

	<h1>Report</h1>	Agenda Item <h1>3</h1>
---	-----------------	--------------------------------------

Report to:	Planning Committee
Date of Meeting:	21 June 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/04/0587
Planning Proposal:	Extension to Existing Industrial Estate (Outline)

1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : Strathaven Construction Services Ltd
- Location : Hamilton Road Industrial Estate
(Land to the rear)
Strathaven

2 Recommendation(s)

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

- (1) Grant outline planning permission subject to conditions (based on the attached conditions).

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The application is contrary to the Development Plan and objections have been received. In accordance with Council procedures, a hearing may be required prior to determining the application.

3 Other Information

- ◆ Applicant's Agent: James Barr & Son
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): Policy ENV1 and Proposal IND3 of the East Kilbride and District Local Plan would apply.

- ◆ Representation(s):
 - ▶ 27 Objection Letters
 - ▶ 9 Support Letters

◆ Consultation(s):

Public Protection - Environmental Health (East Kilbride)

Scottish Water

West of Scotland Archaeology Service

Power Systems

TRANSCO (Plant Location)

Scottish Wildlife Trust

Strathaven Community Council

Roads and Transportation Services (East Kilbride)

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

Planning Application Report

1 Application Site

- 1.1 The application relates to a site adjacent to Hamilton Road Industrial Estate. The site lies to the east of Hamilton Road Industrial Estate on the north eastern edge of Strathaven. The application site consists of open fields bounded by a line of trees to the east and open fields to the north and south. The ground extends to approximately six hectares and is relatively flat.

2 Proposal

- 2.1 The applicant has applied for outline planning consent to extend the industrial estate to the east. The site would be accessed from the existing industrial estate with eight plots shown on the western part of the site. Substantial planting is proposed along the northern boundary and along the east and south of the proposed plots. As the application is in outline, no details of any buildings or users have been provided.

3 Background

3.1 Local Plan Status

The proposal can be assessed against the policies contained within the adopted East Kilbride and District Local Plan. The site is located within the Greenbelt as identified in the adopted local plan and therefore can be assessed against Policies ENV1 and SLP1. The proposal was advertised as Development Potentially Contrary to Development Plan. In terms of industrial development, the proposal can be assessed against Policy IND1 and proposal IND3. Policy IND1 refers to industrial land use and states that the Council will direct new industrial development to these sites. Proposal IND3 refers specifically to industrial/business sites in Strathaven and states that the Council will assess all opportunities to identify and provide sites suitable for industrial/business development in or around Strathaven. A full discussion of the proposal against these policies is contained within Section 6 of this report.

3.2 Structure Plan

The proposal can also be assessed against the approved Structure Plan. Strategic Policy 8.6 of the Glasgow and Clyde Valley Joint Structure Plan 2000 states that the quality of life and health of the communities of the Glasgow and Clyde Valley area will be supported through providing and safeguarding local employment opportunities in defined locations. Schedule 6(a)(ii) lists Strathaven as such a location. A full discussion of the proposal against Strategic Policy 6 is contained in Section 6 below.

4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** raised no objections to the proposal subject to conditions and implementation of the recommendations of the Traffic Assessment.

Response – Noted.

- 4.2 **SLC Environmental Services** requested that a Phase 1 Investigation (Desk Study) to investigate all aspects of potential contamination is carried out.

Response – Noted. The application is in outline only and a condition can be attached to any consent issued to ensure that the study is undertaken and any action taken prior to the site's development.

- 4.3 **SEPA** raised no objections, subject to the provision of a sustainable Urban Drainage Scheme (SUDS).

Response – Noted and a condition can be added to any consent issued.

- 4.4 **TRANSCO** – raised no objections to the proposal.
Response – Noted.
- 4.5 **Scottish Power** raised no objections subject to the overhead line being protected or deviated at the applicant's expense.
Response – Noted and a condition will be attached to any consent issued.
- 4.6 **Scottish Water** raised no objections to the proposal.
Response – Noted.
- 4.7 **West of Scotland Archaeology Service** requested that an archaeological field evaluation should be carried out.
Response – Noted and a condition can be attached to any consent issued.
- 4.8 **Scottish Wildlife Trust** supported the development given the clear and immediate economic need however requested that a number of nature conservation measures were implemented. These include carrying out a survey into the presence of badgers, provision of SUDS, tree protection and planting.
Response – Noted and conditions can be attached to any consent issued.
- 4.9 **Strathaven Community Council** objected to the proposal as there is no Structure Plan requirement to provide 6-10ha of industrial land but a requirement to assess the need for this land and this study has not been carried out. The land is within the Greenbelt and there has not been sufficient research into either the need for further industrial land or the need for this land to be located within the Greenbelt.
Response – The proposal constitutes a relatively small scale extension to the existing industrial estate. It is acknowledged that there is a local need for further industrial land and letters from existing businesses in Strathaven have been received in respect of this application.

