

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>10</h1>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>10 March 2009</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/08/0544
Planning Proposal:	Erection of Hotel and Associated Car Parking Provision (Outline)

## 1 Summary Application Information

- Application Type : Outline Planning Application
- Applicant : Playgolf Kilmartin
- Location : Playsport  
Stewartfield Way  
East Kilbride

## 2 Recommendation(s)

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

- (1) Grant Outline Planning Permission - Subject to Conditions (Based on the attached conditions).

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Smith Design Associates
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **East Kilbride and District Local Plan (Adopted 2003)**  
 STRAT1 – Development Strategy Policies  
 ENV1 – Greenbelt Land Use  
 SLP1 – Greenbelt  
 DC1 and SLP6 – Development Control General,  
 COM2 – New retail/commercial leisure development  
 TOUR1 – Tourism Development  
 TRA8 – Car Parking

### **Finalised South Lanarkshire Local Plan (as modified)**

STRAT3 – The Green Belt and Urban Settlements in the Green Belt  
 STRAT7 – Strategic Green Network  
 COM3 – New Retail/Commercial development

ECON9 – Tourism Development  
ECON11 – Potential Countryside Recreation Opportunities  
ECON12 – Tourist Accommodation  
TRA8 – Car Parking  
ENV11 – Design Quality  
ENV29 – New Development design  
ENV33 – Development in the Countryside  
DM1 – Development Management

- ◆ Representation(s):
  - ▶ 1 Objection Letter

- ◆ Consultation(s):

Stewartfield Community Council

Environmental Services

Roads and Transportation Services (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services H.Q. (Flooding)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to a site within the Playgolf development (currently under construction) on land west of Kingsgate Retail Park to the north of East Kilbride. The hotel is to be located on the southern part of the site, adjacent to the main building, on land that is currently approved as car parking as part of the previous consent EK/05/0089.

### **2. Proposal**

- 2.1 The application is in outline for a three-storey hotel (floor area of 3540 square metres) with 102 bedrooms and associated car parking. The indicative plans show two rectangular blocks connected by a glass entrance feature. The hotel is to be located immediately west of the main sports hall, separated by a service access.

### **3. Background**

#### **3.1 Local Plan Status**

The application can be assessed against the policies contained within the adopted East Kilbride and District Local Plan and the Finalised South Lanarkshire Local Plan (as modified). The site falls within the greenbelt, as identified in both the adopted and finalised plans, therefore policies SLP1, ENV1 of the adopted plan and STRAT3 of the finalised plan apply. STRAT7 of the finalised plan also identifies the area to the north of Stewartfield Way running towards Cathkin Braes as a key area to develop and provide recreation, leisure activity and access to countryside close to significant urban areas. Policy COM2 of the adopted plan and COM3 of the finalised plan set out criteria for new retail/commercial development.

- 3.1.1 The relevant policies in relation to tourism development are TOUR1 of the adopted plan and ECON9, ECON11 and ECON12 of the finalised plan. All of these policies support tourism related development where appropriate and when in compliance with the other relevant policies of the development plan. Policies TRA8, DC1 and SLP6 of the adopted plan and policies TRA8, ENV11, ENV29, ENV33 and DM1 of the Finalised Plan all relate to design and layout matters.

- 3.1.2 A full discussion of the proposal against these policies and guidance is contained in Section 6 below.

#### **3.2 Relevant Government Advice/Policy**

Scottish Government Planning Policy 21 (SPP21) Greenbelts and SPP17 Planning for Transport are relevant to the determination of this application.

#### **3.3 Planning History**

EK/05/0089 - Formation of six hole golf course, erection of golf driving range, indoor five a side football pitches, baseball cage, health & fitness club with ancillary retail restaurants and parking facilities (approved 14/7/05).

EK/07/0526 - Formation of nine hole golf course, erection of golf driving range, indoor tennis courts, baseball cage, health and fitness clubs and external soccer pitches together with ancillary retail restaurant and parking facilities (approved 21/12/07).

