

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>8</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **19 June 2007**  
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/07/0160  
 Planning Proposal: Erection of Primary Care Resource Centre and Associated Roadworks, Car Parks and Landscaping

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : NHS Lanarkshire
- Location : Site at Chapel Street  
Carluke

## 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 Listed)

### 2.2 Other Actions/Notes

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

## 3 Other Information

- ◆ Applicant's Agent: Auston Smith Lord Architects
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **Lower Clydesdale Local Plan (Adopted)**  
- CTY3: Carluke Health Centre

### **South Lanarkshire Local Plan (Finalised Draft – as modified)**

- Policy COM1: Town Centres
- Policy DM1: Development Management
- Policy ENV11: Design Quality
- Policy ENV29: New Development Design

- ◆ Representation(s):
  - ▶ 0 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comments Letters
- ◆ Consultation(s):

Carluke Community Council

Environmental Services

Roads and Transportation Services (South Division)

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

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services H.Q. (Flooding)

Carluke Senior Forum

Roads & Transportation Services H.Q.(Transportation)

# Planning Application Report

## 1 Application Site

- 1.1 The application site extends to some 0.8 hectares and currently consists of a grassed open space area. The site is very steeply sloping (7.8 metres from north to south) and has a major influence on how the building requires to be designed to accommodate such a change in level.
- 1.2 The site is bounded by a retail outlet to the north, residential properties and a cemetery to the east, vacant ground (formerly St Lukes Church) and Carluke Town Centre to the south and residential/church/commercial properties to the west across Chapel Street.
- 1.3 The site is currently in the Council's ownership.

## 2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of a Primary Care Resource Healthcare Centre and associated road works, car parking and landscaping at a vacant site in Chapel Street, Carluke. The sloping site dictates that lifts and/or ramps are required to allow freedom of movement throughout the building, with the three main components co-located through a common reception area.
- 2.2 The building will be constructed over 3 levels, albeit that the lower ground level only takes up approximately 25% of the ground floor and the first floor takes up approximately 80% of the ground floor due to the level differences through the site. A new access road is proposed off Chapel Street to serve the centre leading to 90 car parking spaces, including 6 disabled spaces.
- 2.3 As mentioned in para 2.2 above the building has been designed over 3 levels to take into consideration the existing streetscape. The frontage of the building has been broken down along its length at key locations whilst the car park has been located to the rear and out of public view. It is proposed to use various colours of render on the external walls (to be agreed by the Council as part of a suspensive condition) and grey roof tiles with white windows. A landscape buffer of some 5.6 metre is retained along the entire frontage to help soften the buildings image on the streetscape.
- 2.4 The building has been conceived as a 'Health Campus', providing what is effectively 3 health centres (one Trust Suite and two GP practices) under the one roof, where a patient can visit one or more support facilities within the Trust Suite following referral from their GP. A logical hierarchy, from public to semi-public to private space is reflected in the building layout. Access regime is of great importance in the buildings function. This is seen as representing an innovative approach to healthcare and has proved to be successful in other 'like' buildings.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 In the adopted Lower Clydesdale Local Plan, the site is included within the settlement boundary of Carluke and is allocated for a Health Centre where Policy CTY3 applies.

- 3.1.2 Within the emerging South Lanarkshire Local Plan (Finalised Draft - as modified), the site is affected by Policies COM1: Town Centre, DM1: Development Management, ENV11: Design Quality and ENV29: New Development Design.

3.2 **Relevant Government Advice Policy**

- 3.2.1 None relevant.

3.3 **Planning History**

- 3.3.1 There is no relevant planning history on the site. The Council has, however, successfully promoted a CPO to assemble the site and is currently in negotiation with NHS Lanarkshire regarding its sale to them.

4 **Consultation(s)**

- 4.1 **Scottish Water** – no objections, provided that the developer bears the cost of any increase in capacity of Scottish Water's existing infrastructure.