5 Representation(s)

- 5.1 Following statutory neighbour notification and advertising the proposal as Development Potentially Contrary to Development Plan on 27 October 2004, 27 letters of objection and nine letters of support were received in respect of the proposal.
- 5.2 The points raised in the letters of objection are summarised below –
- 1, The area is located within the Greenbelt and is therefore contrary to development. The Structure Plan also clearly states that the safeguarding of designated Greenbelt is necessary to prevent encroachment of development onto the countryside.
Response – The application site is located within the Greenbelt. The proposal for industrial development within the Greenbelt is contrary to the local plan and was advertised as such. A full discussion of the proposal against the policies contained in the adopted East Kilbride and District Local Plan and the Structure Plan is contained in Section 6 below.

2. The area of land is ill shaped and would lead to further pressure on adjacent Greenbelt land for industrial or housing land.
Response – An amendment has been submitted which shows industrial development on the area adjacent to the existing industrial estate and substantial planting to the north, south and east. Any further proposal would be considered on its individual merits.
3. The applicant initially failed to notify all neighbours and this was only carried out when neighbours contacted the Planning Service.
Response – I am satisfied that the neighbour notification process has now been correctly carried out.
4. The land slopes and drains into a small stream which flows through Meadowfoot Farm. The stream could not cope with volumes of surface water and there is a risk of contamination which would be of concern.
Response – Any consent would be subject to a condition relating to the provision of a sustainable Urban Drainage Scheme. This should ensure that the drainage scheme from the proposed industrial estate does not affect the watercourse.
5. If the industrial estate is expanded, further debris and litter will be created which will exacerbate an existing problem.
Response – The proposed industrial area within the site is surrounded by substantial proposed planting which should screen the development and reduce the spread of windblown litter.
6. The application site is good quality farmland and the local plan states that development shall be resisted on prime quality agricultural land.
Response – The land is not classed as prime agricultural land.
7. The development would have a detrimental effect on wildlife in the surrounding area.
Response – There are large areas of planting proposed along the boundaries of the site, which would enhance wildlife habitats. A survey will be required into the presence of badgers and if appropriate measures for their protection.
8. The size of the site is out of proportion to the size and character of Strathaven as a rural town. Smaller sites should be considered.
Response – The proposal is for an extension to the existing industrial estate and will provide 3.69 hectares of additional industrial land. Both the scale and location are considered appropriate.
9. The proposal for industrial development is a first step to developing adjacent land for housing.
Response – Each application is considered on its individual merits and the current application is for an extension to the industrial estate. Any further applications would require to be considered against the relevant policies and guidance.
10. There are alternative and more appropriate sites available for industrial units. East Kilbride has many vacant industrial and business units.
Response – There is a local plan requirement to assess the need for industrial development in Strathaven. Whilst there are available units and

land in East Kilbride, it is acknowledged that there is a local need and there have been a number of letters in support of this application for businesses to relocate to or expand in Strathaven.

11. The development would be highly visible and further damage the landscape character and rural setting of the area. The existing industrial estate has never been screened.
Response – There is a substantial planting proposed along the boundaries of the site which would screen the area from the limited views of the site.
12. The industrial estate should not be extended so close to residential development.
Response – The proposal constitutes an extension of the long established industrial estate. There is substantial planting proposed which will provide a buffer between the industrial and residential uses. I am satisfied that the amenity of the residents will not be affected given the location of the industrial site and the depth of the planting.
13. The local plan cites the need to reduce car based commuting as a reason for providing additional business/industrial land in Strathaven. Housing in Strathaven appears to be aimed at attracting people in higher paid jobs however the proposed units are likely to employ lower paid workers.
Response – The local plan seeks to provide a range of housing and employment opportunities throughout the plan area which should reduce the amount of car based commuting. A number of letters supporting this application are from existing businesses in Strathaven who currently employ local workers and wish to expand.
14. The local plan suggests that between 5 and 10 hectares of industrial land be considered in and around Strathaven. The proposal will put 6.1 hectares in one area.
Response – The scheme has been revised and 3.69 hectares of industrial land will be provided adjacent to the existing industrial estate.
15. Stonehouse Hospital has just been sold for housing. Stonehouse has better transport links and little industry. This may be a better site.
Response – The site at Stonehouse has been sold for housing. In addition to the assessment of sites around Strathaven the Structure Plan states a requirement for an assessment of potential industrial/business sites around Stonehouse.
16. The development would result in an increase in traffic particularly lorries. Strathaven's roads were not designed to cope with this volume or type of traffic.
Response – A Traffic Assessment has been carried out for the development and Roads and Transportation are satisfied that the proposal is acceptable in terms of traffic type and volumes.