#### **4 Consultations**

4.1 **Stewartfield Community Council** – have not commented to date.

**Response:** Noted.

4.2 **SLC Environmental Services** – have raised no objections to the proposal, subject to conditions and informatives.

**Response:** Noted.

4.3 **Roads and Transportation Services** – have no objection, subject to the imposition of a planning condition that requires the submission of a traffic management plan for the entire Playgolf site. Should there be a shortfall identified in parking, then there may be additional parking requirements at the reserved matters stage.

**Response:** Noted. A further planning application (EK/09/0020) for the formation of 60 additional car parking spaces has recently been approved for the Playgolf site. These additional spaces contribute to the requirement for the hotel and as such, it is considered that there is sufficient parking provision for an outline application, subject to the imposition of a condition, as described above.

4.4 **SEPA** – have raised no objections to the proposal subject to conditions relating to sewerage provision and Sustainable Urban Drainage.

**Response:** Noted. A condition will be attached to cover this and the provision of an adequate sewerage scheme.

4.5 **Powersystems** - have no objections.

**Response:** Noted.

4.6 **Transco** - have no objections.

**Response:** Noted.

4.7 **Scottish Water** - have no objections.

**Response:** Noted.

4.8 **West of Scotland Archaeology Service** - have no objections.

**Response:** Noted.

4.9 **Roads and Transportation HQ (Flooding)** -have not commented to date.

**Response:** Noted.

#### **5. Representations**

5.1 Following statutory neighbour notification and advertising the proposal as Development Potentially Contrary to Development Plan (East Kilbride News – 10.12.08), one letter of objection was received. The points raised are summarised below.

a) **The land is still zoned as part Greenbelt and any commercial development is inappropriate.**

**Response:** The application site is located within the Greenbelt as designated in the East Kilbride and District Local Plan and the Finalised South Lanarkshire Plan (as modified). Policies SLP1 and ENV1 of the adopted plan and STRAT3 of the Finalised Plan state that there shall be a general presumption against all development except where it can be shown to be necessary for the furtherance of agriculture, horticulture, forestry, recreation establishments and institutions standing in extensive grounds or other uses considered by the Council to be appropriate to the greenbelt. In this instance, it is considered that the hotel proposal is an

appropriate use in this location as the development will complement the existing leisure development by providing a short stay accommodation option for customers using the facilities. Given, the existing built development in this location and the potential economic benefits of the development to East Kilbride, a hotel is therefore deemed to comply, in principle, with the relevant greenbelt policies and government guidance. STRAT7 of the finalised plan is also supportive of recreational developments in this location.

This letter has been copied and is available for inspection in the usual manner.

