

	<h1>Report</h1>	Agenda Item <h1>11</h1>
---	-----------------	---------------------------------------

Report to:	Planning Committee
Date of Meeting:	26 April 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0133
Planning Proposal:	Infrastructure and Earthworks Associated with Development Site Including Formation of New Junctions, Roundabouts, Access Roads and Associated Landscaping.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Scottish Enterprise Lanarkshire
- Location : Greenhills Road
East Kilbride

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (subject to Conditions – based upon the conditions attached)

2.2 Other Actions/Notes

1. The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Ironside Farrar
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s): Policy IND4 and Proposal IND5 of the East Kilbride and District Local Plan

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

- ◆ Consultation(s):

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

Public Protection - Environmental Health (East Kilbride)

Roads and Transportation Services (East Kilbride)

Scottish Water

Power Systems

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application relates to a site south of Greenhills Road in the south of East Kilbride. The site is bounded to the north by Greenhills Road with housing located on the north of Greenhills Road, Auldhouse Road and Lindsayfield to the west, Kelvin Industrial Estate to the east and open countryside to the south. The site extends to 30 hectares and is mainly grass with sections of coniferous woodland. An area of the site is surfaced and has previously been used as additional parking for Motorola.

2 Proposal

- 2.1 The applicants, Scottish Enterprise Lanarkshire, have applied for detailed planning consent for site preparation works to establish a new industrial and enterprise park. The site preparation works include a new roundabout and access road, SUDS schemes, service and utility provision, landscaping and earthworks to create two site platforms.

The proposed scheme will create 21 hectares of strategic business/industrial land which will be capable of supporting around 1600-1850 jobs.

3 Background

3.1 Local Plan Status

The application site is located within the Langlands Single User site as identified in the adopted East Kilbride and District Local Plan. The site is covered by Policy IND4 and Proposal IND5. Policy IND4 states that the Langlands West area is designated and reserved as a "Single User High Amenity Site" being promoted nationally as a location for major inward investment proposals. The site and its surroundings will be safeguarded against any conflicting/inappropriate uses. Proposal IND5 reflects this policy and states that the Council will promote the development of Langlands West Single User High Amenity site. A full discussion of the proposal against the local plan is contained in Section 6 below.

3.2 Structure Plan Status

The Glasgow and Clyde Valley Joint Structure Plan identifies a rolling programme of up to six readily available and marketable sites for Single User High Amenity Sites. Langlands West is identified as a confirmed site in Schedule 5(d) of the Glasgow and Clyde Valley Joint Structure Plan.

4 Consultations

- 4.1 **SLC Roads and Transportation Services** raised no objections subject to the realignment of Greenhills Road being undertaken prior to the earthworks being carried out on site. Comments were made on the design of the SUDS scheme.

Response: Noted and conditions can be added to any consent issued. In terms of the SUDS scheme, a strategy has been provided however the scheme has to be fully designed. A condition will be attached to ensure that a satisfactory SUDS scheme is provided.

- 4.2 **SLC Environmental Services** recommended that a ground contamination survey is carried out due to the previous use of part of the site for landfill.

Response Noted and a condition will be attached to any consent issued.

- 4.3 **Scottish Power** raised no objections but advised that there are overhead lines within the site which must be protected or deviated at the applicant's expense.
Response: Noted. A condition will be attached to any consent issued.
- 4.4 **SEPA** requested that further information was submitted on the proposed SUDS scheme and reiterated comments made by SLC Environmental Health regarding the previous use of the site.
Response Noted. The applicant has submitted a SUDS strategy which broadly sets out how these issues will be addressed on site. Further details including the detailed and technical aspects of the design of the scheme will be required prior to works commencing on site. I am satisfied that the issues raised can be adequately covered by conditions attached to any planning consent.
- 4.5 **Scottish Water** objected to the proposal.
Response: Noted. The application refers to site preparation works only and no buildings are included at this stage. A condition can be attached to any consent issued to ensure that a satisfactory land drainage scheme is implemented.
- 4.5 **Transco** noted that gas mains were located near to the site and these should be protected.
Response: Noted. The applicant will be advised to contact Transco prior to works commencing on site.
- 4.6 **Scottish Natural Heritage** raised no objections to the proposal subject to conditions to ensure the protection of the adjacent Shields Moss.
Response: Noted and conditions will be added to this effect.

5 Representation(s)

- 5.1 Following statutory neighbour notification three letters of objection were received. The points raised are summarised below.

a) The roundabout on Greenhills Road is so close to the rear of 53 Lomond that the existing public footpath will be removed. There is no space to replace the footpath between its current position and the rear boundaries at Lomond

Response: Following discussions with the applicant's agent, it has been confirmed that a footpath link will remain on the north side of Greenhills Road and will not be relocated any further north than at present. The roundabout will be located to the south of the existing footpath. Minor alterations to move the footpath further south away from dwellings may be undertaken.

b) There is no space to install noise barriers eg bushes or trees.

