

Report

Report to:	Planning Committee
Date of Meeting:	31 October 2006
Report by:	Executive Director (Enterprise Resources)

Application No	CR/06/0255
Planning Proposal:	Demolish Existing Social Club and Associated Facilities, Remediation Work to Existing Ground, Construction of New Social Club and Formation of Car Park

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Rutherglen & Glencairn Football & Social Club
- Location : 72 Glasgow Road
Rutherglen

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 Listed)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Studio KAP
- ◆ Council Area/Ward: 56 Rutherglen West
- ◆ Policy Reference(s): Cambuslang / Rutherglen Local Plan (adopted)
Proposal TRA1 – M74 Northern Extension
South Lanarkshire Local Plan (final)
Policy ECON1 – Industrial Land Use Policy

- ◆ Representation(s):
None.

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

M74 Design Team

Environmental Services

Rutherglen Community Council

Roads and Transportation Services (North Division)

Planning Application Report

1 Application Site

- 1.1 The application site lies on the west side of Glasgow Road, Rutherglen north of the existing Rutherglen Glencairn Social Club and south of the former 'Jolly Giant' toy store. The site is triangular in shape and extends to approximately 0.3 hectares. The frontage of the site is onto Glasgow Road while the northern boundary is onto the site of the former toy store. The southern/western boundary, the long side of the triangle, is along the proposed line of the foot of the embankment of the M74 extension. The social club will be erected along the Glasgow Road frontage with parking to the rear of the building. Vehicular access will be taken from Glasgow Road along a new access road to the south of the proposed social club.
- 1.2 The site currently forms part of the existing Southcroft stadium used by Rutherglen Glencairn Junior Football Club. Approximately two thirds of the site is occupied by the spectators' embankment / terracing with the remaining area formed by a section of the current pitch area.

2 Proposal(s)

- 2.1 Rutherglen Glencairn Junior Football Club are required to move from their current location to allow for the construction of the M74 extension. The proposed relocation of their stadium to Burnhill is subject of planning application CR/06/0256 which is also being considered at this committee. The proposed relocation of the club's Social Club to a site some 110 metres to the north on Glasgow Road is the subject of this application. There are various elements to the proposed development which are outlined below.

2.2 The new social club – internal layout

The proposed new social club is a rectangular, single storey building with a net floor area of approximately 610 square metres. The internal layout includes a main hall; a lounge area; a games room; committee room; an office; a central bar area; kitchen and toilets. The bar area will serve both the main hall and lounge. The proposed social club has no windows on the outer elevations. This was at the request of the applicants for security reasons. To bring natural light into the club the design includes a central courtyard which will be viewed from inside the club. The windows to the courtyard will be protected by roller shutters when the club is closed. The main entrance will be to Glasgow Road but there are also service accesses to the rear and on the southern elevation.

2.3 The new social club – external appearance

It is proposed that the elevations to the front and rear will be finished in a self coloured facing brick, while the side elevations will be rendered. In addition it is proposed that the main entrance will be recessed with roller shutters protecting the front door. Details of the finishes remain to be finalised with applicants. The building will be flat roofed but with variations in the finished height to add interest to the building, with the central area being the highest section and stepping down to the front and rear elevations.

2.4 Vehicular access and car parking

A new access for the site is to be constructed onto Glasgow Road immediately adjacent and to the south of the new social club. This access road will serve both delivery/service vehicles and the new car park which will provide 49 spaces to the side and rear of the club. It should be noted that the existing social club on Glasgow

Road has no dedicated off-street parking or service arrangements. A small landscaped area will be formed at the western corner of the site as a setting for the car park.

2.5 Boundary Treatment

The boundary to the north and along the line of the proposed motorway will be a 2.4 m high galvanised steel fence. On the Glasgow Road elevation it is proposed that a new 1.8 m high brick wall be constructed at either end of the new social club with 1.8m high galvanised steel gates at the proposed access road in to the site. The details of the boundary treatment remain to be agreed with the applicants.

2.6 Contaminated Land

Initial site investigations by the applicants have confirmed the presence of Chromium contamination on the site. The design solution for the social club assumes that all made up land will be removed and that the development will take place on the original, clean ground of the site. This will involve the removal of all of the contamination from the site and this is an important element of the application. At present the specialist advisors for the applicants have identified two options for the removal of the contamination, namely:

- (a) The transportation of the contaminated material to a specialist treatment centre in the north of England (the closest facility which can treat such material), and
- (b) The movement of the material from the application site to a point within the Football Club's ground for future remediation during the construction of the M74. This option will involve the movement of materials a few metres to the south, laid upon an impervious layer to stop leaching to ground water and covered by a clean capping layer until the new motorway is constructed over the site. The 'M74 team' have indicated their agreement in principle to this proposal.

The Scottish Environmental Protection Agency (SEPA) and the Council's Environmental Services are considering these options, but are satisfied that both are acceptable solutions. From a planning point of view either option will be satisfactory as both ensure the site is remediated to an acceptable standard.

3 Background

3.1 Local Plan Status

In the adopted Cambuslang/Rutherglen Local Plan 2002 the site falls within an area reserved for the M74 north extension in terms of proposal TRA1. With regards to the final South Lanarkshire Local Plan the site is covered by policy ECON1 – industrial land use policy.

3.2 Relevant Government Advice/Policy

None relevant.

3.3 Planning Background

There has been no previous planning application for this site.

4 Consultation(s)

4.1 Roads & Transportation Services – No objections subject to agreeing details of the service arrangements, the width of the access road and its visibility splays.

Response: Noted, conditions will be attached to any consent should the application be granted regarding these issues.

