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| Report to: | Planning Committee |
| Date of Meeting: | 6 July 2010 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | CL/10/0232 |
| Planning Proposal: | Temporary Siting Of Portable Building For Use As Bowling Club Changing Room Facility |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Carnwath Bowling Club
- Location : Adjacent to Bowling Green
Biggar Road
Carnwath
ML11 8HJ

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

3 Other Information

- ◆ Applicant's Agent: Desmond Thomas Craig
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted)**
Policy RES6: Residential Land Use
Policy DM1: Development Management

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

- ◆ Consultation(s):

Enterprise Resources - Estates

1 Application Site

- 1.1 The application relates to Council owned bowling club premises, located off Biggar Road in the village of Carnwath. The bowling club is located to the south side of the village centre and is bounded by playing fields to the south, with modern residential properties beyond and by tennis courts and a play area to the west. Older, traditional residential properties adjoin the site to the east, while further residential properties, a public house and the Town Hall are located to the north. A car park area is positioned immediately to the south of the bowling club premises, with vehicular access being taken directly from Biggar Road.

2 Proposal

- 2.1 The applicants seek detailed, temporary planning consent for the siting of a portable building for use as a bowling club changing room facility on the site. The light grey building is proposed to be 9.7 metres in length by 3 metres wide, and be positioned on the southern edge of the bowling club premises, adjoining the car park area. No reduction in car parking provision will result from the proposed siting of the structure. Part of the existing bowling club boundary fencing will however require to be removed in order to facilitate the positioning of the building. The changing room facility is required as the previous changing room premises located to the north of the premises are no longer available for use by the club.

3 Background

3.1 Local Plan Status

- 3.1.1 The adopted South Lanarkshire Local Plan identifies the site as being located within the settlement boundary of Carnwath village. Policy RES 6: Residential Land Use applies, stating that the Council will resist any development that will be detrimental to the amenity of those areas while each application will be judged on its own merits, with particular consideration given to the impact on residential amenity. Policy DM1: Development Management also applies. This policy states that applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials. Development will require to enhance the quality and appearance of the local environment and when assessing applications, the Council will require proposals to comply with a range of criteria. These criteria state that development should respect the local context; be of a layout, form and design which makes a positive contribution to the area; have no adverse visual or environmental impact on amenity and take account of any supplementary design guidance prepared by the Council.

3.2 Relevant Government Advice/Policy

None relevant

3.3 Planning History

No recent or relevant planning history.

4 Consultation(s)

- 4.1 **Enterprise Resources - Estates** – have confirmed that there are no objections to the proposals in terms of land ownership.

Response: Noted.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The determining issues that require to be addressed in respect of this application are compliance with the adopted local plan and the proposal's impact on the visual and residential amenity of the area.
- 6.2 In terms of the adopted South Lanarkshire Local Plan, the application site is identified as being within the settlement boundary of Carnwath. Policy RES6: Residential Land Use states that within residential areas the Council will resist any development that will be detrimental to the amenity of those areas. In particular, the Council will not approve 'bad neighbour' uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential areas. Developments of an ancillary nature may be acceptable, and each application will be judged on its own merits with particular consideration given to the impact on residential amenity and/ or proposed servicing and parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need. In this instance I consider the proposed changing room facility will be ancillary to the existing activity at the bowling club and therefore would relate to the existing use of the site. I also consider the proposed temporary building would not be visually prominent from the nearest residential properties due to the proposed siting and design and therefore the proposals will have no detrimental effect on either residential or visual amenity. In view of the above I consider that the proposals accord with Policy RES6.
- 6.3 The proposal also requires to be assessed under Policy DM1: Development Management. This policy seeks to protect the amenity of an area against any development that would have a significant adverse impact on the local environment. In addition, Policy DM1 requires planning applications to take account of the local context and built form. Following a detailed assessment, I am satisfied that the proposed siting of the portable building, adjoining the existing bowling club and adjacent to the existing recreational facilities at the park, is appropriate in terms of land use and therefore the principle is considered acceptable. I am also satisfied that the design and scale of the building proposed is appropriate for the site and that it will have no significant impact on either the visual or the residential amenity of the adjacent residential area. In view of the above, I consider that the proposal also accords with Policy DM1 of the adopted South Lanarkshire Local Plan.
- 6.4 There have been no objections or adverse comments to the proposal from statutory consultees, nor representations from residents of the surrounding area. The application proposes the siting of the portable building close to the existing car park facility, however I am satisfied that there will be no reduction or adverse impact on the level of car parking provision as a result.
- 6.5 Following a detailed assessment, I am satisfied that the proposals represent an appropriate form of development for the site and recommend that temporary planning consent be granted.

