

Report

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Report to:	Planning Committee
Date of Meeting:	17 May 2005
Report by:	Executive Director (Enterprise Resources)

Application No	CL/04/0230
Planning Proposal:	Erection of Industrial Units

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : PLPC Ltd
- Location : Roadmeetings Industrial Estate
Carluke

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 LISTED OVERLEAF.)

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) That the applicant will meet all staffing and administration costs, including the physical measures required to implement the Order, incurred by Roads & Transportation Services in connection with the introduction of a Traffic Regulation Order extending the 40mph speed limit from the B7056/A721 junction to the northern edge of the site and the Traffic Regulation Order will require to be in place, all prior to the release of planning permission.

3 Other Information

- ◆ Applicant's Agent: D Stewart Toy
- ◆ Council Area/Ward: 12 Forth
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)
- Policy ENV1: Greenbelt

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

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

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

Scottish Water

Carluke Community Council

Glasgow & Clyde Valley Structure Plan Manager

Planning Application Report

1 Application Site

- 1.1 The application site extends to 2.3 hectares and is situated on the eastern edge of Carluke. Other than a storage area in the south west corner, it is situated in a former agricultural field which is used for training in construction and dismantling of pylons and overhead lines. A series of temporary structures associated with the training activity are randomly located throughout the field. The topography of the ground is uneven and generally rises in a south/north direction. There is evidence of poor drainage on the site. The site is bounded to the north by Yieldshields Road and beyond by industrial and agricultural land, to the south and east by agricultural land and to the west by existing industrial units.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission to change the use of the site to industrial land, form a road network and erect 7 industrial units. The 7 industrial units will be situated in two single storey pitched roof buildings, adjoining the western boundary. Parking spaces and a new access road taken from Yieldshields Road will be formed. The intention in the future is to develop the remaining part of the site in two further phases of industrial development.

3 Background

3.1 Structure Plan

In the Glasgow and Clyde Valley Joint Structure Plan the application requires to be assessed against strategic policies 9 and 10. Strategic Policy 9A relates to the need for the development in terms of the relevant demand assessment and provision made in the planned supply for new development. Strategic Policy 9B relates to the location of the development and its impact on strategic resources. Also due to its greenbelt designation, this proposal requires to be assessed against Strategic Policy 10.

3.2 Local Plan Status

In the Lower Clydesdale Local Plan the site is covered by Policy ENV 1 Greenbelt which indicates that there shall be a general presumption against development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, or other uses considered to be appropriate.

3.3 Relevant Government Advice/Policy

NPPG2: 'Business and Industry' states that planning applications for business and industrial development should be approved having regard to the development plan and other material consideration unless there are sound reasons for refusal.

3.4 Planning History

Retrospective planning permission (CL/00/0459) was granted in March 2001 for a change of use of agricultural land to form an extension to an industrial yard and a training area.

4. Consultation(s)

- 4.1 **Roads and Transportation Services** – To achieve necessary visibility the 40 mph speed limit at the junction of the B7056 with A721 will require extension to the north of this site. No objections are offered as long as this requirement can be met.
Response: An amendment to the Road Regulations Order will have to be promoted, the cost of which will be covered by the applicant.

- 4.2 **Environmental Services** – Noise emissions from future occupiers should be restricted as should audible construction noise. A desk study should be undertaken to establish the potential for contaminants and the need for a full intrusive study.
Response: Environmental Services have separate legislation for controlling construction noise. If consent is granted conditions will be applied requiring a contamination study and controlling noise emissions from future business activities.
- 4.3 **Scottish Water** – Objects due to the impact upon existing infrastructure however would be prepared to remove this objection if the applicant agrees to cover the cost of upgrading the system to the satisfaction of Scottish Water.
Response: The applicant has agreed to this request and this can be safeguarded by means of condition.
- 4.4 **SEPA** – All foul drainage from the site should be connected to the public sewer. They have sought a written assurance from Scottish Water that the additional flow arising from this development will not cause or contribute to the premature operation of consented storm overflows. Surface water drainage should be treated in accordance with the principles of Sustainable Urban Drainage. New development should be assessed in the context of existing potential noxious industrial sites.
Response: Scottish Water is currently unable to give an assurance regarding the consented storm overflows. In any event, the applicant has agreed to cover the cost of upgrading the drainage system to a standard acceptable to Scottish Water. Conditions can be applied to ensure the implementation of a Sustainable Urban Drainage System.
- 4.5 **Glasgow and the Clyde Valley Structure Plan Manager** – In view of the fact the principle of industrial uses of the site has already been accepted by a previous planning consent, the proposal does not raise any strategic issues of concern.
Response: Noted.
- 4.6 **Carlisle Community Council** – No response has been received.

