

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>12 July 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/05/0351
Planning Proposal:	Erection of Retail Unit (Class 1)

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Lidl UK GMBH
- Location : Peel Park  
Eaglesham Road  
East Kilbride

## 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 the Conditions attached)

### 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: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): Policy SLP6 of the adopted East Kilbride & District Local Plan

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

- ◆ Consultation(s):

Leisure Services (Arboriculture)

Roads and Transportation Services (East Kilbride)

## Planning Application Report

### 1 Application Site

- 1.1 The application site is located on the western edge of East Kilbride. It is bounded by the Department for International Development (DIFD) office to the east, by Redwood Drive and industrial/ business units to the north and west and by Eaglesham Road to the south. The site is undulating and extends to 0.907 hectares.

### 2 Proposal(s)

- 2.1 The applicants intend to erect a food store which will be built and operated by Lidl. The store will have a sales area of 1088 square metres with a further 265 square metres of storage and staff facilities including external covered delivery areas. The building will be finished in render with metal sheeting and glazed panels on the northern elevation.
- 2.2 The site will be accessed from the existing roundabout on Eaglesham Road/ Strathnairn Drive. A new road will be formed to the north of this roundabout which will lead to the Lidl car park in the eastern part of the site. The car park will provide 120 car parking spaces, including 8 disabled parking spaces adjacent to the store. In addition, there is a covered bicycle storage area for up to thirty bicycles.
- 2.3 The applicant has included a SUDS statement outlining the principles of the proposed Sustainable Urban Drainage Scheme together with a Design and Operation Statement. In addition to specifying the external finishes, this statement outlines the delivery arrangements and refuse management system operated by Lidl. Deliveries take place once a day to a low level docking point and take around twenty minutes. All refuse and waste is kept internally within the store until it is removed by the delivery lorry and taken to the Regional Distribution Centre in Livingstone for recycling.

### 3 Background

#### 3.1 Local Plan Status

The application site is located within an area zoned for commercial use in the adopted East Kilbride and District Local Plan. The remainder of the site is zoned for industrial use.

#### 3.2 Planning Background

A planning application for the erection of a neighbourhood shop (up to 500 square metres) and two retail units (up to 100 square metres each) was granted by the Planning Committee on 19 March 2002. A further outline planning consent for a 4.8 site was approved by Planning Committee on 25 January this year. This application was for a mixed use development comprising a business/ industry/ storage/ distribution site, a food retail unit and a separate non food retail unit, clinic/pharmacy, bar/diner and hotel.

### 4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** raised no objections subject to the access from the roundabout being constructed to their satisfaction and specification. **Response:** Noted. Roads and Transportation have been in consultation with the applicants and a road opening permit will be required. Conditions to ensure the provision of roads and footpaths serving the development will be attached to any consent issued.

**4.2** **SLC Leisure Services** wish to ensure that tree cover on the site is maintained.

**Response:** Noted and conditions will be added to any consent issued.

## **5 Representation(s)**

**5.1** Following statutory neighbour notification, one letter of representation was received. The points raised are summarised below.

**(a) The surrounding area is a quiet residential development. This proposal will create a number of issues including noise and traffic problems.**

**Response:** The area on the south side of Eaglesham Road has been developed for housing in recent years however the application site and surrounding land on the north side of Eaglesham Road forms part of Peel Road Industrial Estate. As set out in Section 3 above, there have been previous consents issued for retail and mixed use developments on this site. In term of noise, this should be kept to a minimum with one delivery per day and the store entrance located in the northern part of the site approximately sixty metres from Eaglesham Road. Roads and Transportation Services have assessed the proposal and are satisfied that there are no adverse impacts on traffic volumes or road safety.

**(b) The proposal will involve lorries loading/ unloading close to areas where children play.**

**Response:** As stated above, deliveries occur once a day and take approximately twenty minutes. The loading bay is to the rear of the store and remote from any play area.

**(c) This is an unnecessary development in an open natural area.**

**Response:** As stated above, the proposal is located within the designated Peel Park Industrial Area and outline consent exists for the development.