7 Reasons for Decision

- 7.1 I consider that the proposed portable building will have no detrimental impact on either the residential or visual amenity of the area and therefore complies with Policies RES6 and DM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

17 June 2010

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Enterprise Resources - Estates

10/06/2010

Contact for Further Information

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

Stuart Ramsay, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT
Ext 3187 (Tel :01555 673187)
E-mail: Enterprise.lanark@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/10/0232

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: No 1 and No 2.
- 2 That the permission hereby granted is for a temporary period only and shall expire on 6th July 2015.
- 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 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 Temporary Consent is hereby granted
- 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.

CL/10/0232

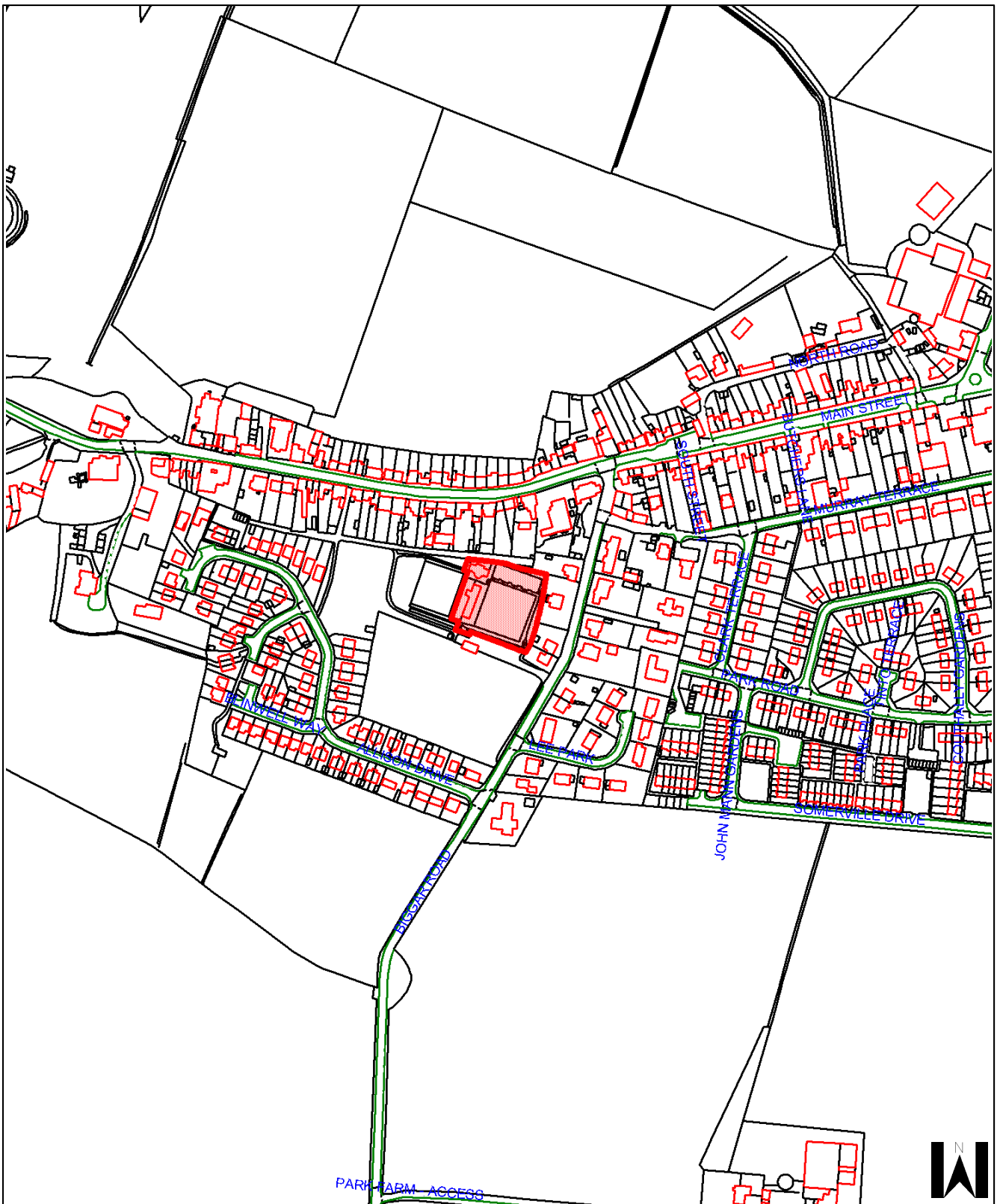
Adjacent to Bowling Green, Biggar Road, Carnwath,
ML11 8HJ

Planning and Building Standards Services

Scale: 1: 5000

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