

Report

Report to:	Planning Committee
Date of Meeting:	12 September 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	EK/17/0229
Planning Proposal:	Change of Use of Floors 8, 9, 10 and 12 of Building From Offices (Class 4) to Form 102 Bedroom Hotel (Class 7) With associated Bar and Restaurant

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : EK Devco Limited
- Location : The Plaza Tower
The Plaza
Town Centre
East Kilbride

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: CBRE
- ◆ Council Area/Ward: 08 East Kilbride Central North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 8 - Strategic and Town Centres

Development management, placemaking and design supplementary guidance (2015)

Town centres and retailing supplementary guidance (2015)

- ◆ Representation(s):
▶ 0 Objection Letters

▶	0	Support Letters
▶	0	Comments letters

◆ Consultation(s):

Transport Scotland

South Lanarkshire Access Panel

Environmental Services

Roads and Transportation Services (Development Management Team)

Estates Services

Economic Development Service

Planning Application Report

1 Application Site

- 1.1 The application site relates to the Plaza Tower, a high rise office building which forms part of East Kilbride Town Centre. The site, which extends to approximately 0.4 hectares in size, is bounded to the west and east by commercial premises forming part of East Kilbride Shopping Centre at ground floor level, to the north by The Bruce Hotel and to the south by Rothesay Street. Car parking associated with the building is located in the adjacent Plaza car park. Vehicular access to the site is taken via the Plaza car park and associated service access, with pedestrian access being taken via East Kilbride Shopping Centre.

2 Proposal(s)

- 2.1 Planning consent is sought by EK Devco Limited to change the use of floors 8, 9, 10 and 12 of the building to form a 102 bedroom hotel with associated bar and restaurant, which would be operated by Ramada. Hotel accommodation would be located on all four floors with the bar and restaurant situated on floor 12. The remaining floors of the building would continue to be utilised as offices. Minor external alterations are proposed to be carried out to the building to facilitate the development. Vehicular access would continue to be taken via the Plaza car park with pedestrian access being taken via a dedicated lift to the hotel located within East Kilbride Shopping Centre.

3 Background

3.1 Local Plan Policy

- 3.1.1 With regard to the South Lanarkshire Local Development Plan (adopted 2015), the site is situated within an area designated as a strategic centre under Policy 8 – Strategic and town centres. Policy 4 – Development management and placemaking is also of relevance to the proposed development. In addition, the policy and guidance contained within the supplementary guidance documents relating to Town centres and retailing and Development management, placemaking and design are of relevance to the proposed development.

3.2 Planning Background

- 3.2.1 There is no relevant planning history for this site.

4 Consultation(s)

- 4.1 **Economic Development Service** – noted that the proposal represents a positive development which would make good use of an underutilised asset within East Kilbride Town Centre. The Service notes that there have been difficulties in terms of securing occupancy of this office building over a number of years and as such, this proposal would represent a suitable development of vacant space within the town centre. The Service noted that there are several areas in which this development would make a positive contribution to the local economy including:

- Returning empty floor space to productive use;
- Creation of employment opportunities;
- Contribution to the tourism industry which represents a key economic sector in Lanarkshire;
- Supporting town centre sustainability;
- Increasing footfall within the town centre;

- Increasing expenditure within the local economy and contribution to tax revenues.

The Economic Development Service has also advised that, if planning permission is granted, the Employability team, which forms part of their Service, would be able to assist the hotel operator in terms of sourcing staff, supporting training opportunities and would also extend an invitation to the operator to participate in the Lanarkshire Tourism Partnership and Lanarkshire Tourism Association.

Response: Noted. The Economic Development Service would be advised of any grant of planning permission issued to allow them to become engaged with the operator ahead of the development of the hotel on site.

- 4.2 **Roads and Transportation Services (Development Management Team)** – offered no objections to the proposed development subject to conditions requiring the associated car park to remain open 24 hours a day and requiring a suitable strategy for access to the site for patrons to be agreed with the Council and satisfactorily implemented thereafter.

Response: Noted. The requested conditions would be attached to any consent issued.

- 4.3 **Estates Services** - offered no objections to the proposed development.

Response: Noted.

- 4.4 **Environmental Services** – offered no objections to the proposed development.

Response: Noted.

- 4.5 **Transport Scotland** – offered no objections to the proposed development.

Response: Noted.

- 4.6 **South Lanarkshire Access Panel** – have not responded to date.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the East Kilbride News for neighbour notification purposes and due to the scale and nature of the proposed development. No letters of representation were received in respect of the proposed development.

6 Assessment and Conclusions

- 6.1 Planning consent is sought by EK Devco Limited to change the use of floors 8, 9, 10 and 12 of the Plaza Tower, East Kilbride from office use to form a 102 bedroom hotel with associated bar and restaurant, which is proposed to be operated by Ramada. Hotel accommodation would be located on all four floors with the bar and restaurant situated on floor 12. The remaining floors of the building would remain in use as offices. Minor external alterations are proposed to be carried out to the building to facilitate the development. The associated Plaza car park would continue to serve the building with pedestrian access being taken via a dedicated lift to the hotel located within East Kilbride Shopping Centre.

