

Report

Report to:	Hamilton Area Committee
Date of Meeting:	30 January 2008
Report by:	Executive Director (Enterprise Resources)

Application No	HM/06/0319
Planning Proposal:	Change of Use of Open Space to Storage Area With Access Road and Turning Area

1. Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Robert Reid & Sons Ltd
- Location : Bairds Crescent
Allanshaw Industrial Estate
Hamilton

2. Recommendation(s)

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

Grant detailed planning permission (subject to the following conditions)

2.2. Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application
- (2) If Committee are minded to grant consent, in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2007, the application must be referred to the Scottish Ministers because the proposed development has been the subject of a substantial body of objections and the Council has a financial interest in the land.

3. Other Information

- ◆ Applicant's Agent: N/A
- ◆ 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
Finalised South Lanarkshire Local Plan
(After Modifications)
Policy ECON1 – Industrial Land Use
Policy ENV2 – Local Green Network
Policy DM1 – Development Management
South Lanarkshire Planning Policies
SLP6 – Development Control General

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

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

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

Enterprise Resources - Estates

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of open ground that presently lies between Allanshaw Industrial Estate and the rear boundaries of the existing residential properties of Allanshaw Street. The application site is irregular in shape and extends to approximately 0.167 hectares in area. At present a public footway extends through the application site from south to north.
- 1.2 The area of the application site to the west of the pathway features an area of planting including trees, while to the east of the path there is a grassed area. The site has a residential boundary to the west, with the industrial estate being located adjacent to the east boundary. The applicant's existing timber business is adjacent to the site. The area of open space continues to the north of the application site, while to the south there is a further area of open space leading to Cameron Crescent and the properties along its length.
- 1.3 The application site is largely level, but is slightly higher than the garden level of the adjacent residential properties of Allanshaw Street. There is a steep slope up from the open area adjacent to Cameron Crescent.

2 Proposal(s)

- 2.1 It is proposed by the applicant to change the use of the land from open space to industrial use by utilising the land as an extension of his yard as an additional storage area for his timber business. The proposals feature the formation of a new access road into the area incorporating a turning area to allow fork-lift trucks into the site. This access road will be formed through the extension of his existing internal access road around the southern end of his timber store to the application site.
- 2.2 A statement has been provided by the applicant indicating that the site will only be used to relocate the storage of existing long term materials and when buying large quantities of stock also for long term storage. The material will not be stored above 3.6 metres in height. This material will only be delivered every three to four months and would take two to three hours for delivery. The uplift of the delivered stock would be carried out once every two months and would take a maximum of one day between Monday and Friday, 8.00am to 5pm. In addition to this statement the applicant has submitted an Environmental Noise Assessment by Nicol Accoustic Consultancy.
- 2.3 It should be noted that this area of ground is currently owned by the Council and forms part of a larger area of open space which is to be sold to adjoining residents and adjoining businesses. The decision to sell the land and incorporate it into the adjoining properties and businesses was taken following complaints in respect of acts of vandalism. After detailed discussions the principle for the use of the site as proposed was accepted by the Council in discussions with the applicants, Strathclyde Police and appropriate Council Services. This was reinforced through the granting of consent in respect of the application for the closure of the public footpath which runs through the site as well as another nearby public footpath outwith the site (Planning Application No. HM/04/0825 on the 16 February 2005 by the Hamilton Area Committee).

3 Background

- 3.1 Local Plan Status

- 3.1.1 In terms of local plan policy, the site is affected by Policy ED1 – Industrial Areas General – as contained within the adopted Hamilton District Local Plan and Policy ECON1 of the Finalised South Lanarkshire Local Plan (after modifications). These policies state that areas covered by these policies 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. The Council will generally oppose the loss of industrial building or industrial land to other uses. Policy ECON1 – Industrial Land Use further states that areas identified for industry will continue primarily in industrial use and the Council will direct new industrial development to them. This includes Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses.
- 3.1.2 Within the Finalised South Lanarkshire Local Plan (After Modifications) the application site is further affected by Policy ENV2 – Local Green Network. This policy states that the Council will seek to protect and support actions to enhance the Local Green Network as identified on the Proposals Map. Development that is likely to have an adverse effect on its connectivity or its value for biodiversity or amenity, will not be supported. Loss of an area in whole or in part will only be permitted where it can be demonstrated that development will enhance the existing situation in respect of wildlife, biodiversity, townscape quality and character, amenity and access.
- 3.1.3 Policies DC1 of the Hamilton District Local Plan and Policy DM1 of the Finalised South Lanarkshire Local Plan (After Modifications) relate to the design of proposals. These policies suggest that proposals should be compatible with the surrounding area and be subject to compliance with normal development control criteria such as access, design, servicing arrangements, external materials and impact on amenity. These policies are supported by South Lanarkshire Planning Policy SLP6 – Development Control – which also states that proposals should have respect to the character of existing buildings and the wider area in terms of scale, design and materials. These policies are intended to ensure that development takes cognisance of its surroundings and reflects the development pattern and built form of the immediate area.

