

Report

Report to:	Planning Committee
Date of Meeting:	11 February 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/19/0964
Planning proposal:	Change of use of land from yard area to form aggregate recycling and storage with ancillary crushing and wash plant and associated vehicle storage yard.

1 Summary application information

Application type:	Detailed planning application
Applicant:	Bedrock Plant Ltd
Location:	Waterbank Farm Westerfield Road Carmunnock G76 9HS

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 attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The Committee should note that the decision notice should not be issued until the following matters are concluded:

A Legal Agreement securing:

- A mechanism for financial compensation for the repair of any damage to roads arising from extraordinary wear and tear associated with the development.
- Provision of a vehicle routing agreement ensuring HGVs do not travel through the village of Carmunnock
- The provision of junction improvements to the Waterbank Road/ Waterside Road priority junction

The applicant will be responsible for meeting SLC's reasonably incurred legal expenses in respect of the legal agreement and restoration guarantee quantum.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Legal Agreement within 6 months of the date of the Committee, the proposed development may be refused on the basis

that, without the planning control/ developer contribution which would be secured by the Legal Agreement, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Legal Agreement.

3 Other information

- ◆ Applicant's Agent: AED Planning And Development
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**

Policy 1 – Spatial Strategy

Policy 2 – Climate Change

Policy 3 - Green Belt and Rural Area

Policy 4 - Development Management and Placemaking

Policy 16 - Travel and Transport

Policy 17 - Water Environment and Flooding

Policy 18 – Waste

Supplementary Guidance 1: Sustainable Development and Climate Change

Supplementary Guidance 3: Development Management, Placemaking and Design

Supplementary Guidance 9: Natural and Historic Environment

Minerals Non Statutory Planning Guidance 2017

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 1 Spatial Strategy

Policy 4 Green Belt and Rural Area

Policy 5 Development Management and Placemaking

Policy 14 Natural and Historic Environment

Policy 15 Travel and Transport

Policy 16 Water Environment and Flooding

Policy 17 Waste

◆ Representation(s):

▶	1	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ Consultation(s):

Roads Flood Risk Management

Carmunnock Community Council

Roads Development Management Team

Environmental Services

SEPA West Region

Planning Application Report

1 Application Site

- 1.1 The application site is an area of 1.4ha of developed land at Waterbank Farm some 720m to the northwest of East Kilbride and some 560m to the south of Carmunnock. The site is currently split into two sections. The first section comprises an existing storage yard with associated storage shed buildings that has an extant use for the storage of construction vehicles/ plant hire including their maintenance and also includes an ancillary modular office building. The second part of the site which takes up the eastern half of the application site is currently in agricultural use with a large agricultural shed on this portion of the site. The whole site is accessed from an existing access directly onto Waterside Road. The site is bounded to the southeast by Scottish Water sewerage treatment works with the remainder of the site bounding farmland. A man made bund forms the southern boundary of the second section of the application site but is wholly outwith the boundary of this application site.

2 Proposal(s)

- 2.1 Planning permission is sought for the change of use of the site from agricultural use to a facility for aggregate recycling and storage together with ancillary crushing and wash plant and an associated vehicle storage yard. The established plant hire company would be retained and run in parallel with the proposed additional use.
- 2.2 The proposals comprise the importation of up to 100,000 tonnes per annum of inert waste to be crushed and screened on site. It is intended that most of the material will be exported off site to then be reused within the construction industry. Any residual material not suitable for reuse will be exported for off-site disposal and not kept within the site.
- 2.3 The proposals involve the use of a mobile screening unit, a mobile crushing unit and a wash plant. It is also proposed to use the existing weighbridge on site that is located within the plant hire portion of the site. It is proposed to operate the screening, crushing and wash plant upon the existing hardstanding yard area located next to the large agricultural shed in the eastern portion of the site. It is also proposed to temporarily store the recycled material within the agricultural shed on site prior to dispatch.
- 2.4 The proposals are for the importation of a maximum of 100,000 tonnes of material a year which equates to approximately 2,000 tonnes per week. The proposed operating hours are 7am to 6pm Monday to Friday and 7am to 2pm on a Saturday. Overall, the proposal in isolation would generate around 20 additional daily HGV movements to the site. However, the applicant has advised that vehicles associated with the plant hire business would be used and, as a result, estimates that only three additional HGV movements would be generated above the existing level (as generated by the plant hire use on its own).