17. There would be an increase in noise and pollution.
Response – The application site is located to the rear of an existing industrial estate. The proposal includes substantial structure planting around the site. The application is in outline only at this stage and the potential users of the site have not been determined. Further applications for the erection of units will be required.
18. Land drainage problems are already being experienced in Greystone Park and this development would only add to this problem.
Response – A condition has been added to ensure the provision of adequate surface drainage within the site.
19. The application is premature as there is currently a review of the local plan underway.
Response – Some work has been carried out as part of the review of the local plan. Further work will be carried out prior to the publication of the draft local plan. I am satisfied that this constitutes a relatively small scale extension to an existing industrial estate and together with the proposed planting will minimise the impact on the surrounding area.

In terms of support for the application, the Planning Service received nine letters in support for the application. One letter was from a business operating from two locations outwith the town who wished to consolidate their business on one site. The remainder of the letters were all from businesses currently operating in or around Strathaven who wish to relocate to Hamilton Road and more appropriate premises, or wish to expand.

6 Assessment and Conclusions

- 6.1** The applicant has applied for outline planning consent to extend the existing industrial estate at Hamilton Road, Strathaven to provide 3.69 hectares of additional industrial land. There would be a substantial area of structural planting around the industrial plots which would provide screening between industrial and other uses.
- 6.2** The proposal can be assessed against Glasgow and Clyde Valley Joint Structure Plan (GCVJSP). Strategic Policy 6 seeks to provide and safeguard local employment opportunities and states that local plans should assess the potential for local employment opportunities for Industrial and Business development in the order of up to 5-10 hectares in Strathaven. The current proposal will provide an extension to the existing industrial estate of 3.69 hectares. Whilst the proposal constitutes a departure from the approved Structure Plan as it involves development on a Greenbelt site, it does not constitute a significant departure given the area proposed for industrial development.
- 6.3** The application site is located within the Greenbelt as designated in the adopted East Kilbride and District Local Plan. The Greenbelt Policy ENV1 states that the Council will resist the encroachment of urban uses into the Greenbelt and that there shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, forestry or other appropriate Greenbelt use. The proposal for industrial development within the Greenbelt does not meet these criteria and is therefore contrary to Policy ENV1.

- 6.4** In terms of industrial development, the proposal can also be assessed against Proposal IND3 which states that ‘the Council will assess all opportunities to identify and provide sites suitable for industrial/business development in or around Strathaven following the sequential approach, with first preference being given to locations within the town’. In assessing the proposal against Proposal IND3 the Council recognises that the industrial estate in Strathaven has no vacancies. In providing additional industrial/business land, the Council seeks to address the locational imbalance in the supply of this land and provide opportunities for investment or expansion in Strathaven. The current planning application has received letters of support from businesses who currently operate from sites in Strathaven but cannot expand due to the limitations of their existing sites. In addition there are businesses who have located elsewhere, given the lack of sites in Strathaven, and would like to be located in the extended industrial estate. At present, this demand cannot be met and Proposal IND3 seeks to redress this situation.
- 6.5** Proposal IND3 states that when choosing a site, the sequential approach should be followed with sites within the town given priority. Consents have been issued for three industrial units at Station Road which is adjacent to the Auction Market site. The total area of this site extends to 0.7 hectares and is currently occupied. There are no other available or suitable sites for industrial use located within the settlement boundary. As part of the local plan review, the Planning Service has been assessing the Greenbelt boundary and has received representations from some developers for alteration of this boundary to allow further development. There have been no other potential industrial sites put forward and this is adjacent to the existing industrial estate. This allows for the existing infrastructure and road network to be utilised and offers an established location for expanding business or relocations to Strathaven.
- 6.6** In terms of the amenity and with particular regard to the adjacent residential properties, I am satisfied that the level of planting proposed by the applicants will provide a suitable buffer between industrial and residential uses. The housing to the north was built after the industrial estate and a 20 metre wide buffer zone separates the two areas. The proposed industrial area does not immediately bound the housing area and a minimum buffer zone of 20 metres will be provided. Given the depth of planting and location of the industrial plots, I am satisfied that there will be no adverse impact on the residential properties close to the site.
- 6.7** A number of consultations have been carried out which generally raised no objections to the proposal, subject to conditions. Strathaven Community Council objected to the principle of the proposal as outlined in paragraph 4.9 above. In addition, these points have been further discussed in this section.
- 6.8** I have fully assessed the proposal and whilst it is contrary to the Greenbelt Policy as set out in the East Kilbride and District Local Plan, I consider that the provisions of Proposal IND3 and the assessment of the development against this proposal merit full consideration. I would therefore recommend that planning permission be granted, contrary to Policy ENV1 for the following reasons –
- (1) there is a need to provide additional land for business/industry uses within Strathaven to address the locational imbalance of the industrial land supply which currently provides this land within East Kilbride;