3.2 Relevant Government Advice/Policy

- 3.2.1 Scottish Planning Policy 2 (SPP2) – Economic Development states that the planning system should provide strong support for economic development, to both new and expanding businesses, where it is consistent with national and local policies. The planning system should recognise and respond positively to market requirements and consider the integration of competing demands between economic, social and environmental considerations.

3.3 Site History

- 3.3.1 The closure of the public footpath which runs through the application site and another nearby but outwith the site was approved at the Hamilton Area Committee on 16 February 2005 (Planning Application No HM/04/0825). The Order to confirm the stopping up of these footpaths was confirmed later in September that year.
- 3.3.2 The applicant has also lodged a further planning application to erect 4 industrial units on land to the east of his yard which is within the existing boundaries of the industrial estate and can be dealt with at this time under the Council's Scheme of Delegation (Planning Application No HM/05/0238). This planning application would not

compromise the operation of the proposal, being presented to the Hamilton Area Committee.

- 3.3.3 As previously stated the principle for the use of the site as proposed was accepted by the Council in discussions with the applicants, Strathclyde Police and appropriate Council Services through the determination of the application for the closure of footpaths at this location. The closure of the pathway through the site was granted consent under Planning Reference HM/04/0825 on the 16 February 2005 by the Hamilton Area Committee. The Stopping-Up Order was subsequently confirmed on the 29 September 2005.

4 Consultation(s)

- 4.1 **Roads and Transportation Services:** Advise that the width of the service road should be widened to 6 metres to match the width of the existing internal access road. It would be preferred if the parking provision on site could be increased by at least 4 spaces. Subject to the above the Service raises no objections to the proposals.

Response: Noted. After further discussions with the Roads and Transportation Service a condition has been attached requiring the widening of the service road to 6 metres and where this cannot be achieved the applicant will be required to provide a "Swept Path Movement" diagram for all vehicles in particular large rigid wagons and HGV's at all the turns proposed on the new service road leading to and from the storage area in order to provide safe vehicle movement. Plans have been submitted to include the 4 additional parking spaces required by the Service.

- 4.2 **Roads and Transportation Service (Flooding):** No response to date

Response: Notwithstanding it is considered that appropriate conditions can be imposed to control drainage.

- 4.3 **Environmental Services:** Had no objection to the proposed development subject to conditions relating to maximum noise levels that would be acceptable between certain hours; that audible construction activities be restricted to certain hours; that a noise impact assessment be undertaken due to the proximity of the adjacent residential properties to the application site; that any floodlighting on site minimises the impact of artificial lighting on surrounding properties; and that a fully intrusive survey into contaminated land be undertaken prior to the commencement of development. In addition Environmental Services have requested if it is possible that the area is only used for redundant stock and that the adjoining residents are fully briefed as to the construction programme and timescales when the area is initially formed.

Response: The noise impact assessment was undertaken by the applicant and forwarded onto Environmental Services for comment who accepted the findings. On this basis Environmental Services have recommended that the hours of operation be restricted and that work only be permitted during Monday to Friday from 8.00am to 5.00pm. The applicant has agreed to control the hours of operation to between 8am and 5pm, Monday to Friday and it is his intention to use the area to store long term material therefore activity in the area would be limited. With regard to the control of audible construction activities whilst the site is formed although the control of construction hours is a matter normally best controlled through Environmental Services legislation, due to the proximity of the adjacent residential property it is considered that the control of construction noise be conditioned in this instance. In relation to the other conditions provided by Environmental Services appropriate conditions will be attached to the consent if planning permission is granted.

