



## Delegated Report

Reference no.	P/18/1720
Date	13 June 2019

**Planning proposal:** Change use of premises from industrial unit (Class 5 General Industrial) to dance hall (Class 11 Assembly and Leisure) in retrospect

**Location:** Unit 29  
John Hillhouse Industrial Estate  
211 Cambuslang Road  
Cambuslang  
G72 7TS

**Application Type :** Detailed planning application

**Applicant :** John Hillhouse (Plant Hire) Ltd

**Location :** Unit 29  
John Hillhouse Industrial Estate  
211 Cambuslang Road  
Cambuslang  
G72 7TS

**Decision:** Application approved

**Report by:** Area Manager (Planning & Building Standards)

### Policy reference:

#### South Lanarkshire Local Development Plan:

Policy 4: Development Management and Placemaking  
Policy 7: Employment

#### Supplementary Guidance 5: Industrial and Commercial Development Policy

Policy ICD2 : Other Employment Land Use Areas

#### Proposed South Lanarkshire Local Development Plan 2

Policy 5 Development Management and Placemaking  
Policy 8 Employment

#### Proposed South Lanarkshire Local Development Plan 2 (Volume 2)

Policy ICD3 Other Employment Land Use Areas

### Assessment

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	No
Traffic issues?	No
Adheres to development plan policy?	Yes

Adverse comments from consultees?

No

Consultations	Summary of response
Roads Development Management Team	No objection to the proposal
Environmental Services	No objection to the proposal

Representation(s):

▶	0	Objection letters
▶	0	Support letters
▶	0	Comment letters

## **Planning Application Delegated Report**

### **1 Application Summary**

- 1.1 The applicant seeks retrospective planning consent for a Change use of premises from industrial unit (Class 5 General Industrial) to dance hall (Class 11 Assembly and Leisure)
- 1.2 The operating times for the dance classes are 16:15-21:30 weekdays and 9:00-13:00 on Saturdays. The classes vary from pre-school to seniors.

### **2 Representation(s)**

- 2.1 Following statutory neighbour notification and advertisement of the proposal in the local press as Bad neighbour and Non-Notification of Neighbours, no third party representations were received.

### **3 Assessment and Conclusions**

- 3.1 The applicant seeks retrospective planning consent for a Change of use of premises from industrial unit (Class 5 General Industrial) to dance hall (Class 11 Assembly and Leisure)
- 3.2 In assessing the application consideration must be given to the policies and guidance within the adopted South Lanarkshire Local Development Plan (Policy 4 - Development Management and Placemaking and Policy 7: Employment) and its associated Industrial and Commercial Development Supplementary Guidance (Policy ICD2 – Other Employment Land Use Areas) and impact on the amenity of adjacent of the area, the provision of essential access main road network.
- 3.3 On 29<sup>th</sup> May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance Policies 5, 8 and ICD3 are relevant.
- 3.4 Development Management and Placemaking Policy 4 states that all planning applications 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. In addition the policy states that the proposal should provide suitable access, parking and have no adverse implications for public safety and should make appropriate infrastructure provision to serve the development. The proposal is set within a unit within a small industrial estate. There are no structural changes to the exterior or interior of the building. Roads and Transportation Services are satisfied with the parking facilities within the industrial estate as the dance hall operates out with the working hours of other businesses. In view of this I consider the proposal complies with Policy 4 of the adopted South Lanarkshire Local Development Plan (2015) and Policy 5 of the South Lanarkshire Local Development Plan 2.
- 3.5 Policy 7 - Employment states that the Council will support sustainable economic growth and regeneration by encouraging the development of business in South Lanarkshire through the identification of employment land use area. The site is identified in South Lanarkshire Development Plan (2015) and South Lanarkshire Local Development Plan 2 as Other Employment Land Use Area. Policy ICD2 of South Lanarkshire Development Plan (2015) and Policy ICD3 of the South Lanarkshire Local Development Plan 2 state that proposals for non-industrial/business uses will be considered subject to meeting a

range of criteria. In this case the proposal meets the criteria stated in the above policies. In particular Roads and Transportation Services are satisfied regarding the parking facilities within the industrial estate as the dance hall operates out with the working hours of other businesses. Environmental Services have no objection to the proposal. The proposals will not prejudice the operation of the rest of the estate. Therefore the proposal of change of use from Class 5 to Class 11 satisfies the above policies.

- 3.6 Given the above, it is considered that the proposal will have no significant adverse impact upon the character of the industrial area or public safety. The proposal is therefore considered to comply with the relevant local development plan policies and guidance and the granting of planning consent is therefore justified.

#### **4 Reason for decision**

- 4.1 The proposed development will not adversely impact on the character of the surrounding area. The proposal is an acceptable change of use of the building within the area. The proposed development complies with the provisions of Policy 4 and 7 of the South Lanarkshire Local Development Plan, Policies ICD2 of the relevant associated Supplementary Guidance and is consistent with the Proposed Local Development Plan 2.

**Delegating officer: Tony Finn**

**Date: 19 June 2019**

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#### **Previous references**

- ◆ None

#### **List of background papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 06.02.2019

#### **▶ Consultations**

Roads Development Management Team	03.06.2019
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Environmental Services	08.02.2019
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#### **▶ Representations**

#### **Contact for further information**

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

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**Planning Application****Application number:** P/18/1720**Conditions and reasons**

01. The dance studio use hereby permitted shall not operate out with the hours of 15:30 - 21:30 weekdays and 09:00-13:00 on Saturday and Sunday.

Reason: To safeguard the amenity of the area.

**Reason(s) for decision**

The proposed development will not adversely impact on the character of the surrounding area. The proposal is an acceptable change of use of the building within the area. The proposed development complies with the provisions of Policy 4 and 7 of the South Lanarkshire Local Development Plan, Policies ICD2 of the relevant associated Supplementary Guidance and is consistent with the Proposed Local Development Plan 2.

**Informatives**

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
LOCATION PLAN		Approved
FLOOR PLAN 1:200	L[00]001	Approved
FLOOR PLAN 1:100	L[00]001	Approved
FRONT ELEVATION		Approved
SIGNAGE		Approved
PARKING PLAN		Approved