3 Background

3.1 National Policy

- 3.1.1 National Planning Framework 3 (NPF3) June 2014 sets out the long term vision for the development of Scotland and is the spatial expression of the Scottish Government's Economic Strategy. It has a focus on supporting sustainable economic growth which respects the quality of the environment, place and life in Scotland and the transition to a low carbon economy. The framework sets out strategic outcomes aimed at supporting the vision – a successful, sustainable place, a low carbon place, a natural, resilient place and a connected place. NPF 3 recognizes that waste can be

considered a resource rather than a burden. NPF3 states that it expects Planning Authorities to work with the market to identify viable solutions to create a decentralized network of waste processing facilities and, through effective waste management, create a sustainable legacy for future generations.

3.1.2 Scottish Planning Policy sets out a series of policy principles for achieving the zero waste policy Scotland has adopted through the National Zero Waste Plan 2010 (ZWP). SPP promotes the delivery of waste infrastructure at appropriate locations and waste management should be prioritised through the Scottish Government's waste hierarchy. The hierarchy is: waste prevention, reuse, recycling, energy recovery and waste disposal. Paragraph 186 of SPP states that suitable sites for waste 'will include those that have been identified for employment, industry or storage or distribution'.

3.1.3 The proposals are for the management of inert, building waste to be reused within the construction industry and, therefore, it is considered that the proposals meet the waste strategy set at a national level through SPP and NPF3. It is, therefore, considered that, at a national level, the proposals comply with waste policy and, therefore, do not require to be further assessed within this high level context.

3.2 **Development Plan Status**

3.2.1 The South Lanarkshire Local Development Plan (SLLDP) was adopted in 29 June 2015 and contains the following policies against which the proposal should be assessed:-

- Policy 1 Spatial Strategy
- Policy 2 Climate Change
- Policy 3 Green Belt and Rural Area
- Policy 4 Development Management and Placemaking
- Policy 16 Travel and Transport
- Policy 17 Water Environment and Flooding
- Policy 18 Waste

3.2.3 The following approved Supplementary Guidance documents support the policies in the SLLDP and also require assessment:-

- Supplementary Guidance 1: Sustainable Development and Climate Change
- Supplementary Guidance 3: Development Management, Placemaking and Design
- Minerals Non Statutory Planning Guidance 2017

3.2.4 All these policies and guidance are examined in the assessment and conclusions section of this report.

3.2.5 On 29 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 (LDP2) is now a material consideration. In this instance, the following policies are relevant:-

Volume 1

- Policy 1 Spatial Strategy
- Policy 4 Green Belt and Rural Area
- Policy 5 Development Management and Placemaking

- Policy 15 Travel and Transport
- Policy 16 Water Environment and Flooding
- Policy 17 Waste

3.2.6 All these policies and guidance are examined in the assessment and conclusions section of this report. It should be noted that LDP2 policies are only referenced if they do not accord with the existing policy context in SLLDP.

3.3 **Planning Background**

3.3.1 The application site comprises 2 separate parcels both of which are access from Waterside Road. The western side of the site currently operates as a plant hire business with plant stored and repaired on site. This part of the site comprises a modular office building, garage shed and plant and staff parking. This business has been in operation for over ten years and has an established use. There are currently no restrictions with regard to noise or vehicles for these operations.

3.3.2 The eastern part of the site is accessed from Waterside Road over an internal road from the western portion and is currently in agricultural use. Planning permission was granted for the landfilling to form ground for erection of a cattle shed and feeding area on 21 October 1997 (CL/97/0330). A Section 96 legal agreement between the applicant and the Council was completed, enabling the Council to recover expenses resulting from the extraordinary wear and tear of the public road as a result of the operation.

3.3.3 A further planning permission was granted to extend the infilling with clean fill material on 26 November 2004 (EK/03/0183), following a report to Planning Committee on 12 October 2004. A Section 96 legal agreement between the applicant and the Council was also completed for this development.

