

Report

Report to:	Planning Committee
Date of Meeting:	28 August 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0857
Planning proposal:	Erection of Single Storey Side and Rear Extensions with Associated Alterations (Retrospective)

1 Summary application information

Application type:	Detailed planning application
Applicant:	Alison Lea Community Centre
Location:	Alison Lea Community Centre Alison Lea Calderwood East Kilbride South Lanarkshire

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: Eraldo Murphy
- ♦ Council Area/Ward: 10 East Kilbride East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (Adopted 2015):**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements

Proposed South Lanarkshire Local Development Plan 2 (2018)

- Policy 3 – General urban areas and settlements
- Policy 5 – Development management and placemaking

◆ **Representation(s):**

- ▶ 1 including petition with 22 signatures Objection Letters
- ▶ 0 Support Letters
- ▶ 1 Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site is the former Alison Lea Community Centre at Alison Lea, Calderwood, East Kilbride. The site is located within an established residential area and is adjacent to a row of stepped terraced properties to the north east of the site. There are further terraced properties opposite the site across the road to the north and north west. Alison Lea Medical Centre sits to the south and there is a grassed embankment behind the property to the south east which slopes down to the site. It is noted that there is a parking area for the application site and the medical centre to the front of the properties.
- 1.2 The property consists of a single storey building with pitched roof. It is noted that the building requires modernisation and is currently undergoing a number of repairs.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of single storey side and rear extensions with associated alterations. The proposal comprises a small extension on the north east elevation of the building of approximately 12.7 square metres for storage purposes. However this replaces an existing extension of 5.4 square metres. A smaller extension on the south east elevation to form a new porched entrance is also proposed and would create an additional 2.8 square metres in floor space. As the works are nearly completed; this is a retrospective application.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the Adopted South Lanarkshire Local Development Plan (2015), the site is located within the settlement boundary and as such Policy 4 - Development management and placemaking and Policy 6 - General urban area/settlements are relevant. These policies require development within residential areas to take account of the local context and built form and should be compatible with adjacent buildings in terms of scale, massing, design with no significant adverse impact in the local environment.
- 3.1.2 In addition, the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy was approved at Planning Committee on 29 May 2018. As such, the SLLDP2 is now a material consideration in determining planning applications. In this case, the corresponding policies are Policy 3 – General urban areas and settlements and Policy 5 – Development management and placemaking. As above, these policies require development within residential area to take account of and respect the local context and built form.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant.

3.3 Planning Background

- 3.3.1 The property was sold by the Council's Estates Service in 2017 to a private buyer to be used as an after school education and religious centre. Under the Use Classes Order in Scotland, a community hall falls under the same class use as a religious centre. As such, planning permission is not required for the proposed use.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – no objections to the proposal as there is existing parking and servicing associated with this property and the proposal does not significantly increase the overall Gross Floor Area. They have noted that during a site inspection, the parking area was full despite the property not being in use. Whilst they would welcome any additional car parking provision, they acknowledge land constraints.

Response: Noted.

5 Representation(s)

- 5.1 Following the statutory neighbour notification procedure undertaken by the Council and advertisement in the local press for non-notification of neighbours, one letter of objection incorporating a petition with 22 signatures and a letter of comment have been received in relation to this proposal. The contents of the letters are summarised below:

- a) **The proposal will result in increased traffic generation which will add to existing congestion and parking problems. This a safety issue for children and elderly persons crossing the road. In addition additional noise and pollution will be created. Additional traffic could result in driveways being blocked with residents having to park in surrounding areas.**

Response: The proposal is for two small extensions to form additional storage space and a porched entrance. It is not considered that these minor alterations will result in increased traffic generation.

- b) **The side and rear extensions are required to facilitate coffins being brought in and out of the hall for funerals. This will further increase traffic.**

Response: As noted above, the proposed use of the property falls under the same class use as a community centre. As such, planning permission is not required for the proposed use and, therefore, the parking situation in relation to the use cannot be assessed in this case.

