

Report to:	Planning Committee
Date of Meeting:	01 December 2009
Report by:	Executive Director (Enterprise Resources)

Application No	CL/09/0442
Planning Proposal:	Change Of Use To Industrial Unit To Form A Vocational Training Centre

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council Education Resources
- Location : Unit 1/1
Castlehill Industrial Estate
Tantallon Court
Carluke
ML8 5UF

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission subject to conditions overleaf

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: Property Services
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
Policy ECON 1 - Industrial Land Use
Policy ECON 13 – Non-conforming Uses in Industrial Areas

- ◆ Representation(s):

- ▶ 0 Objection Letter
- ▶ 0 Support Letter
- ▶ 0 Comments Letter

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

Planning Application Report

1 Application Site

The application site is located at Tantallon Court, Castlehill Industrial Estate, Carluke. It is bounded to the north by a grass verge; to the east by the internal partitioning wall of an adjoining unit; to the south by a tarmac surfaced area and to the west by a tarmac surfaced area/grass verge. The site forms part of a group of industrial units containing a communal service/ parking area. The application site has a total floorspace of 224 sq. m (2,411 sq. ft).

2 Proposal(s)

The applicant seeks planning consent for a change of use of a vacant industrial unit to create a Class 10: Non – residential education and training centre. Education Resources intend to carry out training courses from the premises, located at Unit 1/1 Tantallon Court, Castlehill Industrial Estate, Carluke. The proposal only involves internal alterations to the unit to make it suitable for the intended use.

3 Background

- 3.1 **Local Plan Policy** :The application site is identified as being situated within a designated industrial land use area in the adopted South Lanarkshire Local Plan. Policy ECON 1 – Industrial Land Use states that areas identified for industry will continue primarily in industrial use and that the Council will direct new industrial development to them. This includes Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Policy ECON 13 – Non-conforming Uses in Industrial Areas states that in all non-strategic industrial areas proposals for uses which do not conform with policy ECON 1 will be assessed against the criteria set in the policy.

4 Consultation(s)

Environmental Services: raise no objections to the proposal.

Response: Noted.

Roads and Transportation Services: have no comments on this application as the unit is within an established industrial estate.

Response: Noted.

5 Representation(s)

Following neighbour notification of adjoining properties, no representations were received.

6 Assessment and Conclusions

- 6.1 Planning permission is sought for a change of use of an industrial unit to a vocational training centre at Tantallon Court, Castlehill Industrial Estate, Carluke. The application site constitutes one of the units built for general industrial uses but has been lying vacant for over five months dating back to 28 May 2009.
- 6.2 The determining issues in assessing this application relate to compliance with Local Plan Policy.

- 6.3 The application site is located within an established industrial area where policy ECON 1 – Industrial Land Use policy provisions generally apply. In addition, non-conforming uses in the industrial area in non-strategic industrial areas are permitted provided the proposed uses meet the criteria set in policy ECON 13: Non-conforming Uses in the Industrial Areas.
- 6.4 These criteria include that the loss of the site will not have an adverse effect on the continuity of the industrial land supply in terms of quantity, range and quality; that the operation, function, amenity and industrial character of the area will not be adversely affected; the premises have been unsuccessfully marketed; the premises are at the edge of the industrial estate and can be easily accessed by main road routes and by walking, cycling or public transport; the development will not adversely affect public or traffic safety; that there are no infrastructure implications and that the development will not adversely affect the built environment.
- 6.5 As at 31 March 2009, Clydesdale Area had 47.59 ha of marketable industrial land. Given the take up rate in Clydesdale over the last 5 years of 1.63ha per annum it is reasonable to assume that there is currently a 29 year industrial land supply in Clydesdale, well above the 10 year supply required by the Development Plan.
- 6.6 In this case, information has been provided by the Council's Estates Service who manage the industrial estate to show that, within the nest of 8 units in which the site is located, this is the only unit which is currently vacant. However, there is limited demand for properties of this size, i.e. 224 sq. m (2,411 square feet) floorspace, at this estate at the present time due to the economic downturn. Furthermore, interest in letting the units at Tantallon Court has been minimal over recent years with very few enquiries received. Indeed, in April 2006 the Council granted consent for a non-conforming use for martial arts activities at unit 3, Tantallon Court, Carlisle. In addition, the applicant has secured funding up until June 2010 and thereafter the continued use of the unit will be dependent on further funding for the same purpose. It would therefore be appropriate to limit the length of the consent initially to 2 years. This will enable the continued occupation of the unit for a non-conforming use to be monitored and reviewed in the light of any future demand for units in this estate. Therefore the long term impact of the proposal on industrial land provision would be insignificant.
- 6.7 The applicant states that training courses on job types such as painting & decorating; bricklaying; woodwork and physiotherapy will be carried out within the premises for about 30 trainees in the first instance. All theoretical aspects of the coursework will also take place within the unit. I am therefore satisfied that the character and function of the estate will not be adversely affected while there would be minimal conflict between the facility and other businesses as a result of the nature of the operation required. The unit is located at the edge of the estate and is easily accessed by footpath from both Airdrie Road and Weighhouse Road. The site is on a bus route and is within walking and cycling distance of nearby residential areas. The applicant has intimated that a maximum of 4 car parking spaces will be required for 4 trainers whereas the trainees will be bussed to and from the site. Adequate communal parking is available and Roads and Transportation Services raise no objections. The courses will provide trainees with opportunities to acquire skills that will enable them to gain employment in industry and general services sectors in the longer term.
- 6.8 I am satisfied that the proposed use at the location generally satisfies the criteria contained in ECON 13. However, given the limited opportunity for marketing of the unit in the current market conditions combined with the short term funding of the venture, I would recommend that temporary consent is granted to enable future assessment of the proposal in terms of industrial demand.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on amenity and complies with the criteria of Policy ECON 13 of the South Lanarkshire Local Plan (Adopted).

Colin McDowall
Executive Director (Enterprise Resources)

13 November 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Environmental Services 26/10/2009
 - Roads and Transportation Services 16/10/2009

- ▶ Representations
 - None

Contact for Further Information

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

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CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: 1; 2; 3; 4 and 5.
- 2 That the permission hereby granted is for a temporary period only and shall expire on 1 December 2011.
- 3 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.
- 4 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 premises hereby approved shall be restricted to use as a vocational training centre and for no other purpose within Class 10 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To enable the development to be monitored and reviewed.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In order to retain effective planning control.

For information only

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