3.3.4 On 10 July 2009, planning permission (CL/08/0419) was granted for the formation of new access road and associated drainage and landscaping works, which amended provisions contained with EK/03/0183.

3.3.5 Planning permission (EK/10/0317) was granted on 13 December 2010 for an amendment of condition 2 of planning permission EK/03/0183 to allow time period for completion of works and restoration of site to be extended until 09/09/2011.

3.3.6 In 2011, an application for the formation of a materials recycling yard including further infilling of the adjacent bund was applied for, firstly on a permanent basis (Ref: EK/11/0230) and then on a temporary 5 year basis (EK/12/0241). Both of these applications were refused as the proposals were considered to be inappropriate development within the Green Belt due to the proposed further infilling of the adjacent bund. It should be noted that both these applications were for large scale infill of the bund and land outwith the current application site and did not include the established plant hire portion of the current site.

3.3.7 In 2017, the applicant confirmed that all infilling works associated with the previous permissions (as noted in paras 3.3.2 to 3.3.5) had been completed and that further works to the bund created by these permissions had ceased.

3.3.8 Due to the proposals involving the importation of over 25,000 tonnes of inert waste (building aggregate) a year, the application constitutes a 'Major' development within the Planning Hierarchy and, as such, required formal public consultation prior to this application being submitted. The applicant carried out the required pre-application

consultation (P/19/0002/PAN) and accordingly a Pre-Application Consultation (PAC) Report has been submitted as part of this application.

4 Consultation(s)

- 4.1 Roads and Transportation Services (Development Management)** – Note the applicants estimate that three additional HGV movements would be generated by this proposal. They seek automatic traffic count data to be provided to verify these levels. Accept the conclusion of a Transport Statement submitted with the application that improvements are required at the Waterbank Road/ Waterside Road priority junction. This will require further details to be provided for approval and accompanied by a Road Safety Audit. Note that the TS also outlines a delivery route to avoid vehicles passing through Carmunnock. Wheel washing facilities should also form part of any permission if granted.

Response: Noted. A legal agreement is proposed to ensure provision of the junction improvements and the proposed routing agreement. The legal agreement would also require the applicant to pay for any additional wear and tear of the public highway that their vehicles may cause, should approval be given. Conditions requiring traffic counters, wheel washing facilities and an RSA all form part of the recommendation.

- 4.2 Environmental Services** – have no objections to the proposals subject to noise limits being imposed and a dust management scheme being implemented.

Response: Noted. Conditions relating to noise levels and the provision of a dust management scheme are included within the recommendation. It is also noted that Environmental Services recommend the hours of operation as 8am to 7pm Monday to Friday and 8am to 1pm on a Saturday which differ from the hours proposed (7am to 6pm Monday to Friday and 7am to 2pm on a Saturday). It is considered that these hours of operation are more suitable to avoid potential early morning activity whilst still allowing 11 hours of operations on a week day with only the loss of 2 operating hours on a Saturday. The Environmental Services operating hours, therefore, form part of the noise condition in the paper apart.

- 4.3 SEPA** – have no objections to the application and provide general guidance on the requirement of their authorisation under The Waste Management Licensing (Scotland) Regulations 2011 and other regulatory requirements outwith the Planning process.

Response: Noted. Should planning permission be granted, the applicant will also be required to ensure all other relevant authorisations for operations of this nature are in place before works starts on site.

- 4.4 Roads and Transportation (Flood Risk Unit)** – no objections subject to the imposition of conditions to comply with the Council's Design Criteria

Response: Noted. The required conditions form part of this recommendation.

- 4.5 Carmunnock Community Council** – do not object to the application but wish for the following concerns to be addressed or assessed as part of the application process;

- Take account of the Green Belt designation and siting of the proposals outwith an industrial estate
- Road Safety including traffic management in Carmunnock
- Support the applicant, as a local business, subject to ensuring the amenity of residents within the locale are protected.