- c) **When the building was sold, South Lanarkshire Council had a legal duty to be open and transparent however there was no consultation with the community. Residents were also advised that the building was to remain as a community hall.**

Response: The Council's Estates Service have confirmed the sale of the community centre followed the normal procedure for disposal and, having previously been transferred to the Corporate Land Bank at the Executive Committee on 24 June 2015, was subsequently advertised for sale. Estates do not carry out community consultation once a property has been declared surplus by the owning resource and transferred to the corporate Land Bank.

- d) **Objectors have been advised that community halls have the planning consent of a church however the property was not built or intended to be used for this purpose and alterations should not be permitted to increase its use as a church in a residential area.**

Response: It is noted that a community hall and religious centre fall within the same class under the Use Classes Order in Scotland and, as such, planning permission is not required for the proposed use in this instance.

- e) **All wildlife must be considered and protected should planning permission be granted.**

Response: Given the scale of the proposal, it is not considered a bat survey is necessary in this instance. However, should permission be granted, an appropriate advisory note will be attached advising of the procedure should any bats be found.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 Detailed planning permission is sought for the erection of single storey side and rear extensions with associated alterations (retrospective) at the former Alison Lea Community Centre, East Kilbride. The determining issues in the assessment of this application are compliance with local plan policy, its impact on the amenity of the adjacent properties and road safety matters.
- 6.2 As noted above, Policy 4 – Development Management states that all development proposals will require to take account of, and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate should include measures to enhance the environment. Policy 6 – General Urban Area/Settlements is also relevant and states that within residential areas, development will not be permitted if it is detrimental to the amenity of residents in terms of visual impact, noise, smell, air pollution, disturbance, traffic or public safety.
- 6.3 In this case, the proposed extensions are relatively small at approximately 12.7 and 2.8 square metres. It is noted that the larger extension replaces an existing extension of 5.4 square metres, therefore, this is only an increase of 7.3 square metres at this section on the building. Given the small nature of the extensions and as the property sits lower than the closest row of terraced properties, I am satisfied there will be no adverse impact on the amenity of the adjacent properties as a result of these works. In addition, the proposal will be finished in materials to match the existing building, therefore, I am satisfied the proposal complies with Policies 4 and 6 of the Adopted plan.
- 6.4 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. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan 1. It is considered that the proposals accords with Policies 3 and 5 in the Proposed plan.
- 6.5 As noted above, the statutory neighbour notification was carried out and the application advertised in the East Kilbride News as not all neighbouring properties could be identified. As such, one letter of comment and one letter of objection, incorporating a petition with 22 signatures was received, the points of which are summarised in section 5 above. It is noted that the majority of points raised are in relation to the intended use of the building which is not the purpose of this planning application. In addition, it is noted parking has also been raised as a concern for the local residents. However, whilst this is noted, there is no requirement for additional parking to be provided as part of this proposal. Furthermore, the Council's Roads and

Transportation Service have raised no objection to the proposal. As such, it is not considered that the points raised merit refusal of the application.

- 6.6 In conclusion, it is considered that the proposed extensions comply with the relevant local plan policies and I, therefore, recommend planning permission is granted subject to the attached condition.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on amenity and complies with Policies 4 and 6 of the Adopted South Lanarkshire Local Development Plan (2015) and Policies 3 and 5 of the Proposed South Lanarkshire Local Development Plan 2 (2018).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

8 August 2018

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated 3 July 2018

- ▶ Consultations Dated:
 - Roads Development Management Team 08.08.2018

- ▶ Representations Dated:
 - Lynsey Smith, 10 Alison Lea, Calderwood, East Kilbride, G74 3HW (Letter including petition) 23.07.2018
 - J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS 19.07.2018

Contact for further information

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

Julie Pepper, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 455046
Email: julie.pepper@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0857

Conditions and reasons

01. That the facing materials to be used for the external walls and roof of the development hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

P/18/0857

Alison Lea Community Centre, East Kilbride



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Scale:
1:1,250
Date:
27/07/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development