- (2) the Glasgow and Clyde Valley Joint Structure Plan requires the Council to assess the need for an additional 5-10ha of business/industrial land in Strathaven;
- (3) Proposal IND3 of the East Kilbride and District Local Plan states that the Council will assess all opportunities to identify and provide sites suitable for industrial and business development in or around Strathaven;
- (4) there are no suitable sites within Strathaven and this proposal constitutes an expansion of the existing industrial estate which enables use of existing infrastructure and transport links.
- (5) only the area to be developed for industrial land will be released from the Greenbelt with the proposed planting remaining within the Greenbelt.

Iain Urquhart
Executive Director (Enterprise Resources)

6 June 2005

Previous References

None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Roads and Transportation Services (East Kilbride)	02/11/04
TRANSCO (Plant Location)	16/11/04
Power Systems	03/12/04
Public Protection - Environmental Health (East Kilbride)	09/12/04
Scottish Water	14/12/04
S.E.P.A. (West Region)	25/10/04
West of Scotland Archaeology Service	23/12/04
Scottish Wildlife Trust	13/01/05
Strathaven Community Council	02/02/05

► Representations

- Representation from : Mr & Mrs Champion, 28 Crosskirk Crescent, Strathaven , South Lanarkshire, ML10 6FG, DATED 22/11/04
- Representation from : James & Tracy Jack, 4 Beaully Avenue, Strathaven, ML10 6FE, DATED 12/11/04
- Representation from : Stephen Park Brown, 6 Aspen Place, Hamilton Road, Strathaven, ML10 6PY, DATED 12/11/04
- Representation from : George & Jayne Turkington, 18 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 12/11/04
- Representation from : Jim & Marguerite Anderson, 2 Overton Park, Hamilton Road, Strathaven, ML10 6UW, DATED 12/11/04
- Representation from : Mrs Thelma Falder, Mountain Ash, 9 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 17/11/04
- Representation from : Stella Falder, 16 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 17/11/04
- Representation from : Grant Law, 1 Crosskirk Crescent, Meadowside. Strathaven, ML10 6FG, DATED 17/11/04
- Representation from : Craig Tractor Services Ltd, Hamilton Road Industrial Estate, Strathaven, ML10 6UB, DATED 05/11/04
- Representation from : James Curran, 20 Crosskirk Crescent, Strathaven, Lanarkshire, ML10 6FG, DATED 05/11/04
- Representation from : Mark Falder, 16 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 05/11/04
- Representation from : William Hamilton, 'Sidehill', Newton Road, Strathaven, ML10 6PA, DATED 09/11/04
- Representation from : Mr and Mrs Hughes, 14 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 09/11/04
- Representation from : Andrew Park & Sons Ltd, 22 Commercial Road, Strathaven, ML10 6LX, DATED 09/11/04
- Representation from : S Thomas, 8 Crosskirk Crescent, Meadowside, Strathaven, ML10 6FG, DATED 17/11/04
- Representation from : Irene F O'Neill & William O'Neill, Ingmelf, Overton Park, Strathaven, ML10 6UW, DATED 17/11/04
- Representation from : Hugh C Adie & Eleanor N Adie, 14 Greystone Place, Greystone Park, Strathaven, ML10 6NZ, DATED 17/11/04

