

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	6 November 2007
Report by:	Executive Director (Enterprise Resources)

Application No	CL/07/0042
Planning Proposal:	Change of Use and Alteration of Hotel to Form 8 Flatted Dwellings

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Stewart & McKenna Ltd
- Location : Former Cragneithan Hotel
69 Abbeygreen
Lesmahagow
ML11 0EF

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 Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Five Architecture
- ◆ Council Area/Ward: 4 – Clydesdale South
- ◆ Policy Reference(s): **Lower Clydesdale Local Plan (Adopted)**
 - Policy COM2: Town and Village Centres
 - Policy ENV9: Conservation Areas

South Lanarkshire Finalised Local Plan – As Modified

- Policy COM5: Village/Neighbourhood Centres
- Policy COM3: New Retail/Commercial Development
- Policy ENV24: Conservation Areas
- Policy ENV4: Protection of the Natural and Built Environment
- Policy ENV11: Design Quality
- Policy DM1: Development Management

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

Environmental Services

Scottish Water

West of Scotland Archaeology Service

Roads & Transportation Services H.Q. (Flooding)

Roads and Transportation Services (South Division)

Planning Application Report

1 Application Site

- 1.1 The application site consists of the unlisted, traditional two storey Craignethan Hotel and a small courtyard area which lies immediately adjacent to the hotel and which is shared with adjoining properties. The hotel, which included a lounge bar, has been vacant for approximately 2 years. The property is located on Abbeygreen within the Lesmahagow Outstanding Conservation Area. Church Square bounds the site to the south, with Lesmahagow Parish Church and the graveyard bounding the site to the east. Abbeygreen bounds the site to the west with existing shops and residential properties situated to the north.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the change of use and alteration of the former hotel to form 8 flatted dwellings. The proposal does not include any dedicated parking facilities or private amenity space. The external alterations to the building include replacement windows, doors, installation of flues and vents and the replacement of chimney pots.
- 2.2 The applicant originally sought consent for 10 flatted dwellings as well as a retail unit on the ground floor. As a result of concerns from the Council's Roads Service, the applicant chose to reduce the number of flats to 8 and delete the retail element.

3 Background

3.1 Local Plan Status

The application site is located within the central area of Lesmahagow where Policy COM2: Town and Village Centres and Policy ENV9: Conservation Areas apply. The finalised South Lanarkshire Local Plan (as modified) constitutes a material consideration in the determination of this application and in this case, the following policies are relevant; Policy COM5: Village/Neighbourhood Centres, Policy COM3: New Retail/Commercial Development, Policy ENV24: Conservation Areas, Policy ENV4: Protection of the Natural and Built Environment, Policy ENV11: Design Quality and Policy DM1: Development Management.

3.2 Relevant Government Advice/Policy

SPP3: Planning for Housing states that new housing areas should be easily accessible by public transport and well integrated into walking and cycling networks. As part of a long-term settlement strategy, previously developed land and buildings will have a key role and should be reused where a viable and environmentally satisfactory development can be achieved. It further advises that planning authorities should assess the contribution which vacant buildings can make to the supply of new housing. The conversion of commercial, industrial or institutional premises offers opportunities to create new residential environments with a distinctive character while retaining buildings of architectural or historical interest. SPP1: The Planning System states that protecting and enhancing the quality of the environment, in both urban and rural areas, is a key objective of the planning system. It further states that the condition of our surroundings has a direct impact on the quality of life and safeguarding Scotland's rich and diverse natural heritage, built environment including the wider historic and cultural landscape, improving areas through regeneration, can all be supported by a proactive approach to planning.

3.3 Planning History

No recent planning applications exist. Planning permission was granted in 1984 for the change of use of an upper floor room within the premises to form a licensed snooker club (LK/84/388).

4 Consultation(s)

4.1 **Environmental Services** – offer no objections.

Response: Noted.

4.2 **Roads and Transportation Services** – note that the applicant has amended the proposal from 10 flats and a retail unit, to 8 flats. They confirm that the new proposal represents a compromise and the proposal is acceptable. Following concerns from the public in respect of the potential impact the proposal will have on parking provision in the area, the Roads Service ask that the applicant marks out parking bays within Church Square to discipline parking and make the best economic use of the area for parking.

