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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>21 June 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/05/0139
Planning Proposal:	Erection of Extension to Existing Warehouse

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Buildbase Ltd
- Location : 39a Wildman Road  
Law  
ML8 5ET

## 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

The Planning Committee has delegated powers to determine this application

## 3 Other Information

- ◆ Applicant's Agent: Cameron Facilities Ltd
- ◆ Council Area/Ward: 13 Law/Carluke
- ◆ Policy Reference(s): Lower Clydesdale Local Plan (Adopted)  
- Policy ENV1: Greenbelt

- ◆ Representation(s):
  - ▶ 0 Objection Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

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

Scottish Water

West of Scotland Archaeology Service

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site is located on Wildman Road on the outskirts of Law and consists of the buildings, the yard, display area and car park for Buildbase Ltd, a builders merchant's business. The site is bounded to the west and north by agricultural land, to the south by Wildman Road and to the east by a recently approved ambulance station and other industrial and commercial buildings

## **2 Proposal(s)**

- 2.1 Detailed planning permission is sought to demolish a warehouse, Portakabin and storage building all situated to the rear of the principal building, then to erect an extension to the rear of the principal building. A small entrance porch is also proposed on the front elevation of the existing building. The proposed extension will provide an additional self-selection area, storage, office space and hire compound. The extent of the buildings to be demolished is 472 square metres, the extension to the existing building will extend to 770 square metres. The submitted plans show the overall height of the additional building to be 7.9 metres and the external wall would be clad in red profiled sheeting and facing brick base course, to match the existing building.

## **3 Background**

### **3.1 Development Plan Status**

The adopted Lower Clydesdale Local Plan identifies the site as lying within the Greenbelt where Policy ENV1 applies.

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

SPP1 – The Planning System states that the Executive seeks to promote a strong, diverse and competitive economy that can create the employment and incomes that will enable people to enjoy a good quality of life. The planning system supports Scotland's prosperity by supporting development that meets the needs of rural communities and ensuring that land for employment is well placed in relation to the transport network and the labour force.

SPP2 – Economic Development states that the planning system should provide strong support for economic development, both new and expanding businesses, where it is consistent with other national and local policies, in particular the promotion of social justice and sustainable development.

### **3.3 Planning History**

Planning permission was granted for the erection of showroom, offices and workshop for operation as builders merchants on the application site on 3 April 1991 (P/LK/01900898).

#### **4 Consultation(s)**

##### **4.1 Roads and Transportation Services – offer no objections.**

**Response:** Noted.

##### **4.2 Environmental Services – no objections subject to certain conditions relating to noise levels, and contaminated land.**

**Response:** Noted. Relevant conditions could be placed on any consent granted.

##### **4.3 SEPA – offer no objections.**

**Response:** Noted

##### **4.4 West of Scotland Archaeology Service – offer no objections.**

**Response:** Noted.

##### **4.5 Scottish Water – offer no objections.**

**Response:** Noted.

#### **5 Representation(s)**

- 5.1 The application was advertised as development potentially contrary to the development plan. Following this publicity and neighbour notification, no letters of objection were received.

#### **6 Assessment and Conclusions**

- 6.1 I consider the determining issue in this instance to be the proposal's compliance with adopted local plan policy.
- 6.2 The application site is located within the greenbelt where Policy ENV1 of the adopted Lower Clydesdale Local Plan applies. This policy states that within the greenbelt the Council will strongly resist the encroachment or introduction of urban uses. The policy further states 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. Any development that the Council considers to be acceptable in principle should be located and designed, where appropriate, in a manner that will not significantly adversely affect the agricultural, natural heritage and amenity value and landscape character of the greenbelt.
- 6.3 The policy further advises that proposals for the extension of existing properties within the greenbelt shall be treated on their merits. In the case of all properties including industrial and commercial, the proposed extension should be of an appropriate scale and design to the original building and as a general rule, should not exceed 50% of the original floorspace. The policy also advises that extensions should be well integrated with the existing building and should not detract from the rural character of the area or appear unduly prominent in the landscape. The policy further advises that in the case of industrial or commercial uses, extensions to existing buildings or intensifications of use will only be granted if, in addition to the above, they have no adverse impact on the area in terms of appearance, traffic or amenity. Proposals for industrial or commercial properties must also be accompanied by a scheme for screening, landscaping or general environmental improvement of the site.

- 6.4 The proposal is for the demolition of 3 buildings and the creation of an extension to the main building on the site. The main building has an existing foorspace of 398 square metres, the proposed extension measures 770 square metres, resulting in the extension almost doubling the size of the existing building. Notwithstanding this, the extension will replace three buildings which extend to 472 square metres and would consolidate the storage facilities at the site. The position of the extension sits within the existing yard and generally covers the area where the existing three buildings sit. The design of the proposed extension is acceptable as are the proposed materials. Given this and the fact the application site is located adjacent to other industrial and business uses, I consider the proposed development to be compatible with the uses that already exist here. In addition, I do not consider the creation of this extension will have a detrimental effect on the amenity of neighbouring properties or detract from the character of the area. There will be no adverse impact on traffic safety and the proposal will result in a general environmental improvement of the site.
- 6.5 After carefully considering all relevant issues, I am of the view that the proposal is acceptable and a departure from the Lower Clydesdale Local Plan can be justified for the following reasons:
- ◆ there are no infrastructural issues;
  - ◆ the proposed extension would be situated in an area where currently three buildings exist, as such it will consolidate the accommodation at the site and will not extend beyond the currently developed area;
  - ◆ the proposed extension will generally improve the environment at this site; and
  - ◆ the extension will allow development of the business to meet their demands.

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

**3 June 2005**

#### **Previous References**

- ◆ None

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

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Roads and Transportation Services (South Division) 11/03/2005
  - West of Scotland Archaeology Service 11/03/2005
  - Environmental Services 21/03/2005
  - Scottish Water 18/03/2005
  - S.E.P.A. (West Region) 04/04/2005

► Representations

None received

**Contact for Further Information**

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

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## **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 the facing materials to be used for the external walls and roof of the extension 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.
- 4 That noise associated with any ventilation system shall not give rise a noise level, assessed with the windows closed, within any dwelling or noise sensitive buildings in excess of that equivalent to Noise Rating Curve 35 between the hours of 0700 and 2000 hours, and Noise Rating Curve 25 at all other times.
- 5 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.

## **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 ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 To protect local residents from noise nuisance
- 5 To ensure the site is free from contamination

For information only

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