## **6 Assessment and Conclusion**

- 6.1 The determining issues in consideration of this application are its compliance with development plan policy and other relevant guidance.
- 6.2 Policy STRAT1 (Development Strategy) of the adopted plan states that the Local Plan will seek to direct new development to sites within existing settlement boundaries utilising vacant, derelict and under-used sites, where possible, and will limit the release of greenfield sites for development to the least sensitive locations around the edge of East Kilbride, Thorntonhall and Nerston to meet strategic housing requirements as guided by the Glasgow and Clyde Valley Structure Plan. Policy STRAT3 of the finalised plan also seeks to direct new development primarily to existing built-up areas, whilst allowing the greenbelt to continue to function as an area for agriculture/forestry, recreation and other appropriate uses. Urban expansion into the greenbelt is identified in the Local Plan where it meets Structure Plan Policy, however isolated and sporadic development will be resisted. Policies SLP1 and ENV1 of the adopted plan state that “within the greenbelt the Council will strongly resist the encroachment or introduction of urban uses.” Furthermore, there is a general presumption against development not appropriate for a rural location, as described in paragraph 5.2, above. Policy STRAT7 of the finalised plan is supportive of recreational development in this area.
- 6.3 In this instance, the existing planning permissions for the Playgolf development are relevant to the assessment of this application. The principle of a large, recreation development has been established in this location, therefore the main factor for consideration in relation to this application is whether a hotel is an appropriate addition to this leisure development, given the greenbelt location. It is considered that the scale of the overall Playgolf development, which includes the nine hole golf course and indoor and outdoor leisure facilities, will result in the development being a tourist destination in its own right and not just a facility that will be attractive to local residents. As such, a hotel is considered to be complementary to the existing facilities, as an ancillary element within the development. In relation to policies COM2 and COM3 of the adopted and finalised plans respectively, it is considered that the development will not have a detrimental impact on the vitality of East Kilbride town centre and will promote sustainable development in terms of providing complementary facilities at a major destination.
- 6.4 In relation to tourism, policy TOUR1 – Tourism of the adopted plan states that the Council will assess proposals for the development or expansion of tourism against the following criteria:
  - Impact on the natural and/or built environment including the scale or design of the proposal, and nature conservation interest of the area.
  - Infrastructure implications and proposal’s accessibility by public transport, cycling and walking
  - Traffic impact

- Economic benefits associated with the proposal
- The relevant development control considerations

- 6.5 Policy ECON11 of the finalised plan also states that the Council recognises the potential for tourist related and countryside locations in the East Kilbride North area.
- 6.6 It is considered that the proposed development, as described above, is an appropriate, additional development at the Playgolf site and is therefore supported in principle by the relevant tourism policies outlined above.
- 6.7 In terms of design, the recently constructed Playgolf building at the site occupies a prominent location in this part of East Kilbride and has altered the appearance of the green belt in this area. As such, the application site for the hotel, within the car park, and in close proximity to the building, is not considered to be a sensitive site in terms of its potential visual impact on the openness of the countryside or the urban/rural boundary. The height of the hotel, at three storeys, is also no higher than the existing building closest to Stewartfield Way and is below the level of other parts of the development to the north of the site. As the proposal is in outline, full details of the design and materials are not available at this stage. However, the scale of the proposed building and position can be considered and I am satisfied that the proposal will not have a detrimental visual impact on the surrounding area. In relation to transportation, I am satisfied that the parking provision and potential impacts of the proposal are acceptable and comply with the relevant policies and guidance outlined above. The proposal is therefore considered to comply with DC1, SLP6 and TRA8 of the adopted plan and policies ENV11, ENV29, ENV33, TRA8 and DM1 of the finalised plan.
- 6.8 The proposal was advertised as development potentially contrary to the development plan. However, the principle of a large scale leisure development on this site has been established by the previous planning approvals at the site (EK/05/0089 and EK/07/0526). In this regard, the proposed hotel is deemed to be a development ancillary to the existing leisure development in terms of providing tourist or business accommodation for those using the facilities.
- 6.9 In summary, I am satisfied that the principle of a hotel in this location is acceptable and complies with the relevant policies outlined above. I do not consider that the proposal raises any additional concerns in terms of design, road safety or amenity impacts. I therefore consider that planning permission be granted.

## **7 Reason for Decision**

- 7.1 The proposed hotel is acceptable in principle and will have no adverse impact on the amenity of the surrounding area or public safety. The proposal therefore complies with policies STRAT1, ENV1, SLP1, SLP6, COM2, TOUR1 & TRA8 of the East Kilbride and District Local plan (adopted 2003) and policies STRAT3, STRA7 COM3, ECON9, ECON11, ECON12, TRA8, ENV11, ENV29, ENV33 and DM1 of the Finalised South Lanarkshire Local Plan (as modified).