- 4.4 **Estates:** Have confirmed that the Council has agreed in principle to the sale of the land and that negotiations are underway and are dependant on the decision of this application.
Response: Noted.
- 4.5 **SEPA:** SEPA advised that they have no objections to the proposal subject to the provision that foul drainage from the site is connected to the local authority foul sewer. SEPA has further requested assurance from Scottish Water that the additional flow arising from the development will not cause or contribute to the premature operation of the consented storm overflows. Appropriate conditions and informatives should also be imposed in respect of surface water and waste issues.
Response: Noted. Appropriate conditions and informatives will be imposed where considered necessary, if planning permission is granted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken, following which 11 letters of representation have been received from third parties. The grounds of objection are summarised below:

- a) **The buffer zone between the industrial estate and residential properties will be removed.**

Response: Whilst the proposed storage area will extend to the rear boundary of 5 residential properties in Allanshaw Street and will result in the loss of the trees along this boundary. A palisade fence and a buffer zone of Leylandii conifers will replace the existing foliage which will separate the site from the residential properties and appropriate conditions will be attached to the consent to ensure that this is maintained. The closest dwellinghouse to the dividing boundary is approximately 26 metres away and the fence and Leylandii are considered satisfactory to create an adequate barrier between the storage area and the surrounding residential properties. In addition an Environmental Noise Impact Assessment has been submitted by the applicant and Environmental Services are satisfied that subject to conditions controlling the manner in which the area is used it would not be detrimental to residential amenity. If planning permission is approved appropriate conditions shall be imposed.

- b) **The proposed timber storage area will represent a potential fire hazard, as there is already a fire hazard concern in respect of the existing yard due to vandalism.**

Response: The stopping up order of the footpath which passes through the site has already been confirmed and was put in place with the specific purpose of preventing vandalism by its removal. Youths have been using the footpath to access the rear of the storage area and cause problems. The change of use to create additional storage ground will mean that the timber yard will back straight on to residential gardens and there will be no access for vandals to start fires.

- c) **There will be considerable noise from machines and vehicles using the access road and storage area.**

Response: Any noise created within the storage area will be infrequent and limited to between 8am – 5pm, Monday to Friday. In addition the 5 houses, which bound the site have considerable rear gardens and a line of Leylandii conifers has been conditioned around the perimeter of the storage area to provide additional noise buffering.

- d) **If there were guard dogs at night the noise of barking could be very intrusive.**

Response: It is not known if there will be any guard dogs, however noise from the site would not be allowed to exceed the levels of noise stated in Condition 6 of the conditions attached, in accordance with Environmental Services comments.

- e) **The plan is not clear for the proposed boundary treatment between the industrial estate and the residential properties.**

Response: Appropriate conditions will be imposed on the consent if planning permission is granted to ensure that a metal palisade fence for security and Leylandii conifers (adjacent to the adjoining housing) will be put in place to provide buffering and create a visual barrier between the industrial and residential areas.

- f) **Added pollution (dirt and dust) will be created by the proposal causing nuisance to the adjoining residential area.**

Response: The Leylandii conifers and fencing that will be erected around the boundary of the storage area are considered to be sufficient to prevent any pollution creating a nuisance or problem for surrounding neighbours and Environmental Services are satisfied that these conditions are appropriate. The site is to be used for storage purposes only.

- g) **The proposed development would be an expansion of industry onto open space.**

Response: The application site is zoned as a general industrial area within the adopted Hamilton District Local Plan. In addition the public footpath that currently runs through the site has been used by vandals to gain access to the industrial estate and cause damage, a Stopping Up Order has been successfully confirmed and the proposed development would remove this access improving amenity in the area and ensuring the industrial estate's security was greatly improved.

- h) **The proposal will result in the loss of mature trees that were planted by the Council. It should be noted that residents were informed that if they purchased the land the trees could not be removed and they provide security.**

Response: The trees currently occupying the site, covering a 40 metre length of boundary which borders 5 residential properties, are not covered by a Tree Preservation Order. However it is the applicant's intention to plant Leylandii trees which will be positioned around the boundary of the storage area adjacent to the housing thereby maintaining the visual amenity of a natural aspect from the rear gardens.

- i) **Should planning permission be granted the area will become undesirable due to increased noise and dirt pollution.**

Response: Subject to the imposition of the conditions attached it is not expected that the proposal will result in the surrounding residents experiencing a significant increase in noise and dirt. The land is to be used for storage purposes only and is being sold to improve the amenity of the surrounding area by preventing access to the industrial estate by vandals.

