

Report

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Report to:	Planning Committee
Date of Meeting:	12 July 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0361
Planning Proposal:	Erection of College with Associated Parking and Landscaping

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire College
- Location : Plot 3
Scottish Enterprise Technology Park
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 the conditions attached.)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Jenkins & Marr (Architects)
- ◆ Council Area/Ward: 24 Heatheryknowe
- ◆ Policy Reference(s): Policy SLP5 of the adopted East Kilbride and District Local Plan.

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Murray Community Council

Environmental Services

Scottish Water

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1** The application related to Plot 3 within the Scottish Enterprise Technology Park in the eastern part of East Kilbride. The Technology Park's main access is from Birniehill Roundabout, northeast of the town centre however there is a small maintenance access to Plot 3 on Kelvin Road.
- 1.2** The application site is currently accessed from Reynolds Avenue within the Technology Park and extends to 4.5 hectares. The site is fairly level however falls away on the edges of the site to Kelvin Road, Stroud Road and towards Strathaven Road. The site is bounded by Kelvin Road to the south, Stroud Road to the east, Strathaven Road to the north and buildings within the Technology Park to the west. The site has not been developed previously.

2 Proposal(s)

- 2.1** The applicant intends to erect a new facility for South Lanarkshire College. Currently South Lanarkshire College operates from three campus sites, the Village and Allers in East Kilbride and Hamilton Road, Cambuslang. The college now wishes to rationalise their estate and provide a single, purpose built facility tailored to the needs of its students and staff.
- 2.2** The site will consist of the college building and associated parking, access and landscaping facilities. The existing access to the site from Birniehill Roundabout will be used as an access for staff and service vehicles only. Student vehicles will enter from a new access created on Kelvin Road. To create this access, a roundabout will be formed on Kelvin Road and the access road will lead to the student car park. This car park will provide 239 spaces including 15 disabled spaces. A further 108 spaces, including 5 disabled spaces will be provided for staff use.
- 2.3** The college building will be constructed in an L-shape with a two storey block facing Stroud Road and a four storey block facing High Common Road. Given the levels on site, the two storey block will consist of one floor at ground level when viewed from the car park and an additional lower ground level which will be seen from Stroud Road. The two blocks will be linked by a central four storey section which will contain administration, staff, reception and communal facilities. Internally, the two wings will contain classrooms, stores and workshops. A nursery will be provided at the western end of the four storey wing. Plant, general storage and a secure storage facility will be contained in the roof space of the four storey sections. Externally the building will be finished in metal cladding with large areas of glazing. Feature walls will be clad in stone or slate with an aluminum roof. Substantial landscaping is proposed on the boundaries of the site.

3 Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained in the adopted East Kilbride and District Local Plan. The site is currently identified for industrial purposes within the adopted local plan. Policy SLP5 relates to non-conforming uses in industrial areas. Although the proposal has previously been assessed against this policy a full discussion of the proposal against the adopted local plan is contained in Section 6 below.

3.2 Planning History

An outline consent was approved by the Council on 17 August 2004 under planning application EK/04/0265. The application was for the erection of a college on this site.

4 Consultation(s)

4.1 SLC Roads and Transportation Services – raised no objections subject to conditions.

Response: Noted and appropriate conditions have been attached to the consent.

4.2 SLC Environmental Services raised no objections to subject to ground inspections being carried out on the site.

Response: Noted. The applicants have prepared a report following their site investigation works which has been passed to Environmental Services. A condition relating to the survey will be attached to any consent issued.

4.3 Scottish Water raised no objections to the proposal.

Response: Noted.

4.4 Scottish Gas raised no objections to the proposal.

Response: Noted.

4.5 Murray Community Council objected to the proposed access road and roundabout on Kelvin Road. The traffic calming which exists on Kelvin Road appears to be working and may be affected by the increase in the volume of traffic. It is their view that the access to the college should be taken from Birniehill roundabout. A large proportion of senior citizens live near the proposed roundabout.

Response: As part of the outline planning application, a traffic assessment was submitted to and approved by South Lanarkshire Council. This showed that, in road traffic terms, the roundabout access on Kelvin Road, together with improvements to nearby junctions is the best access to the college. Staff would access the site from Birniehill. The roundabout will act as a further traffic calming measure and will act to slow traffic down and perhaps deter drivers from using Kelvin Road as a shortcut.

5 Representation(s)

5.1 Following statutory neighbour notification, four letters of representation were received. The points raised are summarised below.

- (a) The proposed roundabout means that there will be a roundabout at Kelvin Road/ Murray Road, three sets of traffic calming measures, a roundabout at Kelvin Road/ Kelvin Drive, a new roundabout giving access to the college then a roundabout at Kelvin Road/ Stroud Road. Another roundabout is not required.

Response: There is adequate distance between the existing roundabouts and the proposed roundabout. Following a traffic assessment, it was agreed that a roundabout access was the most suitable proposal to serve the site.

- (b) It is currently difficult to park cars on Kelvin Road and the college, with the increased volume of traffic will make the situation worse. Other exits exist which could be used to serve the college.