Response: Noted. The applicant has agreed to re-line the area to provide parking bays and this matter can be covered by condition.

4.3 **Roads and Transportation Services (Flood Prevention Unit)** – advise that given the constraints of the application site, it would be impractical to provide a Sustainable Urban Drainage System to serve the proposed development, as such they offer no objections.

Response: Noted.

4.4 **West of Scotland Archaeology Service** – no response to date.

Response: Noted.

4.5 **Scottish Water** – offer no objection to the proposal, however they advise that there are constraint issues within their Waste Water Network.

Response: Noted. This issue can be covered by condition.

5 Representation(s)

5.1 The application was advertised in the local press as Development Affecting the Setting of the Conservation Area. Following this publicity and the statutory neighbour notification on both the original proposal and the amended scheme, 8 letters of objection have been received. The grounds of objection are summarised as follows:

(a) **Parking in the area is at a premium, the additional cars generated by the proposed flats would cause parking problems and a hazard to children resident in Church Square.**

Response: Following a reduction in the number of units proposed, the Council's Roads Service offer no objections to this proposal. The applicant has agreed to line Church Square with parking bays at his expense in order to make most economic use of the site for parking.

(b) **The conversion of the building to flats is not in keeping with the aims of a Conservation Area.**

Response: I disagree, I consider it is important to encourage the re-use of vacant buildings particularly located within Conservation Areas, which could effectively become derelict and have an adverse impact on amenity and the character of the conservation area.

- (c) **The amount of new dwellings at present being built within the village is already placing considerable strain on the infrastructure, facilities and resources.**

Response: I do not consider the addition of 8 dwelling units in place of a property which was formerly run as a hotel and lounge bar will have a significant impact on local services and infrastructure.

- (d) **Drains and soil pipes in the locale have become backed-up in the past and the introduction of new flats will result in this happening more often.**

Response: Scottish Water have not objected to this proposal. The onus will be on the developer to provide an appropriate sewerage connection and this issue can be covered by condition.

- (e) **There has been no indication of how the development will address conservation issues and maintain the look, feel and integrity of the village.**

Response: Disagree. The proposed plans and application form indicate the proposed finishes. I am satisfied that the external alterations to the property are in keeping with the Conservation Area and can be appropriately controlled by condition.

- (f) **Concerns about the difficulty goods vehicles will have in servicing the adjacent shop premises with the increased pressure on parking.**

Response: The Council's Roads Service offer no objections to this proposal.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the change of use and alteration of the former and now vacant, Craignethan Hotel to form 8 flats. I consider the determining issues in this instance to be the proposal's compliance with the adopted and finalised local plan policies and impact on the amenity of the area.
- 6.2 Policy COM2: Town and Village Centres of the adopted Lower Clydesdale Local Plan states that these areas will be appropriate for a mixture of uses compatible with their role as a community focal point, examples of such uses are shops; offices; housing; leisure; community; health and social facilities. As the property is located within the Lesmahagow Outstanding Conservation Area, Policy ENV9: Conservation Areas also applies. This policy states that development proposals affecting the setting of conservation areas must give consideration to retention of buildings, groups of buildings, building lines and the retention of architectural features which contribute to the character of the area.
- 6.3 The finalised South Lanarkshire Local Plan (as modified) constitutes a material consideration in the determination of this application Policy COM5: Village/Neighbourhood Centres applies. This policy states that proposals will be assessed with regard to the appropriate mix of uses, retaining a retail element to serve the needs of the local area, and with further regard to the amenity of the surrounding area. Policy COM3: New Retail/Commercial Development states that the Council will support new or replacement retail/commercial development commensurate with the scale of the centre.
- 6.4 Again, given the location of the premises within the Lesmahagow Outstanding Conservation Area, Policy ENV24: Conservation Areas applies. This policy states

that development shall preserve or enhance the character of the Conservation Area. In addition, the design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. Policy ENV4: Protection of the Natural and Built Environment states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. Policy ENV11: Design Quality, and Policy DM1: Development Management, are also relevant. These policies seek to promote quality and sustainability in development design and require that any new development should enhance and make a positive contribution to the character and appearance of the urban environment.

