially formed access from Hurlawcrook Road which would provide commercial vehicle turning areas and car parking provision.
- 2.3 In design terms, each unit will be steel framed with metal cladding above a facing brick base. The pitched roofs will also be metal clad with integral roof lighting.

### 3 Background

- 3.1 Plot 4A is located adjacent to Plot 3A and 3B which were granted planning permission in December 2004 and January 2006 for similar industrial accommodation.
- 3.2 **Local Plan Status**  
The application site is currently zoned as Industrial in the adopted East Kibride and District Local Plan. Policies IND1 – Industrial Land Use and IND4 – Sites of Strategic/ National Significance are relevant in this instance. Similarly, the site is identified for industrial use in the Finalised South Lanarkshire Local Plan and Policies ECON5 - Proposed Industrial Sites and DM1 Development Management are relevant.
- 3.3 **Relevant Government Advice/Policy**  
None Relevant.

### 4 Consultation(s)

- 4.1 **Roads and Transportation Services (East Kilbride)** – offer no objections to the proposal subject to conditions including the carrying out of a Transport Assessment, footway connections and sightlines.  
**Response:** Noted. The applicant has commissioned a Transportation Assessment for the development and conditions requiring the implementation of any recommendations from that Assessment will be attached to the consent issued.
- 4.2 **Roads and Transportation Services HQ (Flooding)** – no response received.

- 4.3 **SEPA** – raised no objections subject to the proposal connecting into the public sewer and the surface water being treated in accordance with the principles of Sustainable Urban Drainage.

**Response:** Noted and conditions will be attached to any consent issued.

- 4.4 **Scottish Water** – raised no objections to the proposal subject to a separate application to Scottish Water for a connection into the public sewer.

**Response:** Noted and if approved a condition will be attached to ensure that the development connects with the public sewer to the satisfaction of Scottish Water and SEPA.

- 4.5 **Environmental and Strategic Services** - no objections.

**Response:** Noted

- 4.6 **Economic Development** – no objections.

**Response:** Noted.

## **5 Representation(s)**

- 5.1 Statutory Neighbour Notification was undertaken. No letters of representation have been received.

## **6 Assessment and Conclusions**

- 6.1 The applicant proposes that all the units obtain consent for industrial and commercial purposes.

- 6.2 The application site forms part of the Strategic Marketable Industrial Land supply within the adopted East Kilbride and District Local Plan. Policy IND1 – Industrial Land Use states that within the Strategic Industrial Locations, including Langlands, proposals for Class 4 and Class 5 would be acceptable. Policy IND4 - Sites of Strategic National Significance states that Langlands Industrial Area is designated as a “Strategic Industrial Location” and that the location is part of a business park marketable land supply.

- 6.3 In respect of the Finalised South Lanarkshire Local Plan the application site forms part of the Industrial Land Audit identified under Policy ECON5 - Proposed Industrial Sites. Policy ECON1 – Industrial Land Use states that new industrial development will be directed towards identified industrial areas. Policy ECON3 – Strategic Locations for Work and Business and Table 6.1 states that Langlands Industrial Area is designated as a “Strategic Industrial Location”.

- 6.4 Policy DM1 - Development Management of the Finalised South Lanarkshire Local Plan states that regard shall be had to local context, layout and form, and use of materials. It is considered that the proposed development complements and enhances the character of the area and therefore complies policy DM 1 Development Management of the SLLP.

- 6.5 The proposal is to develop Class 4 and Class 5 industrial units within an established industrial area on a site identified in the industrial land supply as a Strategic Industrial and Business Location and is therefore consistent with policies IND1 and IND4 of the Adopted Local Plan and with policies ECON1 – Industrial Land Use, ECON3 – Strategic Locations for Work and Business and ECON5 Proposed Industrial Sites of the Finalised South Lanarkshire Local Plan. The development is

also of a scale and design which meets with the criteria set out in policy DM1 Development Management of the Finalised South Lanarkshire Local Plan.

## **7 Reasons for Decision**

- 7.1 The proposed development is consistent with policies in the Adopted East Kilbride & District Local Plan and with those of the Finalised South Lanarkshire Local Plan and I would therefore recommend that consent be granted.

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

**6 March 2007**

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Economic Development (Business Development & Projects) 01/02/07
  - Scottish Water 06/02/07
  - Public Protection - Environmental Health (East Kilbride) 07/02/07
  - Roads and Transportation Services (East Kilbride) 02/03/07
  - SEPA 02/03/07
- ▶ Representations
  - None

## **Contact for Further Information**

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

Morag Neill, Planning Officer, Civic Centre  
Ext 6385 (Tel :01355 806385 )  
E-mail: Enterprise.ek@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 before any work commences on the site/within three of the date of this permission, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:(a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 5 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That before the development hereby approved is completed or brought into use, a 2 metre wide footway shall be constructed to link to the existing footway on Hurlawcrook Road to the specification and satisfaction of the Council as Roads and Planning Authority.
- 7 That before any of the units hereby approved are completed or brought into use all parking spaces associated with that unit shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 8 Development shall not commence until details of surface finishes to all parking and manoeuvring areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.
- 9 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

- 10 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.
- 11 That within 3 months of the date of this consent and before any development starts on site a Transportation Assessment shall be submitted to and approved by the Council as Planning and Roads Authority and any recommendations contained within the Transportation Statement should be fully implemented to the satisfaction of the Council as Planning and Roads Authority at the expense of the applicant prior to occupation of any of the units hereby approved.
- 12 All existing drainage pipes (above/below ground) passing through the site shall be contained, controlled and discharged to the satisfaction of the Council's Roads and Transportation Service, SEPA and Scottish Water.
- 13 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), the use of the development hereby approved shall be restricted to use as industrial and commercial premises and for no other purpose within Classes 4 and 5 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.
- 14 That before the development hereby approved is completed or brought into use, the new vehicular access shall be constructed with a 10.5 metre radius kerb and a 7.3 metre wide carriageway and so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 15 That notwithstanding the terms of Condition 14 above, crossing points with dropped kerbs shall be provided at the applicant's expense to permit access for the disabled.
- 16 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 90 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 17 The surface of access shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 18 That wheel washing facilities shall be installed at the entrance/exit to the site, in order that all vehicles leaving the site are kept clear and free of debris. The applicant or subsequent operator(s) shall at all times be responsible for the removal of mud or other materials deposited on the public highway by vehicles entering or leaving the site.

## 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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 In the interest of public safety
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 These details have not been submitted or approved.
- 9 In order to retain effective planning control
- 10 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.
- 11 To ensure satisfactory drainage within the site.
- 12 In the interest of road safety
- 13 In order to retain effective planning control
- 14 In the interest of public safety
- 15 In the interest of public safety
- 16 In the interest of road safety
- 17 In the interest of public safety
- 18 In the interests of traffic and public safety.



For information only

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