**Response:** Noted. A condition can be attached to any consent to safeguard Scottish water's concerns.

- 4.2 **Carluke Community Council** – no objection, however they have concerns regarding the entrance to the site. They are of the view that the entrance to the facility is too close to the adjacent shop and roundabout. Suitable traffic management should be introduced at this area to help with access and egress to the site and adjacent retail outlet.

**Response:** Noted. Roads and Transportation Services have no objections to the proposal, subject to appropriate conditions being attached to the approval.

- 4.3 **West of Scotland Archaeology Service** – recommend that a prior evaluation is carried out before the application is determined. If this is not carried out then an appropriate, negative suspensive condition should be attached to any approval.

**Response:** Noted. An initial investigation has taken place at the site. It is proposed to attach the condition suggested by WOSAS to any approval to safeguard this issue.

- 4.4 **Roads and Transportation Service (Flood Prevention Unit)** – no objection provided that a surface drainage scheme incorporating the principles of SUDS is designed and implemented at the site.

**Response:** Agreed. Conditions have been attached to the consent that request this information as well as an implementation condition.

- 4.5 **Environmental Services** – no objections, subject to conditions. These include that a Phase 1 or Desk Study is carried out to determine the presence or otherwise of contaminants on the site.

**Response:** Noted. Relevant conditions can be attached to any approval.

- 4.6 **Roads and Transportation Services** – no objection subject to conditions, including further details of the new access being provided together with an assessment of the impact of the proposed development on two remote junctions at Stewart Street/Glamis Avenue and Kirkton Street/James Street.

**Response:** Noted. Conditions can be attached to safeguard these issues.

- 4.7 **SEPA** – no objections, provided that Scottish Water is satisfied with the proposal and that a SUDS system is incorporated within the site.

**Response:** Noted. Conditions can be attached to any approval in this respect.

4.8 **Carlisle Senior Forum** - no response received.

**Response:** Noted.

## **5 Representation(s)**

5.1 Following neighbouring notification, no letters of representation were received.

## **6 Assessment and Conclusions**

6.1 The main determining issues in consideration of this application are its compliance with the adopted Lower Clydesdale Local Plan, the emerging South Lanarkshire Local Plan (Finalised Draft as modified) and its impact on the amenity of the area.

6.2 In terms of the adopted Lower Clydesdale Local Plan, the site is allocated for a new Health Centre where Proposal CTY3 applies. This proposal states that land at Chapel Street is allocated for a health centre and the Council will seek its development within the plan period. The current proposal clearly ensures that this proposal is met, therefore the application is consistent with adopted local plan policy.

6.3 The emerging South Lanarkshire Local Plan (Finalised Draft as modified) identifies the site as being within the Town Centre where Policy COM1 applies. This policy states that within town centres the Council will allow a mixture of uses compatible with their role as a commercial and community focal point. It is considered that the proposed healthcare facility is wholly compliant with this policy. It further states that all new development must comply with the Council's design policy as set out in Policy ENV11: Design Quality Policy and Policy DM1: Development Management.

6.4 Policy DM1: Development Management states that proposals will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. Proposals require to meet certain criteria in order to comply with this policy. I am satisfied that the proposed layout and design are appropriate and consider, therefore, that the proposal complies with this policy.

6.5 Policies ENV11: Design Quality and ENV29: New Development Design seek to promote quality and sustainability in a development's design and state that any new development should enhance and make a positive contribution to the character and appearance of the urban environment in which it is located. It is considered that the proposal complies with these policies.

6.6 I consider that the proposal represents a significant and welcome improvement to Carlisle's healthcare facilities. The proposed design takes due cognisance of its setting and makes good use of the contours prevailing at the site. As mentioned in paragraph 5, no objections to the proposal were raised and it is considered that there are no amenity issues raised as a result of the development. I am pleased therefore, to recommend that planning permission be granted.