- 6.2 The determining issues in the assessment of this application are its compliance with local development plan policy as well as its impact on the amenity of the surrounding area. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan framework against which the proposal requires to be assessed comprises the South

Lanarkshire Local Development Plan (adopted 2015) and its associated supplementary guidance.

- 6.3 In terms of the adopted plan, it is noted that the site is located in an area designated as a strategic centre under Policy 8 – Strategic and town centres. Policy 8 seeks to maintain an appropriate mix of uses within strategic and town centres, to ensure their continued operation as commercial and community focal points. The associated supplementary guidance document relating to town centres and retailing notes that strategic and town centres play a significant role in providing the most appropriate locations for retail, office, leisure and other related uses and advises that such uses should continue to be provided within these locations.
- 6.4 In this case, it is noted that the proposed hotel with associated bar and restaurant would represent an appropriate town centre use in terms of the provisions of Policy 8. As the hotel would be situated on the upper floors of a high rise building, there would be no adverse impact on existing retail uses within the town centre. Additionally, it is considered that the proposed development would be of benefit to the town centre as a result of the provision of an additional public facility in the form of a hotel, bar and restaurant. It is noted that there have been difficulties in terms of securing occupancy the building over a number of years and as such, the view is taken that this proposal would represent a suitable development of vacant space. Additionally, as noted by the Council's Economic Development Service in their consultation response regarding the planning application, the proposed development would make a positive contribution to the local area in terms of creation of employment opportunities, contribution to the tourism industry and increasing visitor numbers to East Kilbride Town Centre. As such, the principle of the proposed development is considered to be compliant with Policy 8 of the local development plan and its associated supplementary guidance.
- 6.5 In terms of general development management considerations, Policy 4 – Development Management and Placemaking requires all proposals to take account of and be integrated with local context and built form. The policy states that development proposals should have no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and the quality of placemaking. These requirements are further supported by the associated supplementary guidance relating to development management, placemaking and design.
- 6.6 In this instance, it is noted that the proposal relates to the change of use of a section of an existing building and that no new build development is proposed. Additionally, only minimal external alterations, mostly relating to the provision of additional plant on the roof of the building, would require to be undertaken. It is not considered that the loss of four floors of office space would have an adverse effect on the supply of industrial and business land in East Kilbride, given the widespread availability of office space elsewhere in the town. It is also noted that the Council's Roads and Transportation Services and Environmental Services, as well as Transport Scotland, have not raised any concerns with regard to the proposed development subject to conditions that would be attached to any consent issued. Furthermore, it is noted that the proposed development would be of benefit to the town centre as it would result in the provision of additional leisure facilities within the area. As such, it is considered that the proposed development would not adversely impact the amenity of the surrounding area and would be fully compliant with both Policy 4 of the adopted local development plan and with all relevant policy and guidance set out in the associated supplementary guidance relating to development management, placemaking and design.

- 6.7 In conclusion, it is considered that the proposed change of use would not have any adverse impact on the amenity or operation of the town centre. Furthermore, it is considered that the proposed development would enhance the town centre by adding an additional hotel with associated bar and restaurant to the mix of uses on offer within the centre. The proposed development would also benefit the local area in terms of job creation, contribution to the tourism industry and creating additional footfall within the town centre. It is, therefore, considered that the proposed development is compliant with the relevant policies of the South Lanarkshire Local Development Plan (adopted 2015), specifically Policies 4 and 8, and with all relevant guidance contained within associated supplementary guidance documents. I would, therefore, recommend that planning permission is granted for the proposed change of use subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposed development would have no adverse amenity impact, would make a positive contribution to the local economy and would enhance the leisure and tourism offering within the town centre. As such the proposal is considered to be fully compliant with Policies 4 and 8 of the South Lanarkshire Local Development Plan (adopted 2015) and with all relevant associated supplementary guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

5 September 2017

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Town centres and retailing supplementary guidance (2015)
- ▶ Neighbour notification letter dated 29/6/2017
- ▶ Consultations

Estates Services	14/08/2017
Roads Development Management Team	22/08/2017
Transport Scotland	01/08/2017
Environmental Services	01/08/2017
Economic Development Service	05/09/2017