Response: The addition of the proposed roundabout should assist the flow of traffic and prevent tailbacks. In addition it will slow vehicle speeds and perhaps deter some drivers from using Kelvin Road, particularly when combined with other road improvements nearby. Staff at the college will enter the site from Birniehill Roundabout.

6 Assessment and Conclusions

- 6.1** The applicant wishes to erect a college with associated parking and landscaping. The site will be accessed from two locations with a staff and service access taken from Birniehill roundabout and a new access with a roundabout on Kelvin Road which will be used by students and visitors. South Lanarkshire College currently operates from two campus sites in East Kilbride and one in Cambuslang. The proposal offers an opportunity to develop a purpose built facility contained on a single site.
- 6.2** The application site is located within the Scottish Enterprise Technology Park (SETP) which is zoned for industrial use in the adopted East Kilbride and District Local Plan. Policy IND1 Industrial Land Use states that areas identified for industry will continue primarily in industrial use. Proposals which do not conform to Policy IND1 will be assessed against Policy SLP5 – Non Conforming Uses in Industrial Areas. Policy SLP5 states that in all strategic industrial areas, proposals which do not meet Policy IND1 shall be assessed against the criteria set out in SLP5. It should be noted that the Scottish Enterprise Technology Park is a strategic industrial area. The criteria contained in Policy SLP5 relates to the impact of the loss of the site from the long term industrial land supply, the impact on the surrounding industrial uses, the location of the site and the infrastructural implications of the proposal. As part of the assessment of the outline consent, the proposal met with the criteria set out in Policy SLP5 however remained contrary to the local plan given the strategic importance of Scottish Enterprise Technology Park. At the time of the outline consent, the proposal was justified as a departure from the local plan for the following reasons.
1. The proposal meets the criteria set out in SLP5 – Non-conforming uses in industrial areas in that it would not adversely affect the industrial land supply.
 2. The proposal affords the College an opportunity to consolidate three sites into one purpose built campus which can meet the needs of all its students.
 3. The site is close to East Kilbride Town Centre and is well served by public transport and pedestrian links.
 4. The location within an established Technology Park will offer both the College and other businesses located within the Park an opportunity to share resources and facilities.
- 6.3** The principle of erecting a college at this location is therefore established and the building can be assessed against Policy SLP6 – Development Control General which states that all planning applications should take fully into account the local context and built form in terms of scale, massing and external materials. In assessing the proposal against Policy SLP6, the proposed building uses quality external materials which reflect and sit well with the existing buildings in the Technology Park. The design of the building reflects the prominent site and will produce a quality development on the edge of the Technology Park.

- 6.4** Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted subject to conditions.

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

04 July 2005

Previous References

Planning Application EK/04/0265 approved at Planning Committee 17th August 2004.

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - TRANSCO (Plant Location) 10/06/2005
 - Roads & Transportation Services 04/07/2005
 - Environmental Services 17/06/2005
 - Murray Community Council 16/06/2005
 - Scottish Water 23/06/2005
- ▶ Representations
 - Representation from : Mr R Russell, 56 Kelvin Road
East Kilbride, DATED 20/06/2005
 - Representation from : H Penman, 58 Kelvin Road
East Kilbride, DATED 20/06/2005
 - Representation from : Mr & Mrs Houston, 60 Kelvin Road
East Kilbride, DATED 20/06/2005
 - Representation from : Mr & Mrs E Muldoon, 64 Kelvin Road
Murray, East Kilbride, DATED 22/06/2005

Contact for Further Information

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

Lesley Campbell, Planning Officer, Civic Centre, East Kilbride
Ext. 6314 (Tel :01355 806314)
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 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.
- 5 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 No.4 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 6 That before the college hereby approved is completed or brought into use, the new vehicular access shall be constructed so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 7 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 8 That before the college hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 9 The surface of the access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 10 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.
- 11 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.

- 12 That no part of the building shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 13 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.
- 14 That any contaminated material on the site shall be treated to the specification of the Council and to the entire satisfaction of the Council as Planning and Environmental Health Authority and that the developer shall give 7 days notice prior to the commencement of these works.
- 15 That within six months of the date of this consent, full details of all off site junction and road improvements detailed in the Traffic Assessment together with additional traffic calming on Kelvin Road shall be submitted to and approved by the Council as Roads and Planning Authority.
- 16 That the details approved under Condition No.15 above shall be implemented prior to the occupation of the college hereby approved.
- 17 That within six months of the date of this consent, details of the entry control feature, including method of operation shall be submitted to and approved by the Council as Planning and Roads Authority.
- 18 That the entry control feature approved under Condition No. 17 above shall be installed prior to the opening of the college and an initial monitoring period of one year shall be in place with a six monthly review of the operation of the entry control feature. Any changes to the operation of the entry control feature will be carried out to the satisfaction of the Council as Roads 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 These details have not been submitted or approved.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In the interest of public safety
- 7 These details have not been submitted or approved.
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 In the interest of public safety
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To ensure the provision of a satisfactory sewerage system
- 13 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 off-site flooding.
- 14 To ensure the site is free from contamination.
- 15 These details have not been submitted or approved.

- 16 In the interests of road safety.
- 17 These details have not been submitted or approved.
- 18 In order to retain effective planning control.

For information only

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