Response: The planning assessment in section 6, below takes account of the Green Belt designation and siting of the proposals. Road safety has been taken account of as part of the planning assessment and, as noted above, Roads and Transportation Services are content that the proposals are acceptable in regard to road safety subject to conditions and a legal agreement regarding junctions, access, wear and tear of the

public road and routing of all vehicles to avoid Carmunnock. Residential amenity has also been taken account of and, as noted above, Environmental Services are content with the proposals subject to conditions relating to noise limits and dust management.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the application in the local press due to the non-notification of neighbours and the proposals comprising a bad neighbour development, one letter of objection has been received with the following concerns:-

a) Ensure the protection of any wildlife on site.

Response: The proposals do not involve the loss of any natural habitat.

b) No trees should be felled without a bat survey

Response: There are no trees on site and, therefore, felling is not required.

- 5.2 This letter is available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The proposals involve the formation of a waste recycling operation at Waterbank Farm near Carmunnock. The main considerations in determining the application are whether the proposals accord with the development and the impact on amenity, road safety and the wider environment.
- 6.2 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan, comprises the adopted South Lanarkshire Local Development Plan 2015 (SLLDP) and associated Supplementary Guidance. Whilst not part of the development plan the Council's Non-statutory Planning Guidance on Minerals, 2017 is a material consideration in the assessment of this application. Finally, on 29 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 (LDP2) is now a material consideration. Again, it is noted that LDP2 is only referenced if there is a change in policy context from the adopted SLLDP.
- 6.3 The SLLDP's overall strategic vision is 'to promote the continued growth and regeneration of South Lanarkshire by seeking sustainable economic and social development within a low carbon economy whilst protecting and enhancing the environment.' The relevant, specific policies relating to this application are taken in turn below. Policy 1 'Spatial Strategy' states that developments that accord with the policies and proposals of the development plan will be supported.
- 6.4 In land use terms, the application site is located within land designated as Green Belt within the SLLDP and is, therefore, required to be assessed against Policy 3 -Green Belt and Rural Area. Firstly, the SLLDP states that its aim through Policy 3 is to control, not prohibit, development within the Green Belt. Policy 3 states that the Green Belt and rural area functions primarily for agricultural, forestry, recreation and other uses appropriate for the countryside. Guidance on what is meant by appropriate uses is found in the Supplementary Guidance on Green Belt and Rural Area. In addition, Policy goes on to advise that exceptionally new development in the Green Belt may

be appropriate in a number of scenarios including where a specific locational requirement and established need is shown; where the proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvements can be shown; or if the proposal is for limited development of existing premises or uses providing it is of a suitable scale and design

- 6.5 In general terms, the proposals involve development of a scale that could not easily be accommodated within an urban location particularly in terms of the area required and the likely adverse impact on amenity and traffic generation. In addition, in this case, the applicant already operates an established plant hire business adjacent to the site and the area of land that would be used has already been partly developed as hardstanding and the existing agricultural shed would be re-used for storage. The proposals would also involve the reuse of the existing infrastructure. The proposals would consolidate the applicant's existing operations and the site is self-contained so that the proposal would not have an adverse effect on the character of the surrounding area.
- 6.6 As noted in 3.3.3 to 3.3.7 above, planning permission was previously granted (EK/03/0183) to allow a similar operation in terms of material importation for land raising and resulted in the formation of the existing adjacent bund that is outwith the application site. The applicant subsequently applied to continue this land raising but the application also included the recycling of materials, where possible, firstly on a permanent basis (EK/11/0230) and then for a temporary period of 5 years (EK/12/0241). Both these applications were refused solely on the grounds that the further land raising would have an adverse impact on the Green Belt. The recycling activities were considered acceptable. This current application, therefore, takes cognizance of these previous decisions and has removed the land raising element from the proposals. This has reduced the site area to only cover previously developed land within the Green Belt and, therefore, the proposals do not conflict with the principle of new development the Green Belt. Overall, therefore, it is considered that the principle of the development meets with the relevant criteria of Green Belt policy without undermining the main objectives of the Green Belt. The proposals, therefore, comply with Policy 1 and 3 of the SLLDP subject to meeting other development management criteria as assessed below.
- 6.7 SLLDP Policy 18 - Waste states that, in general, waste management facilities and transfer stations will be directed to employment land unless other material considerations indicate otherwise. As referenced above, the proposals are linked to a similar established business operated by the applicant, would make use of existing infrastructure and do not involve the creation of new built development. Policies SDCC11 and SDCC12 provide further guidance in support of SLLDP Policy 18. SDCC12 in particular sets buffer zones for specific types of waste management facilities. In this instance, it is considered that the closest type of waste management facility these proposals relate to in the SDCC12 criteria is for recycling which sets a minimum distance of a 100m from the site to any sensitive receptor. In this instance, the nearest sensitive receptor is over 200m from the site boundary and, therefore, the buffer zone criterion is not breached in this instance. It is therefore considered that the location of the site is considered acceptable under these terms and, as such, is not in conflict with Policy 18.
- 6.8 SLLDP Policy 4 - Development Management and Placemaking states that development proposals should, among other things, have no significant adverse impacts on amenity as a result of light, noise, odours, dust or particulates. Policy 4 also states that development proposals should take account of and be integrated within the local context and landscape character, and where possible, should include