4.2 **Environmental Services** – No formal reply as yet.

Response: Noted, this is due to the fact that there are ongoing discussions and consideration of the proposed options for dealing with contaminated land; and their final view will depend on the outcome of the discussions with SEPA. The need for the acceptable solution to be finalised, however, can be covered by a condition.

4.3 **M74 Design Team** – No objections.

Response: Noted

4.4 **Rutherglen Community Council** – No objections

Response: Noted.

4.5 **SEPA** – No formal reply as yet.

Response: .Noted, this is due to the fact that there are ongoing discussions and consideration of the proposed options for dealing with contaminated land; and their final view will depend on the outcome of the discussions with Environmental Services. The need for the acceptable solution to be finalised, however, can be covered by a condition.

5 Representation(s)

5.1 Following statutory neighbour notification and an advert in the local press no representations were received

6 Assessment and Conclusions

6.1 As with all applications the determining issues for consideration are the proposal's compliance with adopted Local Plan Policy and any other material considerations which in this instance relate to the suitability of the proposed use at this location.

6.2 The proposed development does not accord with the zoning for this area as it is identified as being required to be reserved to allow for the implementation of the M74 extension in the adopted Cambuslang/Rutherglen Local Plan. However it has been confirmed by the M74 Design Team that the application site is not now required for the motorway extension as it falls outwith the finalised line of the new road. I also consider that the site is acceptable for the proposed use as the principle of having a social club in this location has been established by the existing social club which sits on Glasgow Road only 110 metres south of the proposed site. The application should also be assessed against the finalised South Lanarkshire local plan and here the proposed use does not accord with the industrial land use policy designation. However as the land is currently used as a football pitch/stadium its use for the social club would not result in any loss of industrial land. Due to these particular circumstances it is considered that the proposed use is acceptable despite being contrary to the zonings contained in the development plan.

6.3 As the social club use at this general location has been established other material considerations should be assessed. The overall design of the proposed social has been greatly influenced by the applicant's need to maximise the security of their premises. However this has been mitigated by the use of facing brick on the main Glasgow Road elevation which varies in colour, width and texture. This and the use of different roof heights and of render for the side elevations will also add interest to

the building and thus the balance between the competing desires for strong security and an attractive building is considered to be acceptable.

- 6.4 Vehicular access, service and car park provision is considered by Roads and Transportation Services to be acceptable and a significant improvement to the arrangements for the existing social club.
- 6.5 The presence of contaminated land within the application site has been noted and this has to be treated to allow the proposed development to proceed. The specialist consultants acting for the applicants have identified two options for the appropriate remediation of the site either of which would be acceptable from a planning point of view. It is proposed that a condition will be placed on any consent requiring that a contaminated land remediation strategy be prepared which will have to be agreed in advance by the Council and SEPA prior to the commencement of any works. The agreed strategy must then be implemented in full prior to the development of the site for the social club and its ancillary uses.
- 6.6 Taking account of the above I am satisfied that the proposed development is acceptable at this location. In addition the provision of a new location for Rutherglen/Glencairn's social club will significantly assist the Club in dealing with their need to relocate, in order to allow for the construction of the M74 extension.
- 6.7 In conclusion, I consider that the proposal is acceptable and a departure from the adopted Cambuslang/Rutherglen Local Plan can be justified for the following reasons.
- (a) The application site is outwith the finalised line of the land required for the M74 extension and as such the reservation of this site, as shown in the adopted local plan, is not now required.
 - (b) The application site is not currently identified as an industrial site and thus its use for the proposed development will not result in a net loss of industrial land in terms of the Final South Lanarkshire Local Plan.
 - (c) The principle of having a social club at this general location has been established by the football club's existing social club on Glasgow Road, some 110m metres south of the proposed development.

7 Reasons for Decision

- 7.1 For the reasons stated in paragraph 6.7 above.

Iain Urquhart
Executive Director (Enterprise Resources)

24 October 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form

▶ Application Plans

▶ Consultations

Rutherglen Community Council

14/08/06

Roads and Transportation Services (North Division)

07/09/06

▶ Representations

None.

Contact for Further Information

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

Bill Kerr, Planning Officer, Royal Burgh House, 380 King Street, Rutherglen

Ext 5141 (Tel :0141 613 5141)

E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 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.
- 3 That no consent is hereby granted for the type and distribution of external finishes as shown on the approved plan, and no work shall commence on site until samples of alternative materials have been submitted to and approved in writing by 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.
- 5 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That the roller shutters hereby approved shall be of a "brick bond" design unless otherwise approved in writing by the Council as Planning Authority.
- 7 Before the floodlighting hereby approved is brought into operation, the lamps shall be cowled to prevent spillage of light onto the adjacent properties, all to the entire satisfaction of the Council as Planning Authority:
- 8 That before the development starts, a report from a professionally qualified source detailing the nature, concentration and distribution of any contaminants found within the application site, shall be submitted to and approved by the Council as Planning Authority and the development shall not be commenced until such action as is recommended by this report, in order to remove, or render harmless, any such contaminants, has been implemented and completed to the full specification and entire satisfaction of the Council. The developer shall give the Council at least 7 working days notice in writing prior to the commencement of any decontamination works on the site.
- 9 That before the development hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 10 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.

- 11 That before the development hereby approved is completed or brought into use, a visibility splay of 120 metres by 4.5 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 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 These details have not been submitted or approved.
- 6 In the interests of amenity.
- 7 In the interests of amenity.
- 8 To ensure the site is free from contamination
- 9 In the interest of public safety
- 10 To ensure the provision of adequate parking facilities within the site.
- 11 In the interest of road safety

For information only

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