Representation from : David Canavan, 4 Aspen Place, Strathaven, ML10 6PY, DATED 17/11/04

Representation from : Susan Chadwick, 10 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 17/11/04

Representation from : Mrs Lucy Doris, 15 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 17/11/04

Representation from : William Taggart, 1 Tukalo Court, The Paddock, Strathaven, ML10 6UU, DATED 19/11/04

Representation from : Natalie Yeowart, 4 Fortrose Gardens, Strathaven, ML10 6FH, DATED 19/11/04

Representation from : W.R. Holman, Chairman, Avondale Civic Society, 9 Meadowbank Avenue, Strathaven, ML10 6JS, DATED 19/11/04

Representation from : Kenneth Dobinson, 11 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 12/11/04

Representation from : Mr & Mrs N McKay, 7 Golf View, Strathaven, ML10 6AZ, DATED 12/11/04

Representation from : Donald, Jean & Kenneth Robb, Meadowside Farm, Strathaven, Lanarkshire, ML10 6TB, DATED 15/12/04

Representation from : J Russell Mini Bus Hire, Springside Farm, Strathaven, ML10 6PJ, DATED 16/12/04

Representation from : Scott Bennie, SB Services, Unit 3 Hamilton Road Industrial Estate, Strathaven, ML10 6UB, DATED 16/12/04

Representation from : The Occupier, 23 Abbotsford Crescent, Strathaven, ML10 6EQ, DATED 02/12/04

Representation from : Steven & Gillian MacMillan, 7 Spynie Gardens, Meadowside, Strathaven, ML10 6FN, DATED 02/12/04

Representation from : John Crawford, 5 Crosskirk Crescent, Strathaven, ML10 6FG, DATED 26/11/04

Representation from : Ann M Laughlan, Goldsmith Leisure Ltd, Unit 2B Hamilton Road Industrial Estate, Strathaven, ML10 6UB, DATED 16/12/04

Representation from : HJ Paterson, Straven Construction Services Ltd, East Dykes, Strathaven, ML10 6RH, DATED 16/12/04

Representation from : G Currie, Andrew Park & Sons Ltd, 22 Commercial Road, Strathaven, ML10 6LX, DATED 16/12/04

Representation from : John Austin, Check-it Scaffold Services Ltd, 61 James Watt Place, College Milton, East Kilbride, G74 5HG, DATED 16/12/04

Representation from : James Gordon (Engineers) Ltd, Heathhall Industrial Estate, Dumfries, DG1 3PH, DATED 15/10/04

Contact for Further Information

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

Lesley Campbell, Planning Office, 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 either within five years of the date of this permission or within two years of the date on which the last of the reserved matters are approved, whichever is the later;
- 2 That no trees within the application site shall be lopped, topped, pollarded or felled, and no shrubs or hedges shall be removed from the application site without the prior written consent of the Council as Planning Authority.
- 3 That within six months 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.
- 4 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 any building and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 5 That before development starts, details of all boundary treatments shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 6 That before the development hereby approved is completed or brought into use, the new vehicular access 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 prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 8 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.
- 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 no electricity transforming or switching equipment, gas governor or sewage pumping station shall be erected on any part of the site without the prior written consent of the Council as Planning Authority.
- 11 That no part of the site shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 12 That the reserved matters required under the terms of Condition No. 1 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and shall be agreed with the Council as Planning Authority in consultation with SEPA.
- 13 No development shall take place until a scheme to address the presence of badgers on the site has been submitted to and received the prior approval by the Council as Planning Authority. The scheme shall then be implemented as approved, or as subsequently approved, in writing by the Planning Authority. The submitted scheme shall make provision for a survey report into the presence of badgers within the site and such measures as may be required to mitigate their disturbance.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 To ensure the protection and maintenance of the existing trees and other landscape features within the site.
- 3 In the interests of the visual amenity of the area.
- 4 In the interests of amenity.
- 5 These details have not been submitted or approved.
- 6 In the interest of public safety
- 7 To ensure the provision of a satisfactory land drainage system.
- 8 In order to retain effective planning control
- 9 In the interest of public safety
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory sewerage system
- 12 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.
- 13 In order to protect wildlife within the site.

For information only

For information only