- j) **Will there be restrictions on extended working hours.**

Response:- If planning permission is granted the application site could only be used between 8am – 5pm from Monday to Friday.

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

6 Assessment and Conclusions

- 6.1 The determining issues in consideration of this application are its compliance with local plan policy, the impact on the adjoining residential area and traffic safety.
- 6.2 In terms of local plan policy, the site is affected by Policy ED1 – Industrial Areas General – as contained within the adopted Hamilton District Local Plan and Policy ECON1 of the Finalised South Lanarkshire Local Plan (after modifications). These policies state that areas covered by these policies 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. As such this proposal for the change of use to storage area and the creation of an access road within an established industrial estate is consistent with the above policy.
- 6.3 Whilst the application site is also designated as forming part of the Green Network under Policy ENV2 of the Finalised South Lanarkshire Local Plan (After Modifications). The applicant has agreed to form a landscaping buffer along the boundary of the site which will ensure the connectivity of the Green Network is maintained.
- 6.4 Policies DC1 of the Adopted Hamilton District Local Plan and Policy DM1 of the Finalised South Lanarkshire Local Plan (after modifications) relate to the detailed design of the proposal. The policies suggest that proposals should be compatible with adjoining properties in terms of massing, scale, 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 have respect to the character of existing buildings and the wider area in terms of scale, design and materials. I am satisfied that the proposed storage area which will be conditioned to ensure that the timber stored will be restricted to a height no greater than 3.6 metres is acceptable at this location and that the mass, scale and layout are considered appropriate. The proposal therefore raises no issues in respect of this guidance.

- 6.5 In terms of residential amenity 11 objections were received from adjoining residents however it is considered that in terms of the proposal's impact on surrounding properties it will not impact adversely on these properties to a level which I feel would justify the refusal of this application. The application site adjoins 5 residential properties with a minimum rear garden depth of approximately 26 metres, and the site will be bounded by a palisade fence with Leylandii landscaping. In addition a Noise Impact Assessment was undertaken and Environmental Services are satisfied that the proposed use of the site is acceptable subject to conditions including the control of the working hours. The applicant has submitted a statement of the site's proposed use which will be limited and infrequent and will conform to Environmental Service's requirements and if planning permission is granted appropriate conditions will be imposed to secure this method of operation. These conditions will include the requirement that the site is used by the applicant for storage purposes only, that the working hours can only be carried out between 8am to 5pm, Monday to Friday, that a landscaping buffer is formed adjacent to the adjoining housing and materials can be stacked no higher than 3.6 metres. I am therefore satisfied that where the objections raised were considered relevant these concerns have been adequately addressed through the imposition of appropriate conditions and informatives
- 6.6 In terms of road safety the points highlighted by the Roads Service in respect of the proposed access road and parking provision have been adequately addressed through the submission of the amended layout and the imposition of appropriate conditions. As such the proposal raises no issues in this respect.
- 6.7 The proposed development has been brought about as a result of complaints about vandalism and the closure of the public footpath through the site has already been confirmed. It is considered that the proposed development would ensure this problem would be effectively removed and it is considered that the proposed method of operation of the site and the formation of a landscaped boundary to the adjacent housing would ensure the residential amenity of these properties would also be secured. Taking all aspects of the application into account I am satisfied that the proposed change of use and access road, located within an existing industrial area, raises no issues in regard to local plan policy and that due regard has been paid to the local context with no material loss of amenity to the surrounding residents, subject to the imposition of the conditions attached. I therefore recommend that planning permission be granted.

7. Reasons for Decision

The proposal has no adverse impact on the operation of adjoining industrial uses or the industrial estate in general. The proposals raise no issues in regard to Policy ED1 and DC1 of the Hamilton District Local Plan, SLP6 of the South Lanarkshire Planning Policies and Policies ECON1, ENV2 and DM1 of the Finalised South Lanarkshire Local Plan (after modifications.)