5 Representation(s)

- 5.1 Following a 'Development Potentially Contrary to the Development Plan' advert and neighbour notification, two letters of objection from the same household were received. The main points of which are detailed below:
- (a) **The development is contrary to the Local Plan.**
Response: In view of the fact that industrial usage on the site has already been established by a previous consent, I am of the view that a departure can be justified.
- (b) **If permission is granted, a precedent would be set that would destroy the rural nature of Yieldshields.**
Response: Yieldshields and the site are separated by intervening agricultural fields and therefore, Yieldshields should not be adversely affected.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The application relates to the development of a site on the edge of Carluke for industrial purposes. Although the site is designated as greenbelt, it already has consent for open storage and training facilities for the neighbouring PLPC factory.
- 6.2 In terms of the Structure Plan, Strategic Policy 9 aims to protect the Greenbelt and give preference to brownfield over greenfield sites for development purposes. Although the site is within the greenbelt it is used for storage and training activities and so is not contributing to the greenbelt in terms of providing accessible greenspace or an attractive landscape setting for Carluke. In addition there are no significant brownfield opportunities for new industrial development in Carluke. The recently adopted Lower Clydesdale Local Plan did identify an additional 2 hectares of greenfield release directly to the north of the current application site. This however is associated with the operating requirements of the neighbouring company Paver Systems, is not available for wider industrial use and does not form part of the marketable supply.
- 6.3 Development of the current application site would allow a rounding off of the settlement boundary in this location and enable a more defensible greenbelt edge to be established. A landscaped buffer zone could be provided around the east/southeast boundary to create a defensible greenbelt edge.
- 6.4 Due to its greenbelt designation this proposal is contrary to the Structure Plan and requires to be assessed against Strategic Policy 10 to justify a departure in terms of the need for the development and economic, social and environmental benefits. Although in strategic terms there is an adequate industrial land supply in Clydesdale, there is considered to be an emerging local need for small scale industrial development in Carluke which this proposal would meet. As Carluke is the largest settlement in the Clydesdale area it is appropriate that new opportunities for economic development should be directed to this settlement. The proposal contravenes Policy EV1 Greenbelt of the adopted local plan. However, for the reasons detailed above, I believe the development is appropriate.
- 6.5 The applicant has agreed to cover the cost of upgrading the sewerage system as required by Scottish Water. To achieve necessary visibility at the access, speed restrictions will have to be extended along the public road, however this matter will have to be pursued by an amendment to the Road Regulations Order. Other issues raised can be addressed by the use of conditions.
- 6.6 In conclusion, I consider that the proposal is acceptable and a departure from the adopted Lower Clydesdale Local Plan can be justified for the following reasons:
 - (i) the site is already in industrial use;
 - (ii) there is an emerging local need for additional industrial land in Carluke;
 - (iii) the development would allow the rounding off of the settlement boundary and creation of a more defensible greenbelt edge; and
 - (iv) infrastructural issues can be satisfactorily addressed.

Iain Urquhart
Executive Director (Enterprise Resources)

4 May 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Scottish Water 28/04/04
 - Environmental Services 13/04/04
 - Roads and Transportation Services (South Division) 13/04/04
 - S.E.P.A. (West Region) 14/05/04
 - Glasgow & Clyde Valley Structure Plan Manager 18/06/04
- ▶ Representations
 - Name of Representee : Estelle M Webster
 - Address: Glenburn Cottage
Yieldshields
Carluke
ML8 4QB
 - Date of reply: 28/04/04
 - Name of Representee : Michael Webster
 - Address: Glenburn Cottage
Yieldshields
Carluke
ML8 4QB
 - Date of reply: 29/04/04

Contact for Further Information

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

Ian Hamilton

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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 any work commences on the site, a scheme of landscaping for the area hatched green on the approved plans 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.
- 5 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 the buildings or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 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.
- 7 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.
- 8 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.
- 9 That the development hereby approved shall not be commenced until the land drainage works have been completed in accordance with the approved plans.
- 10 That no industrial unit hereby approved shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish

- 11 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 development hereby approved shall be restricted to uses as within Classes 4, 5 and 6 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997.
- 12 That before development starts a Phase 1 or Desk Study, to review all currently available information about the historical uses of this site, shall be carried out to determine any types of contamination likely to be encountered and possible pathways to sensitive receptors shall be submitted to and approved by the Council as Planning Authority. If this investigation gives any indication of the potential for contaminants to be present, development shall not begin until a full intrusive survey has been carried out and its findings submitted to and, approved by the Council as Planning Authority. This survey shall clearly document the methodology, findings and results. The risks posed by the presence of pollutants in relation to sensitive receptors shall be assessed to current guidelines and, where appropriate recommendations for further investigations or remediation options to reduce these risks identified.
- 13 That between the hours of 0800 and 2000 the measured noise level emitted from the factory premises [L_{aeq} (1hr)] shall not exceed the pre-existing background noise level [L_{aeq} (1/2hr)] by more than 4dB(A) when measured in accordance with BS4142: 1997 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise level emitted from the premises [L_{aeq} (5mins)] shall not exceed the pre-existing background noise level [L_{a90} (1/2hr)] by more than 4dB(A) when measured in accordance with BS4142: 1997 at buildings where people are likely to be affected.

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 In the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interest of public safety
- 8 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.
- 9 To ensure the provision of a satisfactory land drainage system.
- 10 To ensure the provision of a satisfactory sewerage system.
- 11 In the interests of amenity and in order to retain effective planning control.
- 12 To ensure the site is free of contamination and suitable for development.
- 13 To protect noise sensitive properties from sound levels that will cause a nuisance.

For information only

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