Contact for Further Information

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

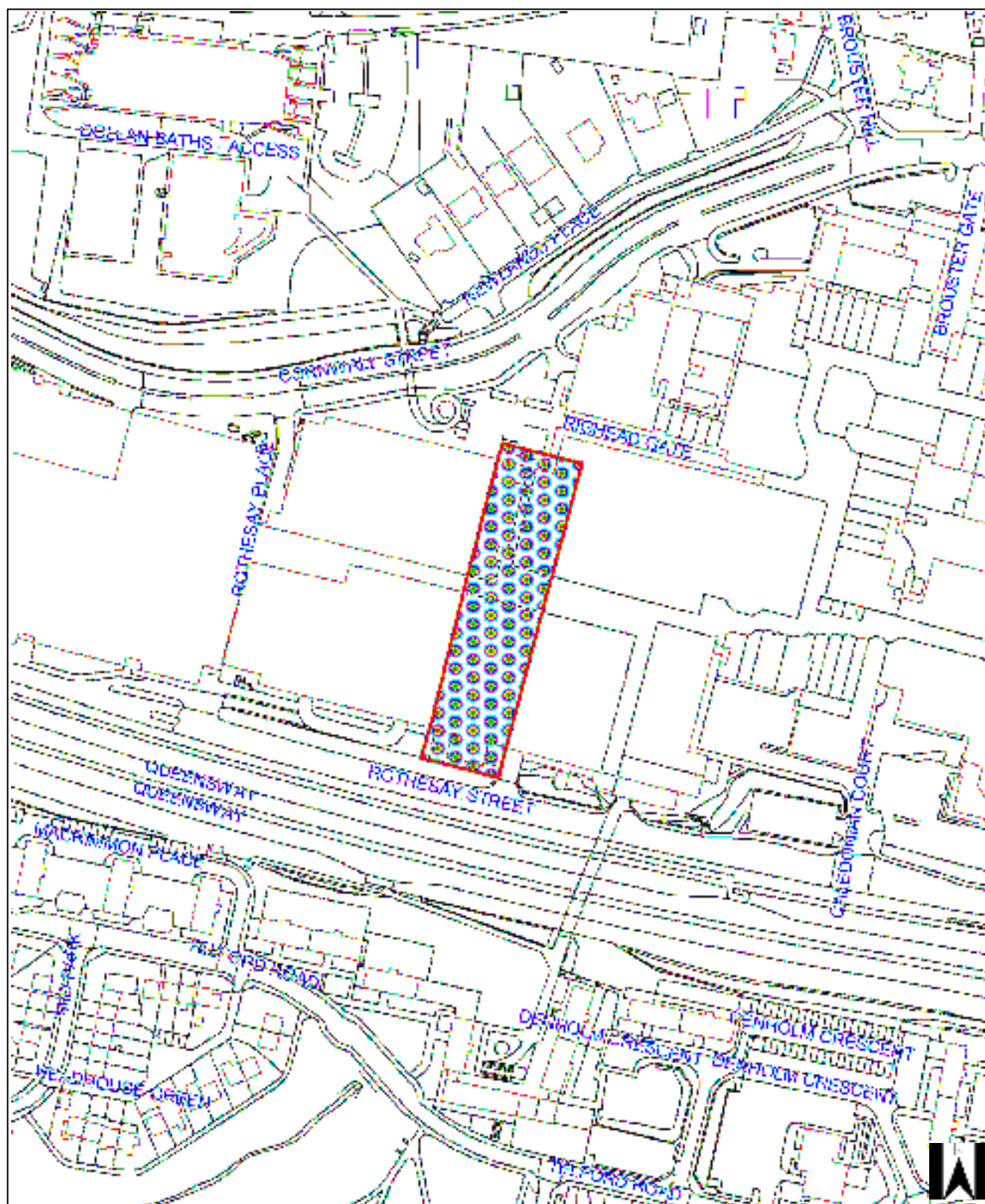
Declan King, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5049 (Tel: 01698 455049)
E-mail: declan.king@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of any materials to be used as external finishes on the building shall be submitted to and approved by the Council as Planning Authority. The development shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.
- 2 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 floors 8, 9, 10 and 12 of the building shall be restricted to use as hotel with associated bar and restaurant and for no other purpose within Class 7 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. For the avoidance of doubt the remainder of the building shall remain in Class 4 use, unless otherwise agreed in writing with the Council as Planning Authority.
- 3 That, prior to the commencement of any works on site, details of a strategy setting out how patrons will be directed to and will access the hotel shall be submitted to and approved by the Council as Roads and Planning Authority. Thereafter, prior to the completion of works or the opening of the hotel, the approved strategy shall be implemented on site to the satisfaction of the Council and shall continue to be implemented to the satisfaction of the Council thereafter.
- 4 That, unless otherwise agreed in writing with the Council as Roads and Planning Authority, the car park associated with the development (Plaza car park) shall remain open at all times to serve the proposed use.
- 5 That, prior to the commencement of any works on site, full details of the installation of any external plant or other external alterations required as part of the development works shall be submitted to and approved in writing by the Council as Planning Authority. The works shall thereafter be carried out in accordance with the approved details to the satisfaction of the Council as Planning Authority.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of amenity and in order to retain effective planning control.
- 3.1 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 4.1 To ensure the provision of adequate parking facilities to serve the development.
- 5.1 In the interests of amenity and in order to retain effective planning control.



For information only

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