## **7 Reasons for Decision**

7.1 The proposal is consistent with Proposal CTY3 in the adopted Lower Clydesdale Local Plan and Policies COM1, DM1, ENV11 and ENV29 of the emerging South

Lanarkshire Local Plan (Finalised Draft as modified) and there are no amenity or infrastructure issues.

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

**12 June 2007**

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - West of Scotland Archaeology Service 22/03/2007
  - Environmental Services 23/03/2007
  - Roads & Transportation Services H.Q.(Transportation) 23/03/2007
  - Scottish Water 16/03/2007
  - Carluke Community Council 20/03/2007

## **Contact for Further Information**

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

Jim Lennon, Planning Officer, South Vennel, Lanark  
Ext 3126 (Tel :01555 673126 )  
E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@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, 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 landscaping scheme, approved under the terms of Condition 4 above, 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 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.
- 7 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 6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That prior to development starting, further details in respect of the new vehicular access shall be submitted to and approved by the Council as Roads and Planning Authority, this, for the avoidance of doubt shall include the provision of a right hand storage bay, a pedestrian refuge island with associated dropped kerbs and ancillary roadmarkings.
- 9 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid

out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 10 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.
- 11 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.
- 12 That before development starts, details of the servicing arrangements at the site should be submitted and approved by the Council as Planning and Roads Authority.
- 13 That before development starts, details of a bus stop and layby to be provided at the entrance to the development shall be submitted to and approved by the Council as Planning and Roads Authority.
- 14 That before development starts, a Travel Plan shall be submitted to and approved by the Council as Planning and Roads Authority.
- 15 That prior to works commencing on site a full assessment of the impact of the development on the Stewart Street/Glamis Avenue and Kirkton Street/James Street junctions, together with any resultant mitigation measures shall be submitted for the Council's approval.
- 16 That the mitigation measures required by Condition 15 above shall be implemented to the Council's satisfaction prior to the building hereby approved being completed or brought into use, whichever is the sooner.
- 17 That the building shall not be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 18 That before the building hereby approved is brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 19 That before development starts, details of a surface water drainage system, incorporating Sustainable Urban Drainage System proposals, shall be submitted and approved by the Council as Planning Authority.
- 20 That the surface water drainage system, approved under the terms of Condition 19 above, shall be implemented simultaneously with the development hereby approved, to the satisfaction of the Council as Planning Authority and SEPA and shall be completed prior to the building hereby permitted being brought into use.



- 21 That no development shall take place within the development site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, this scheme to be submitted for approval by the Council as Planning Authority following consultation and agreement with West of Scotland Archaeology Service. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology service.
- 22 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:  
(i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);  
(ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency  
(iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.
- (b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.
- (c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 23 (a) That any remediation of the site, as required under the terms of Condition 22 above, shall be carried out in accordance with the approved remediation plan prior to the proposed development being brought into use. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Council as Planning Authority.
- (b) On completion of the remediation works, the developer shall submit a completion report to the Council as Planning Authority, confirming that the works have been carried out in accordance with the approved remediation plan and that the works have successfully reduced these risks to acceptable levels.
- (c) Any previously unsuspected contamination which becomes evident during the development of the site shall be brought to the attention of the Council as Planning Authority within one week or earlier of it being identified. A more detailed site investigation to determine the extent and nature of the contaminant(s) and a site-specific risk assessment of any associated pollutant linkages, shall then require to be submitted to and approved in writing by the Council as Planning 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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interest of public safety.
- 9 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 10 These details have not been submitted or approved.
- 11 In the interests of road safety.
- 12 This information has not been provided.
- 13 In the interests of road safety.
- 14 These details have not been submitted or approved.
- 15 These details have not been submitted or approved.
- 16 In the interests of road safety.
- 17 To ensure that an appropriate sewerage system is provided.
- 18 To ensure the provision of a satisfactory drainage system.
- 19 To ensure the provision of a satisfactory surface water drainage system.
- 20 To ensure the provision of a satisfactory surface water drainage system.
- 21 In order to safeguard any archaeological items of interest or finds.
- 22 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 23 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.

For information only

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