## **6 Assessment and Conclusions**

**6.1** The applicants intend to erect and operate a Lidl foodstore on the site at Eaglesham Road. The access to the site will be from the existing roundabout on Eaglesham Road at Strathnairn Drive. A car park with 120 spaces will be provided.

**6.2** Outline planning permission for a mixed use development was granted in January this year. The outline planning consent included the provision of two retail units. The food retail unit was restricted to 1200 square metres in floor area. The retail unit proposed in the current application consists of 1088 square metres of sales area and an additional 265 square metres of storage and staff facilities. However, I am satisfied that the sales area will be restricted to 1088 square metres through conditions and that the layout of the unit does not allow for this area to be increased. The approval of retail units in 2002 recognised a need for a local neighbourhood shopping facility given the lack of existing facilities together with the increased numbers of houses on the area. The redevelopment of Hairmyres Hospital has released sites for housing, some which have been built and are now occupied. In addition over 200 units will be erected at the Bogton Farm site, released through the local plan and granted detailed planning consent earlier this year.

**6.3** The site is well served by public transport facilities with both bus stops at Hairmyres Hospital and Hairmyres railway station located approximately five minutes walk from the site. The applicants also propose to install bicycle racks outside the store to further encourage the use of alternative modes of transport to the private car.

- 6.4** Given the above, I am satisfied that the proposal for a food store can be adequately accessed and served by public transport and provides a facility which will serve the local residents and those of East Kilbride as a whole. The site is partly zoned for commercial use which reflects a previous planning consent granted in 2002 and I am satisfied that the design and layout of the site will provide a development which will sit well with its surroundings and will not have an adverse impact of the amenity of existing residents or businesses.
- 6.5** Policy SLP6 – Development Control General states that all planning applications shall take into account the local context and shall be compatible in terms of scale, massing and external materials. The current proposal uses quality materials and is contained within an area zoned for mixed use development and I am satisfied that the proposal meets with the policies set out in the adopted local plan.
- 6.6** Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

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

**28 June 2005**

#### **Previous References**

- ▶ Planning Application EK/01/0445, approved at Planning Committee 19<sup>th</sup> March 2002.
- ▶ Planning Application EK/04/0584, approved at Planning Committee on 25<sup>th</sup> January 2005

#### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Representations  
Representation from : Stuart David, 12 Strathpeffer Drive, Hairmyres, EAST KILBRIDE G75 8FP, DATED 14/06/2005

#### **Contact for Further Information**

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

Lesley Campbell, Planning Officer, Civic Centre, East Kilbride  
Ext. 6314 (Tel :01355 806314 )  
E-mail: Enterprise.ek@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 before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 4 That prior to any works commencing on site, the developer shall secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed with West of Scotland Archaeology Service, and approved by the Planning Service. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority, with the agreement of West of Scotland Archaeology Service.
- 5 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.
- 6 That within three months of the date of this permission, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development; (b) details and specification of all trees, shrubs, grass mix, etc.; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.
- 7 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 8 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.

- 9 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.8 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 10 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), the use of the unit hereby approved shall be restricted to use as food store and for no other purpose within Class 1 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.
- 11 That the sales area within the store shall be restricted to 1088 square metres in floorspace.
- 12 That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems.
- 13 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.
- 14 That before the development hereby approved is completed or brought into use, a two metre wide footway shall be constructed along the frontage of the site to the specification and satisfaction of the Council as Roads and Planning Authority.
- 15 That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved by the Council as Planning Authority.
- 16 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 the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 17 The surface of the access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 18 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 19 That no building shall be occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of 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 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 To ensure the protection and maintenance of the existing mature trees within the site
- 6 In the interests of the visual amenity of the area.
- 7 In the interests of amenity.
- 8 These details have not been submitted or approved.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 In order to retain effective planning control
- 11 In order to retain effective planning control
- 12 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 off-site flooding.
- 13 In the interest of public safety
- 14 In the interest of public safety
- 15 These details have not been submitted or approved.
- 16 To ensure the provision of adequate parking facilities within the site.
- 17 In the interest of public safety
- 18 In order to retain effective planning control
- 19 To ensure the provision of a satisfactory sewerage system

For information only

For information only

