

	<h1>Report</h1>	Agenda Item <h2>5</h2>
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Report to: **Planning Committee**
 Date of Meeting: **3 November 2009**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0190
 Planning Proposal: Refurbishment and alterations and erection of extension to Memorial Hall incorporating additional facilities, cafe and formation of landscaping area to the rear

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Lanark Memorial Hall and site of Cargill Social Club
St Leonard Street
Lanark

2 Recommendation(s)

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

- (1) Grant Detailed Planning Consent (Subject to Conditions – Based on Conditions Attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**
 - Policy ENV4: Protection of the Natural and Built Environment
 - Policy ENV25: Conservation Areas
 - Policy ENV24: Listed Buildings
 - Policy COM1: Town Centre
 - Policy ENV11: Design Quality
 - Policy ENV30: New Development Design
 - Policy DM1: Development Management

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

- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

West of Scotland Archaeology Service

Roads and Transportation Services (South Division)

Lanark & District Civic Trust

Historic Scotland

The Royal Burgh of Lanark Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to Category B Listed Lanark Memorial Hall and the land currently occupied by the Cargill Social Club on St Leonard Street, Lanark. The application site is within Lanark Conservation Area. The building is part of a terrace of buildings along St. Leonard Street. The Cargill Club building has a flat roof and is of modern design and materials which does not compliment the character of the traditional streetscape.

2 Proposal(s)

- 2.1 South Lanarkshire Council is currently undertaking a project which involves the refurbishment and restoration of the Memorial Hall, the demolition of modern extension to the hall and demolition of the adjoining Cargill Social Club. The project would include the erection of an extension to the east side of the Memorial Hall to provide improved public facilities and a wider use of the Memorial Hall. The main entrance to the Hall and its facilities would be relocated from St Leonard Street to Hall Place to the north of the site. The area to the north would be hard surfaced and landscaped to provide a visually attractive area into the entrance.
- 2.2 This specific application seeks detailed planning consent for the refurbishment and alterations and erection of extension to the Memorial Hall incorporating additional facilities, café and the formation of landscaping to the rear. In addition, the vehicular access for deliveries and servicing will still be from Hall Place but will be relocated some 25 metres to the west. The existing access would then be closed.
- 2.3 An application for Conservation Area Consent to demolish extensions to the north east elevation of the Memorial Hall (CL/09/0189) and an application for Listed Building Consent for the refurbishment of the Memorial Hall including external and internal repair work (CL/09/0183) are on the agenda to be considered at this Planning Committee.

3 Background

3.1 Government Guidance

- 3.1.1 SPP23 – Planning and the Historic Environment confirm that listed building consent and planning permission are two separate statutory requirements. However, Planning Authorities should ensure that consideration of listed building consents and planning applications affecting the same building are dealt with in a co-ordinated manner. In considering applications for planning permission within conservation areas, planning authorities should have regard to the proposals effect on the character of the area and any negative and positive impacts must be weighed against each other and carefully considered. In considering the demolition of an unlisted building within a conservation area, its merits and its contribution to the character and appearance of the area are key considerations. The current SHEP provides further details or the consideration to be taken into account.

3.2 Local Plan Status

- 3.2.1 The (Adopted) South Lanarkshire Local Plan identifies the site as being within the town centre of Lanark where policy COM1 – Town Centre Land Use applies. In addition, the site is also located within Lanark Conservation Area where policies ENV4 and ENV25 apply. As the site involves an extension to a listed building, policy ENV24 is applicable. Detailed design policies ENV11, ENV30 and DM1 will also be considered in the assessment of this proposal.

- 3.2.2 Policy COM1 advises that within town centres, as defined in the adopted South Lanarkshire Local Plan, the Council will allow a mixture of uses compatible with their role as a commercial and community focal point. All new development must comply with Council design policy as set out in ENV11 – Design Quality and DM1 – Development Management.
- 3.2.3 Policy ENV4 requires all developments to be considered in terms of their effect on the character and amenity of Lanark Conservation Area. In such an area of national importance the character and integrity of the conservation area should not be undermined; and any significant impacts must be clearly outweighed by social or economic benefit of national importance. Policy ENV25 reiterates the aims of policy ENV4, in stressing the importance of preserving the character of the conservation area. Policy ENV24 requires that development, including works to listed buildings, seek to preserve the listed building and its setting. In particular the design and materials of any development shall respect the character and appearance of the listed building.
- 3.2.4 Policy ENV11 sets out the significance attributed to design. The quality of the design and layout of new development should demonstrate the consideration and inclusion of the principles of sustainable development and make a positive contribution to the character and appearance of the urban environment in which it is located.
- 3.2.5 The above agenda is developed in detailed design Policy ENV30 – New Development Design. Policy ENV30 reiterates the aims of Policy ENV11 and requires new development to provide quality and sustainability in its design and layout while making a positive contribution to the urban environment in which it is located. It requires development to meet a range of specific criteria which includes; respecting the local context; being a high quality design; ensuring that archaeological and built heritage features are considered; addressing sustainable development issues; making provisions of open spaces and landscaping; complying with road safety requirements; no adverse impact on the surrounding area or conflict with neighbouring land use; and incorporating inclusive access for all people. In particular all new development, whether based on traditional form or of innovative and contemporary design, will require to be sensitive to the local character of the area in which it is located. Innovative design can reflect local traditional through scale, massing, siting and colour rather than replicating existing building forms.
- 3.2.6 Policy DM1 – Development Management requires all planning applications to take into account the local built form and should have no significant adverse impact on the local environment Policy DM1 provides criteria similar to that in Policy ENV30 to ensure development meets the aims of the policy

3.4 **Planning History**

- 3.4.1 An application for Conservation Area Consent (CL/09/0093) to demolish the 2 storey mid-terraced Social Club (The Cargill) was granted 8th June 2009.