Response: The roundabout will be built within or south of the existing road boundary. There is existing planting at this location which will remain.

c) The loss of the pavement on the north side of Greenhills Road is dangerous and will mean all users of this path will now require three road crossings in order to visit shops, recreation facilities or walk along Greenhills Road.

Response: As stated above the existing pavement will remain and therefore there will be no additional road crossings required.

d) The increase in fumes from vehicles as they slow down and accelerate at the proposed roundabout will have a detrimental effect on householders living next to the roundabout.

Response: This is not a relevant planning consideration.

e) The roundabout has been sited at the only stretch of Greenhills Road directly adjoining houses. The roundabout could be relocated either side of these houses.

Response: The roundabout is centrally positioned within the site in order to create the desired site platforms. Relocation of the roundabout would result in differing sizes of platforms which may not be viable.

f) The proposed facility could result in an increase in traffic and noise which could cause congestion with traffic accessing Langlands and Kelvin.

Response: The current application relates to site preparation works only. Roads and Transportation Services have raised no objections however a further assessment of the traffic generated by this development will take place when detailed planning applications are lodged by any potential user of the site.

g) There is no obvious indication of screening to be provided.

Response: There is a landscaping scheme showing planting on the south side of Greenhills Road. In addition the proposed regrading works will result in the platform for Site B being lower than Greenhills Road and partly concealed by a bund and structure planting. Shrub planting will take place along the frontage of the platform for Site A as tree planting is not feasible underneath the overhead pylons.

h) Can the working hours be restricted in the interests of amenity.

Response: In terms of construction, the hours are limited by Environmental Services to 8.00 am – 7 pm (Monday to Friday) 8.00 am – 1 pm (Saturday) with no construction works permitted on a Sunday. This application only deals with the site preparation works and not the industrial buildings.

i) The site is adjacent to a Local Nature Reserve and will impact on the environment as the area is frequented by wild animals, including deer.

Response: The Countryside Ranger Scheme responded to the neighbour notification and raised no objections to the proposal.

j) The neighbour notification does not accurately reflect the proposed development and is misleading.

Response: The applicant is required to attach a plan to neighbour notifications showing the location of the application site. There is no requirement for the applicant to provide details of the scheme directly to the neighbours. All plans submitted as part of the planning application are available for inspection within the appropriate planning office.

k) The excavation of the site will have a detrimental effect on the adjacent raised bogs.

Response: Scottish Natural Heritage have previously advised the applicant that providing the high water tables are maintained, there will be no significant impacts on the adjacent Langlands Moss or Shields Moss.

l) The information given does not include details of flood or drainage impacts due to this development or storm events.

Response: A condition will be attached to cover drainage issues.

m) The SUDS measures show detention basins which can be dangerous. The woods and adjacent areas are used by children and this could potentially be a hazard.

Response: The site will be developed as an industrial site and security fencing will enclose parts of the area. Further details relating to the SUDS scheme will be required as part of the planning consent. These will include any safety measures necessary.

n) Reports and research presented at a SUDS conference suggests that ponds are ineffective in treating run off material and can result in pollution of receiving watercourses.

Response: SEPA raised no objection to the principles of the SUDS scheme proposed. The applicant will require to liaise with SEPA on this issue prior to construction.

o) Has the application been considered in conjunction with the White Cart Flood Prevention Scheme?

Response: As stated above, SEPA raised no objections to the proposals outlined in the applicant's SUDS Strategy. Detailed design of the SUDS scheme will be considered by SEPA in due course including with regard to developments elsewhere.

6 Assessment and Conclusions

6.1 The applicant has applied for detailed planning permission for infrastructure and earthworks associated with the formation of development sites. The works include the formation of new junctions, roundabouts, access roads and associated landscaping. The application site is located south of Greenhills Road on the southern edge of East Kilbride.

6.2 The application site is located within the area designated as the Langlands Single User Site in the East Kilbride and District Plan (Adopted 2003). Policy IND4 and Proposal IND5 relate to the site. Policy IND4 states

"The Langlands West area is designated and reserved as a "Single User High Amenity Site" being promoted nationally as a location for major inward investment proposals. The site and its surroundings will be safeguarded against any conflicting/inappropriate uses".

Proposal IND5 states that "The Council will promote the development of Langlands West Single User High Amenity Site".

6.3 The Langlands West site was designated in 1999 through an alteration to the Structure Plan. The Glasgow and Clyde Valley Joint Structure Plan identifies a rolling programme of up to six sites which are readily available and marketable for high amenity single users. The site at Langlands West is identified as a confirmed site in Schedule 5(d) of the Glasgow and Clyde Valley Joint Structure Plan.

6.4 The adopted local plan states that recent site investigation works indicate that significant costs will be associated with any site preparation and a phased programme may be appropriate. The local plan also states that the Single User designation will also allow consideration of a cluster of users if one discrete investor cannot be found. The site was identified in 1999 and remains undeveloped. The supporting documents refer to three platforms being developed at Langlands West

however detailed proposals have only been provided for two in the northern part of the site.

