

# Report

Report to:	<b>Hamilton Area Committee</b>
Date of Meeting:	<b>10 September 2008</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/08/0212
Planning Proposal:	Erection of Vehicle Maintenance Building

## 1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Yuill and Dodds Ltd
- Location : 6 Whistleberry Park  
Whistleberry Industrial Estate  
Hamilton

## 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 Area Committee has delegated powers to determine this application.

## 3. Other Information

- ◆ Applicant's Agent: BDS Chartered Architects and Design Consultants
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **Hamilton District Local Plan**  
Policy ED1 – Industrial Areas – General  
Policy DC1 – Development Control – General  
Policy DC4 – Industrial Development  
**South Lanarkshire Planning Policies**  
SLP6 – Development Control – General  
**Finalised South Lanarkshire Local Plan (after modification)**  
Policy ECON1 – Industrial Land Use  
Policy DM1 – Development Management

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

- ◆ Consultation(s):

Scottish Water

Environmental Services

Roads and Transportation Services (Hamilton Area)

## Planning Application Report

### 1. Application Site

- 1.1. The application site relates to an existing yard within the Whistleberry Industrial Estate, Hamilton which is occupied by the haulage firm, Yuill and Dodds. The site currently contains an office building which is situated centrally within the yard. The site is surrounded by industrial uses which occupy the adjacent industrial units.

### 2. Proposal(s)

- 2.1. The applicant seeks planning consent for the erection of a vehicle maintenance building in the south west corner of the yard. The building would have a floorspace of approximately 850 square metres and would be approximately 10 metres high. The submitted plans show that the building would accommodate 4 service bays for vehicle maintenance of the companies own vehicles, two stores, a staff room and an office.

### 3. Background

#### 3.1. Local Plan Status

- 3.1.1. The site is identified in the adopted Hamilton District Local Plan as being within an Industrial area where Policies ED1 – General Industrial, DC1 – Development Control General and DM4 – Industrial Development apply. The emerging Finalised South Lanarkshire Local Plan (after modification) is also a material consideration in the determination of this proposal and Policy ECON1 – Industrial Land Use and Policy DM1 – Development Management are relevant. Policy SLP6 of the South Lanarkshire Planning Policies should also be taken into account when assessing this proposal.

#### 3.2. Relevant Government Advice

- 3.2.1. There is no specific Government advice relevant to this submission.

#### 3.3. Planning History

- 3.3.1. Planning consent was granted on 16 August 1999 for the erection of a vehicle repair building on this site for the same applicant, however the consent was never implemented (HM/99/0072.)

### 4. Consultation(s)

- 4.1. **Roads and Transportation Services** – offer no objections subject to the improvement of the existing accesses to the yard, appropriate parking provision and suitable drainage arrangements.

**Response:-** Noted. The applicant has provided plans to show that the required improvements to the accesses and parking provision can be accommodated on the site. Relevant conditions can be attached to any consent granted in relation to drainage issues.

- 4.2. **Environmental Health** – offer no objections subject to standard advisory notes relating to noise.

**Response:** Noted. Appropriate advisory notes can be attached to any consent granted.

- 4.3. **Scottish Water** – offer no objections. They indicate that the development may involve building over or obstruct an existing public sewer.

**Response:** The applicant has been advised of Scottish Water's comments and the potential requirement of re-routing of the public sewer would be a matter to be resolved directly between the applicant and Scottish Water.

## **5. Representation(s)**

- 5.1. Statutory Neighbour Notification was undertaken in respect of the proposal and no letters of representation have been received.

## **6. Assessment and Conclusions**

- 6.1. The determining issues which require to be taken into account when assessing this proposal are its compliance with local plan policy and its impact on amenity.
- 6.2. Policy ED1 – Industrial Areas General of the adopted Hamilton District Local Plan states that areas covered by this policy are recognised as main industrial areas. Within these areas general industrial development, storage or distribution uses and business uses will be supported, as will the expansion of existing uses and the use of vacant land and buildings to provide small factory premises, subject to compliance with normal development control criteria. Policy DC4 - Industrial Development seeks new industrial development to be designed to the highest standards and the materials should be appropriate to the location. Policy ECON1 of the emerging Finalised South Lanarkshire Local Plan (as modified) states that the Council will support and encourage development for industry within the sites covered by this designation.
- 6.3. Policy DC1 – Development Control of the adopted plan and Policy DM1 – Development Management of the emerging Plan must also be taken into consideration. These policies require all planning applications to take account of the local context and built form and that proposals should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity. These policies are supported by South Lanarkshire Planning Policy SLP6 – Development Control which also states that proposals should respect the character of existing buildings and the wider area in terms of scale, design and materials.
- 6.4. It is considered that the proposed development, located within an existing industrial area, takes account of the local context and will have no adverse impact on the amenity of the surrounding area. With regards to design of the structure, I am of the opinion that it does not look out of character within its setting in an industrial estate and the imposition of a planning condition will ensure that appropriate materials are used. Normally this type of development would not require to be reported to Area Committee, however, in this particular instance it is necessary because the proposal involves an increase of more than 50% floorspace from the size of the adjacent building.
- 6.5. No objections have been received from statutory consultees or neighbouring properties and any planning issues have been covered by appropriately worded conditions and advisory notes. Overall it is considered that the proposal complies with the relevant policies detailed above.
- 6.6. On that basis, I therefore recommend that the application be granted.

## **7. Reasons for Decision**

- 7.1. The proposal has no adverse impact on either amenity or road safety and complies with Policies ED1, DC1 and DC4 of the Hamilton District Local Plan, Policies ECON1 and DM1 of the Finalised South Lanarkshire Local Plan (after modifications) and SLP6 contained within the South Lanarkshire Planning Policies.

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

**26 August 2008**

#### **Previous References**

- ◆ HM/99/0072

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
  
- ▶ Consultations
  - Environmental Services 30/04/2008
  - Scottish Water 10/06/2008
  - Roads and Transportation Services (Hamilton Area) 31/07/2008
- ▶ Representations
  - None

#### **Contact for Further Information**

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

Murray Reid, Planning Officer, Brandon Gate, Hamilton  
Ext 3521 (Tel :01698 453521 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@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 Prior to the commencement of any work on site, samples of the materials to be used shall be submitted to and approved in writing by the Council as Planning Authority.
- 4 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 5 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 6 That before the development hereby approved is completed or brought into use, the parking layout 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.
- 7 That all trailers and vehicles are to be parked within the confines of the applicants storage area and all repairs carried out within the site.
- 8 That notwithstanding condition 2 above, pedestrian crossing points with dropped kerbs shall be provided at the applicant's expense at the access to the site.
- 9 That the vehicle maintenance building hereby approved shall be used solely in conjunction with the associated haulage yard located at this site and shall not be operated, sold or let as a separate business.

## 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.
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- 4 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 on-site and off-site flooding.
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6 In the interest of road safety

7 In the interest of public safety

8 In the interest of public safety

9 To retain effective planning control and safeguard the amenity of the area.

For information only

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