measures to enhance the environment. This advice is supported within Development Management, Placemaking and Design Supplementary Guidance under Policy DM1 – Design. The application submission contains information regarding proposed noise levels associated with the proposals. The rural location of the site and the adjacent landscaped bund would mitigate any potential noise or visual impact of the proposals. Environmental Services agree with the findings of the noise information subject to conditions ensuring noise levels are not breached. Conditions requiring further details of lighting and dust management form part of the recommendation to ensure light or air pollution is controlled. It is, therefore, considered that, subject to mitigation conditions, the proposals accord with the development plan criteria in this instance.

- 6.9 SLLDP Policy 16 'Travel and Transport' states that new development must conform to South Lanarkshire Council's 'Guidelines for Development Roads'. It is proposed to import a maximum of 100,000 tonnes of inert material into the site per annum. This, in isolation, would generate approximately 20 HGV trips into the site daily. Following discussions with Roads and Transportation Services, a Transport Statement (TS) was submitted further detailing proposed road movements and routes. The TS sets out the current levels of HGV movements associated with the plant hire operation but notes that this is currently unrestricted and could, therefore, operate at higher levels of HGV movement. The TS then assesses the HGV trips associated with the proposed aggregate operations in association with the current trips generated by the hire plant business. The TS notes that maintaining the current HGV trips associated with the proposed aggregate operations would result in an additional 3 HGV trips a day to and from the site.
- 6.10 The TS also outlines a vehicle route whereby vehicles entering or exiting the site would only use the north section of Waterbank Road and the Carmunnock bypass to ensure that vehicles do not travel through the village of Carmunnock. The TS also proposes that the applicant provides improvement works at this junction for the additional HGV use. Roads and Transportation Services agree with these outcomes and it is intended to ensure these measures are implemented before the use comes into operation through a legal agreement. Roads have also requested that traffic counters be installed to ensure that the scale of HGV trips can be verified while also allowing an assessment of any additional wear and tear on the public road that these proposals may create. Any financial contribution to address damage to the road would be secured via the legal agreement. Conditions requiring a Traffic Management Plan, including a wheel cleaning facilities and the carrying out of a Road Safety Audit have also been recommended by Roads and Transportation Services and form part of the recommendation of approval. It is also considered that this application allows the full site operated by the applicant to be controlled by suitable planning conditions and obligations which are not currently in place for the existing plant hire portion of the site. The TS acknowledges this and notes that the applicant is prepared to lose the unrestricted nature of the plant hire company, should these proposals be approved. It is therefore considered that the proposals, subject to the above legal agreement and conditions address road safety issues.
- 6.11 SLLDP Policy 2 Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by, among other things, maximising the reuse of vacant and derelict land, avoiding areas of medium to high flood risk, having no significant adverse impacts on the water and soils environment, air quality and biodiversity and green networks, and minimizing waste. It is considered that the proposed change of use allows maximising the existing hardstanding, plant and site infrastructure to be used for the reuse of construction materials, which is a use supported through the waste hierarchy and, therefore, contributes to sustainable development. The site is already developed and, therefore,

there would be no impact upon the environment or habitats. It is, therefore, considered that the proposals are intrinsically sustainable and meet the required criteria of Policy 2.