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**23 February 2009**

## Previous References

- ◆ None

## List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - S.E.P.A. (West Region) 12/12/2008
  - West of Scotland Archaeology Service 07/01/2009
  - Roads and Transportation Services (East Kilbride) 16/01/2009
  - Power Systems 29/12/2008
  - Environmental Services 24/12/2008
  - Scottish Water 23/12/2008
  - S.E.P.A. (West Region) 21/01/2009
  - Roads & Transportation Services H.Q.(Transportation) 21/01/2009
- ▶ Representations
  - Representation from : Alistair & Dorothy Vann, 5 Farndale, Stewartfield, East Kilbride, G74, DATED 31/12/2008

## Contact for Further Information

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

Alan Pepler, Planning Officer, Civic Centre  
Ext. 6652 (Tel :01355 806652 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

**CONDITIONS**

- 1 That the development hereby permitted shall be started either within five years of the date of this permission or within two years of the date on which the last of the reserved matters are approved, whichever is the later;
- 2 That before the expiration of three years from the date of this outline permission and before any development starts, a written application and plans in respect of the following Reserved Matters shall be submitted to the Council as Planning Authority:
  - (a) a site layout plan at appropriate scale showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
  - (b) plans and elevations of the building and type and colour of materials;
  - (c) a landscaping plan showing the location, species and ground spread of any existing and proposed trees, shrubs and hedges;
  - (d) detailed cross-sections of existing and finished ground levels and finished floor levels, in relation to a fixed datum, preferably ordnance datum.
  - (e) details of the total number of bedspaces for the hotel.
- 3 That notwithstanding condition (2) above, the hotel shall be restricted to a maximum of 102 bedrooms.
- 4 That no approval is hereby given for the submitted elevational drawings or floor plans.
- 5 That notwithstanding condition (2) above, the maximum height of any part of the hotel shall be three storeys.
- 6 That this approval relates to the provision of hotel bedrooms only and does not include ancillary leisure or business facilities such as a bar, restaurant or conference rooms.
- 7 That the further application required under the terms of Condition 2 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 8 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.
- 9 That prior to the opening of the hotel, hereby approved, the 60 staff car parking spaces approved as part of planning application EK/09/0040, shall be completed and available for use.
- 10 That the further application required under condition 2, above, shall include details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift.