4 **Consultation(s)**

- 4.1 **Lanark and District Civic Trust** – do not object to this proposal.

Response: Noted.

- 4.2 **Royal Burgh of Lanark Community Council** – to date a response has not been received.

Response: Noted.

- 4.3 **Roads and Transportation Services (South Division)** – do not object to this proposal. The applicant has amended the proposed vehicular access point in line with Roads and Transportation Services requirements, which will improve visibility and pedestrian safety at the traffic lights to the north east of the site along Hall Place. The existing access will be closed.

Response: Noted.

- 4.4 **WOSAS** – do not object to this proposal; however request that the developer secure the implementation of a watching brief be carried out during any works on site.

Response: Noted. A condition would be attached to any consent granted to satisfy their request.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and the advertisement of the application in the Lanark Gazette as Development Potentially Affecting the Character of a Conservation Area, no letters of objection were received.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the refurbishment and alterations and erection of extension to the Memorial Hall incorporating additional facilities, café and the formation of landscaping to the rear. The main considerations in determining this application is its compliance with local plan policy and its impact on the character of the Memorial Hall and the wider Lanark Conservation Area.
- 6.2 The site is located within Lanark Town Centre where policy COM1 encourages a mixture of uses compatible with its role as a commercial and community focal point. The refurbishment and the extension to the Memorial Hall will enable the building to expand its use to cater for large functions and will have improved theatre facilities. The main use of the building for public functions remains unchanged, while the changes will enable improved facilities. I consider that the proposal complies with the aims of policy COM1.
- 6.3 Policy ENV4 requires all developments to be considered in terms of their effect on the character and amenity of Lanark Conservation Area. In such an area of national importance the character and integrity of the conservation area should not be undermined; and any significant impacts must be clearly outweighed by social or economic benefit of national importance. Policy ENV25 reiterates the aims of policy ENV4, in preserving the character of the conservation area. As the site directly adjoins the Category B Listed Memorial Hall, the impact of the proposal on the hall must be considered. Policy ENV24 requires that such development seeks to preserve the building and its setting. In particular the design and materials of any development shall respect the character and appearance of the listed building. I consider that the contemporary style of the extension will represent an appropriate contrasting element against the both the traditionally Memorial Hall and surrounding conservation area. The proposed materials are of a high quality, and when viewed from street level the elevational treatment works well with the adjoining properties and the step-up in height to the rear should not represent a visually prominent element of the design. In view of the above, I consider that the contemporary design of the extension is appropriate for the site and would have no adverse impact on the character or setting of either the listed building or Lanark Conservation Area.

- 6.4 Detailed design policies ENV11, ENV30 and DM1 all require new developments to consider the local context in which they are located, and should aim to have a positive affect on the area. The applicant has provided a design statement which demonstrates the consideration of the proposal in terms of the local context of the site and its traditional setting. I am satisfied that the proposal is of a high quality design which is appropriate for the site and compiles with aims of the aforementioned policies.
- 6.5 In view of the above, the proposal should be welcomed in terms of the removal of unsightly modern building which adjoining a traditional Category B listed building and is within Lanark Conservation Area. I am satisfied that the proposal complies with local plan policy and is an appropriate development for the site. I therefore recommend that detailed planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal would contribute positively to the integrity and character of Lanark Conservation Area and the traditionally designed Lanark Memorial Hall. The proposal would also provide welcomed community facilities in association with the Memorial Hall. In view of the reasons stated in the report, the proposal complies with policies ENV25, ENV24, ENV4, ENV30, DM1 and COM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

26 October 2009

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 04/06/2009
 - Lanark & District Civic Trust 05/06/2009
 - Historic Scotland 17/07/2009
 - Roads and Transportation Services (South Division) 05/08/2009
- ▶ Representations
 - None

Contact for Further Information

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

CONDITIONS

- 1 This decision relates to drawing numbers: AL(01)100, AL(01)101, AL(01)102, AL(01)103, AL(01)104, AL(01)104, AL(01)105, AL(01)200, AL(01)210, AL(01)211, AL(01)212, AL(01)213, AL(01)214, AL(01)221, AL(01)220, AL(01)230 and AL(01)231.
- 2 The development hereby permitted shall be started within three 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 the type and distribution of external finishes shall be as shown on the approved plan, but prior to the commencement of any work on site, samples of the materials to be used shall be submitted to and approved by the Council as Planning Authority.
- 5 Notwithstanding Condition No.4 samples of the colour and materials of the hard-scaped area to the north of the building hereby approved and the pedestrian and vehicular accesses proposed, shall be submitted for assessment and no work shall commence until written approval has been given by the Council as Planning Authority.
- 6 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
- 7 That before the development hereby approved is completed or brought into use, the existing vehicular access highlighted in ORANGE on the approved plan Drawing No. AL(01)100 shall be closed off and all vehicular access to the development site hereby permitted shall be via the proposed access as indicated on approved plan Drawing No. AL(01)200. This shall be done to the satisfaction of the Council as Planning and Roads Authority.
- 8 That before the development hereby approved is completed or brought into use the proposed vehicular access shall be a minimum of 6 metres wide and shall be hard-surfaced with hot rolled asphalt for the first 10 metres of this access from behind the edge of the public road to the satisfaction of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 In the interests of amenity and in order to retain effective planning control.
- 6 In order to safeguard any archaeological items of interest or finds.
- 7 In the interest of public safety
- 8 To prevent deleterious material being carried into the highway.

For information only

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