- 6.12 With regard the water environment, as well as SLLDP Policy 2, SLLDP Policy 17 'Water Environment and Flooding' provides further guidance and states that, in relation to the water environment, development proposals outwith flood risk areas must accord with supplementary guidance. Supplementary Guidance on Sustainable Development and Climate Change supports the objectives of SLLDP Policies 2 and 17, and provides further guidance on a number of environmental issues, including the water environment, flooding and drainage. Policies SDCC 2, Flood Risk, and SDCC 3 Sustainable Drainage Systems are also considered relevant in relation to this proposal. Policy SDCC2 Flood Risk states that, in accordance with the precautionary principle and the risk framework set out within the SPP, South Lanarkshire Council will seek to prevent any increase in the level of flood risk by refusing permission for new development where it would be at risk from flooding or increase the risk of flooding elsewhere. Policy SDCC3, Sustainable Drainage Systems, states that any new development should be drained by an appropriately designed sustainable drainage system.
- 6.13 The application site is not on a known flood plain. The concrete pad to be used for crushing and sorting of material would be on existing built ground and, therefore, there would not be an additional impact on the surface water drainage of the site. SEPA have not raised any objection in relation to flooding. The Council's Flooding Team have no objections to the proposals subject to the use of sustainable drainage on site for surface water. It is considered that subject to the aforementioned conditions the proposals comply with the criteria of the development plan in this instance.
- 6.14 The South Lanarkshire Non-statutory Planning Guidance on Minerals, 2017 (NSPGM) whilst not part of the development plan is a material consideration in the assessment of this application. Policy MIN 10 relates to aggregate recycling and re-use and is, therefore, relevant to these proposals. It states that the Council will support proposals for the recycling and re-use of, among other things, mineral, demolition and construction material providing that the operations do not prejudice the reclamation or improvement of the site, there would be no significant adverse effect on local communities or the environment, the site is not too remote from the source of the material and that the proposals will not have an adverse impact on the local road network. As outlined above, the proposals are to screen and crush inert building material to allow it to be re-used within the construction industry, do not prejudice any site reclamation, will have no significant adverse effect on local communities or the road network and are located with good transport links near urban areas for sourcing of material. It is, therefore, considered that the proposals would accord with Policy MIN 10 of the NSPGM.
- 6.15 In conclusion, it is considered that the proposal meet the Scottish Government's planning policy on waste as they involve the re-use of building material. In terms of local planning policy the aggregate re-use operations are seen as an extension to an existing operations carried out by the applicant and involve the re-use of previously developed land. The site is screened from view and the operations will, therefore, not have a detrimental impact upon the surrounding landscape nor affect the amenity of any sensitive receptors. It is, therefore, considered that the proposals comply with the development plan and other material considerations and, as such, approval subject to conditions and a legal agreement is recommended.

7 Reasons for Decision

- 7.1 The proposal is considered to be acceptable and would not be detrimental to the environment or road safety subject to the attached conditions. It complies with SPP and Policies 1, 2, 3, 4, 16, 17 and 18 of the adopted South Lanarkshire Local Development Plan 2015, Policy DM1 of Supplementary Guidance 3: Development Management, Placemaking and Design, Policies SDCC2 and SDCC3 of Supplementary Guidance 1: Sustainable Development and Climate Change and Policy MIN 10 of South Lanarkshire Council's Non-statutory Planning Guidance Minerals 2017.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 22 January 2020

Previous references

- ◆ CL/97/0330
- ◆ EK/03/0183
- ◆ EK/08/0419
- ◆ EK/10/0317
- ◆ EK/11/0230
- ◆ EK/12/0241

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 18 June 2019

- ▶ Consultations
 - Roads Flood Risk Management 08.07.2019
 - Carmunnock Community Council 19.07.2019
 - Roads Development Management Team 26.08.2019
 - Environmental Services 30.08.2019
 - SEPA West Region 20.09.2019

- ▶ Representations
 - Mr J Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS Dated: 27.06.2019

Contact for further information

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

James Wright, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455903
Email: james.wright@southlanarkshire.gov.uk

Conditions and reasons

01. That the change of use, hereby approved, solely relates to activities within the planning application boundary as delineated in red on the plan titled 'Site Boundary' and referenced as Drawing No. BPW-2 and that no activities or operations, with the exception of importation and exportation of material via public road, relating to this permission shall be carried out anywhere out with this boundary. Any storage of material on site shall be of a temporary nature and stored solely within the delineated red boundary within the afore noted plan only.