Iain Urquhart

Executive Director (Enterprise Resources)

14 January 2008

Previous References

- ◆ HM/04/0825

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads and Transportation Services (Hamilton Area) 28/07/2006
 - Economic Development (Estates & Asset) 31/05/2006
 - Environmental Services 22/05/2006
20/12/2006
 - S.E.P.A. (West Region) 27/06/2006
- ▶ Representations
 - Representation from : Mrs Catherine Callaghan, 43 Allanshaw Street, Hamilton ML3 6NL, DATED 20/07/2006
 - Representation from : M Healy, 47 Allanshaw Street, Hamilton, ML3, DATED 24/07/2006
 - Representation from : Thomas Rhains, 45 Allanshaw Street, Hamilton, ML3 6NL, DATED 24/07/2006
 - Representation from : S D Gray, 37 Allanshaw Street, Hamilton, ML3 6NL, DATED 15/05/2006
 - Representation from : Thomas Selfridge, 39 Allanshaw Street, Hamilton, ML3 6NL, DATED 05/05/2006
 - Representation from : A. Hamilton, 41 Allanshaw Street, Hamilton, DATED 17/05/2006
 - Representation from : Margaret Phairs, 45 Allanshaw Street, Hamilton, ML3 6NL, DATED 18/05/2006
 - Representation from : Catherine Callaghan, 44 Allanshaw Street, Hamilton, ML3 6NL, DATED 16/05/2006
 - Representation from : Margaret Healey, 47 Allanshaw Street, Hamilton, ML3, DATED 23/05/2006
 - Representation from : Thomas Selfridge, 39 Allanshaw Street, Hamilton, ML3 6NL, DATED 19/07/2006
 - Representation from : Thomas Selfridge, 39 Allanshaw Street, Hamilton, ML3 6NL, DATED 22/05/2006

Contact for Further Information

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

Christina Laird, Planning Office, Brandon Gate, Hamilton
(Tel :01698 453551)

E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 That this permission shall operate for the benefit of Robert Reid and Sons Ltd only and for no other person and on the discontinuance of the occupation of the site by the said person, the hereby approved use shall cease to the satisfaction of the Council as Planning Authority.
- 2 That the development hereby permitted shall be started within five years of the date of this permission.
- 3 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.
- 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 building(s) 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 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq(1 hour)) shall not exceed the pre-existing background noise level (LA90(1/2 hour)) 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 (LAeq(5 min)) shall not exceed the pre-existing background noise level (LAeq(1/2 hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.
- 7 That no permission is hereby granted for floodlighting within the application site. No floodlighting may be installed within the application site without the submission of a full detailed planning application.

- 8 No development shall begin unless a full, intrusive survey has been carried out and its findings submitted to and approved in writing by the Planning Authority. This survey shall investigate all aspects of potential contamination, indicated by a Phase 1 Investigation (Desk-Study) of the site. The report of the investigation shall clearly document the methodology, findings and results. The risk 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 the risks identified., Analytical or investigatory work used to support the conclusions of the survey shall include all results, logs etc. and information regarding the methodology and Quality Assurance Systems used. Greater credence will be given to analytical work undertaken by organisations that participate in the CONTEST SCHEME, or are UKAS accredited in relevant areas.
- 9 That the hours of operation within the application site shall be restricted to:, 8.00am - 5.00pm Monday to Friday. No work is permitted outwith these hours.
- 10 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.
- 11 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.
- 12 The following hours should be adopted as 'standard' for the carrying out of audible construction activities:, Monday - Friday 8.00 am - 7.00 pm, Saturday 8.00 am - 1.00 pm, Sunday None, Any deviation from the above should only occur when:, a) The applicant has satisfied the Council that the works can only be carried out at times outwith the standard hours for operational reasons or; b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimise noise problems.
- 13 That before the development hereby approved is completed or brought into use, all of the parking spaces shown in on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 14 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 yard space hereby approved shall be restricted to use as storage and for no other purpose within Class 6 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.
- 15 That the stacking of materials on the site shall be no greater height than 3.6 metres.

- 16 That before construction starts on the development hereby approved the applicant shall write to all residents who adjoin the area hatched GREEN on the approved plans to inform them of the date when work will start and the timescale the construction work will be completed in. In addition a copy of this letter and written confirmation of the date the letter will be issued to the residents shall be provided to the Council as Planning Authority prior to the work starting.

REASONS

- 1 In the interests of the amenity of the adjoining residential area.
- 2 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 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 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 To ensure the site is free from contamination.
- 9 In the interests of amenity and 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 on-site and off-site flooding
- 11 To ensure the provision of a satisfactory sewerage system
- 12 In the interests of the amenity of the adjoining residential area.
- 13 To ensure the provision of adequate parking facilities within the site.
- 14 In the interests of the amenity of the adjoining residential area.
- 15 To safeguard the amenity of the area.
- 16 In the interests of the amenity of the adjoining residential area.

For information only