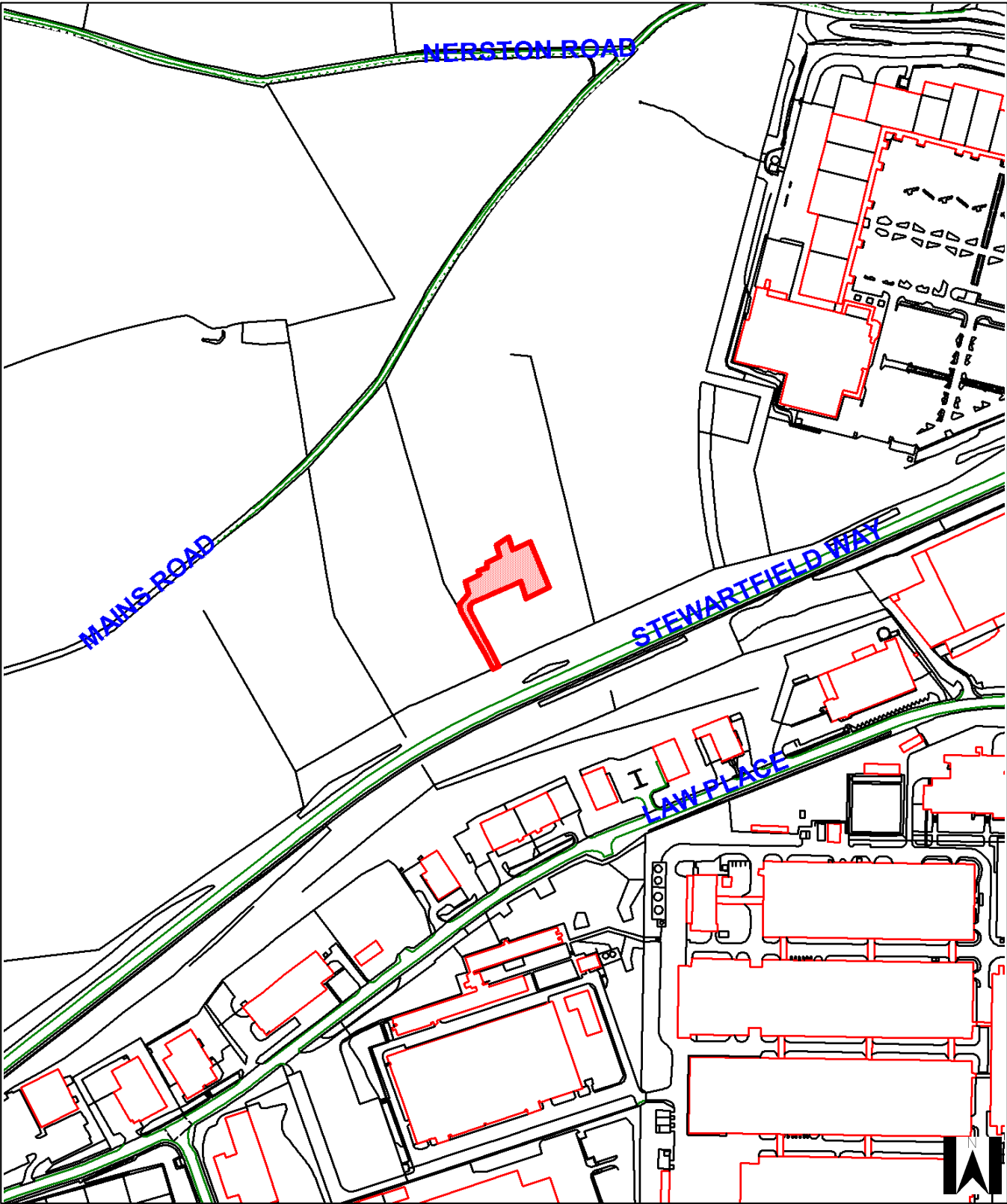


- 11 That the further application required under the terms of Condition 2 above, shall include, a traffic management plan to consider parking and traffic generation by the hotel, hereby approved, in association with the other approved uses on the Playsport site, shall be submitted to and approved by the Council as Planning and Roads Authority. The document shall include:
- a) Details of anticipated peak usage of the facilities referred to and their likely parking requirements at these times;
  - b) Details of, and a commitment to, regular liaison between the operators of the on site facilities in order to define and identify periods and activities when conflict may arise;
  - c) Details of measures to address and agree in advance traffic and parking management during the periods defined in (b) above, in full consultation with the Council;
  - d) Details of the regular monitoring (at intervals and times to be agreed in advance with the Council) of the operation of the car parking areas serving the approved uses in order to determine the need for the creation of additional spaces. In the event that it is deemed necessary to create additional parking spaces, the works so required shall be completed in a timescale to be agreed with the Council but no later than 6 months after the notice is given by the Council that additional parking is required.

## REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 Consent is granted in outline only.
- 3 To ensure that the size of hotel is compatible with the adjacent leisure development in terms of amenity and road safety.
- 4 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997. For the avoidance of doubt and in the interests of amenity.
- 5 For the avoidance of doubt and in the interests of visual amenity.
- 6 For the avoidance of doubt and to ensure that adequate car parking provision is available.
- 7 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.
- 8 To ensure that adequate infrastructure provision is available to serve the development.
- 9 To ensure that there are adequate parking spaces available to serve the development.
- 10 To ensure that adequate refuse arrangements are provided and a satisfactory external appearance is achieved and to ensure that appropriate access is available to enable refuse collection.
- 11 To ensure that the development and associated uses have adequate parking provision, in the interests of public safety.

For information only



For information only