Reason: In the interests of controlling the consent.

02. That before the change of use, hereby approved, is implemented compliance with the Council's Sustainable Drainage Systems (SuDs) design and Flood Risk criteria guidance and inclusive sign off by the relevant parties carrying out the elements of work associated with the design criteria appendices 1 to 5 shall be submitted for the written approval of the Council, as Planning Authority and thereafter be carried out as approved for the lifetime of the development, hereby approved.

Reason: In the interests of drainage

03. That before the change of use, hereby approved, is implemented, a dust management and monitoring scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority. Monitoring results shall be readily available to Officers of the Council investigation adverse comments.

Reason: In the interests of amenity and air quality.

04. That with respect to the control of noise resulting from the operations at the site, the developer shall comply with the following:

That during the working week (0800 to 1900 hrs Monday to Friday inclusive, and 0800 hrs to 1300 hrs on Saturday) the nominal noise limit from site operations at all noise sensitive premises in the vicinity of the site, shall not exceed 45dB(A) LAeq, over any 1 hour period. As the site is to be operational only during daytime there shall be no audible noise from the site at noise sensitive properties between the hours of 1900 hrs and 0800 hrs Monday to Friday inclusive or from 1600 hrs on Saturday until 0800 hrs on Monday.

Reason: In the interests of amenity.

05. That before the change of use, hereby approved, is implemented details of all proposed lighting shall be submitted for the written approval of the Council, as Planning Authority. Once approved the lighting details shall be maintained as such for the lifetime of the change of use, hereby approved.

Reason: In the interests of amenity.

06. That, in line with the noise limits set out in condition 4 above, the hours of operation for the processing of aggregate on site shall be limited to the following only:-
8.00 to 19.00 Monday to Friday
08.00 to 13.00 on Saturday

There shall not be any processing of aggregate on site at any other time.

Reason: In the interests of amenity.

07. That before any work starts on site and prior to any material being imported onto site, details of junction improvements at the junction of Waterside Road and Waterbank Road shall be submitted for the approval of the Council as Planning Authority. This shall include a Road Safety Audit. Once approved the details shall be implemented in full before the importation of any material and maintained for the lifetime of the development, hereby approved.

Reason: In the interests of road safety.

08. That automatic traffic counters shall be installed within the site to ensure all vehicle movements are captured. The information gained from these traffic counters shall be made available within 2 weeks of any request for them by the Council as Planning Authority. For the avoidance of doubt weighbridge records shall also be made available within 2 weeks of any request by the Council, as Planning Authority.

Reason: In the interests of road safety.

09. That wheel wash facilities shall be retained on site for the lifetime of the development hereby approved. All HGV's departing the site shall pass through the wheel wash facilities and shall be clear of mud and debris at all times before entering onto the public road network.

Reason: In the interests of road safety.

10. That the operator shall, if requested in writing by the Council, submit details for the approval of the Council of further measures to address the deposit of mud and debris on the public road. Thereafter, those measures shall be implemented in full following the written approval of the Council, as Planning Authority, and maintained as such for the lifetime of the development hereby approved.

Reason: In the interests of road safety.

11. That for the lifetime of the development, hereby approved, any vegetation along the access sightline to the south of the development access, towards the bridge, shall be maintained at a height of no more than 900mm above the ground.

Reason: In the interests of road safety.

12. That before the development hereby approved commences, the existing linear channel across the width of the site access shall be cleared and maintained as such for the lifetime of the development. For the avoidance of doubt, the unblocking of this drain and subsequent drainage shall be in compliance with the SuDS design required by condition 2 above.

Reason: In the interests of road safety.

P/19/0964

Waterbank Farm, Westerfield Road, Camunnock



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1:10,000
Date:
16/01/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development