- 6.5 The premises are currently lying vacant and have been for a couple of years. Should the property continue to lie vacant for any period of time, it is likely that the appearance and structure of the property will deteriorate. The building occupies an important site in the Lesmahagow Outstanding Conservation Area and contributes to the character of the area. The proposed residential use of the property complies with the relevant policies on development in town and village centres contained in the adopted and finalised local plans. In addition, I consider it important to re-use the property given its prominent position in the conservation area. The external alterations to the property are in keeping with the traditional character and I am satisfied that the proposed materials can be controlled by means of condition. Concerns have been expressed regarding the lack of on-street parking in the area to serve the development. Roads and Transportation Services have no objections to the application following revision to the proposal while the re-introduction of the hotel/public house use would be likely to generate equivalent levels of traffic.
- 6.6 In view of the above I recommend approval of this proposal which will bring back into productive use, a prominent, traditional building within the Lesmahagow Outstanding Conservation Area.

7 Reasons for Decision

- 7.1 The proposal complies with the policies contained in both the adopted and finalised local plans and will result in redevelopment of a property which is currently lying vacant and which, if left undeveloped could have a detrimental impact on the amenity of the traditional centre of Lesmahagow.

Iain Urquhart
Executive Director (Enterprise Resources)

19 October 2007

Previous References

- ◆ LK/84/388

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

Environmental Services	09/02/2007
Roads & Transportation Services H.Q. (Flooding)	06/02/2007
Scottish Water	06/02/2007
Planning & Building Control HQ (Conservation Officer)	26/02/2007
Building Control (Clydesdale Area)	23/03/2007
Roads and Transportation Services (South Division)	11/09/2007
- ▶ Representations

Representation from :	Mr George Stewart, 10 Church Square, Lesmahagow, ML11 0EJ, DATED 01/02/2007
Representation from :	The Church of Scotland, 121 George Street, Edinburgh, EH2 4YN, DATED 10/09/2007 & 12/02/2007
Representation from :	J Samuel, 95 Abbeygreen, Lesmahagow, ML11 0EF, DATED 07/09/2007
Representation from :	Janet & George Stewart, 10 Church Square, Lesmahagow, ML11 0EJ, DATED 07/09/2007
Representation from :	E & L Cook, 8A Church Square, Lesmahagow, ML11 0EJ, DATED 07/09/2007
Representation from :	N Ahmed, 71-73 Abbeygreen, Lesmahagow, ML11 0EF, DATED 07/09/2007
Representation from :	S Ahmed, 2 Church Square, Lesmahagow, ML11 0EJ, DATED 07/09/2007

Contact for Further Information

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

Gail Rae, Planning Officer, South Vennel, Lanark ML11 7JT
 Ext 3205 (Tel :01555 673205)
 E-mail: Enterprise.lanark@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 Repairs to the slated roof areas shall be undertaken in natural slate to match existing.
- 4 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That the replacement windows shall be constructed in timber, have a painted finish, shall open by a vertical sliding method, and new cills shall consist of natural stone or shall be concrete tinted to match the existing stonework, and that the replacement doors shall also be timber and have a painted finish, all to the satisfaction of the Council as Planning Authority.
- 6 That the existing windows which are to be lowered, shall reuse the existing stone cills and the window margins should be reformed and extended using natural stone or reconstituted stone for stone dressings or quoins, to the satisfaction of the Council as Planning Authority.
- 7 That prior to any work commencing on site, a block plan showing an appropriate layout of parking bays within Church Square shall be submitted to and approved in writing by the Council as Planning Authority and that before any of the flats are occupied, the re-lining of the approved spaces shall take place at the expense of the applicant and to the satisfaction of the Council as Planning Authority.
- 8 That no dwellinghouse shall be occupied until the site is served by a sewerage scheme constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Sewerage Authority.

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 To safeguard the character and appearance of the Conservation Area.
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- 7 To discipline, and to make best economic use of the area for parking provision.
- 8 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

For information only

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