- 6.5 In terms of the local plan, the application relates only to site preparation works and not to the final development of buildings. The works included within the application will provide large development platforms which can be marketed at high amenity, large scale industrial users. I am satisfied that the proposal is in accordance with Policy IND4 and supports proposal IND5.
- 6.6 The applicant has provided supporting information relating to the SUDS strategy and the Environmental Scoping Report. The SUDS strategy sets out the approach the applicant has taken to addressing the SUDS issues on site. The approach conforms to the criteria and guidance set out in the "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland". A conceptual SUDS scheme has been provided for the site however the detailed design of any scheme would require to be provided prior to any development taking place on site. Whilst initial works can be carried out, the final scheme will be agreed when the end users of the site and their requirements are identified. The Environmental Scoping Report considered a number of issues and appropriate mitigation measures. I am satisfied that all planning considerations raised in the scoping report will be covered by conditions attached to this consent or any future applications for the further development of the site.
- 6.7 In conclusion, I am satisfied that the proposal complies with the policy and proposal relating to this site in the East Kilbride and District Local Plan and would raise no objections to the application. I would therefore recommend that planning permission is granted.

Iain Urquhart
Executive Director (Enterprise Resources)

19 April 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - TRANSCO (Plant Location) 16/03/05
 - Scottish Water 21/03/05
 - Roads & Transportation Services 10/03/05
 - Public Protection - Environmental Health (East Kilbride) 22/03/05

Power Systems

30/03/05

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

29/03/05

► Representations

Representation from : Alan Franklin, 51 Lomond, Whitehills, East Kilbride
G75 0BP, DATED 17/03/05

Representation from : Brian Jones, 49 Lomond, Whitehills, East Kilbride
G75 0BP, DATED 23/03/05

Representation from : William Frier, 53 Lomond, Valleyfield, East Kilbride
G75 0BP, DATED 01/04/05

Contact for Further Information

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

Lesley Campbell, Planning Officer, East Kilbride Area Office

Tel: Ext 6314 (01355 806314)

E-mail: Enterprise.ek@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 That before any work commences on the site 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 landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 5 That before the earthworks hereby approved are commenced, 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.
- 6 That before the development hereby approved is completed or brought into use, a 2.0 metre wide footway shall be constructed along the frontage of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 7 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 8 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.
- 9 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.

- 10 That no development shall commence until full details of surface water and land 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. These details should also include an assessment and detailed method of working of the site hydrology and measures to be implemented to ensure that the works on site do not adversely affect the hydrology of the adjacent Shields Moss.
- 11 That the surface water and land drainage works are completed simultaneously with the development in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition No. 10 above.
- 12 That there shall be no burning of materials on the site at any time.
- 13 That before the development starts, a report from a professionally qualified source describing the soil and ground conditions prevailing over the application site (including details of the nature, concentration and distribution of any contaminants), shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report to remove or render harmless any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 14 That all contaminated surface and ground water arising either directly or indirectly from the development hereby approved shall be treated to the satisfaction of the Planning Authority prior to discharge to any watercourse.
- 15 That full details of the water treatment areas, including discharge points, and flood control, shall be submitted for the approval of the Planning Authority prior to the commencement of work on the phase or phases associated with them.
- 16 That wheel washing facilities shall be installed at the entrance/exit to the site, in order that all vehicles leaving the site are kept clear and free of debris. The applicant or subsequent operator(s) shall at all times be responsible for the removal of mud or other materials deposited on the public highway by vehicles entering or leaving the site.
- 17 That no material shall be deposited in such a way that it is carried into any water course and the applicant shall be responsible for the immediate treatment of any contamination of water which does arise as a result of the operations hereby approved.
- 18 That the access point onto the public highway for construction vehicles shall be constructed to the specification of the Roads Authority to the satisfaction of the Planning Authority prior to any works commencing on site.
- 19 That, in the event of dust nuisance problems being created by operations on site, the applicant shall take reasonable measures to minimise the transmission of dust, to the satisfaction of the Planning Authority.

- 20 That details of the location of the site compound, parking areas for construction and staff vehicles and any temporary buildings to be erected on site shall be submitted to and approved by the Council as Planning Authority prior to any works commencing on site.

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 the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interest of public safety
- 6 In the interest of public safety
- 7 These details have not been submitted or approved.
- 8 In the interest of public safety
- 9 In order to retain effective planning control
- 10 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.
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To safeguard the amenity of the area.
- 13 To ensure the site is free of contamination and suitable for development.
- 14 In the interests of amenity to protect water courses from pollution
- 15 Insufficient details of this aspect of the proposal have been submitted
- 16 In the interests of traffic and public safety.
- 17 In the interests of amenity.
- 18 In the interest of public safety
- 19 In the interests of amenity.
- 20 In order to retain effective planning control

For information only

For information only

