

Report

Report to:	East Kilbride Area Committee
Date of Meeting:	31 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0338
Planning Proposal:	Alterations & extension to existing licensed premises

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : I B T
- Location : Auldhouse Arms
6/12 Langlands Road
Auldhouse
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 attached conditions.

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: R L Waugh
- ◆ Council Area/Ward: 30 Lindsay
- ◆ Policy Reference(s): Policy DCI – Development Control General
Policy SLP6 – Development Control General
Policy DC7 – Bad Neighbour 'Commercial Development'
Policy STRAT2 – Small Settlements of the adopted East Kilbride and District Local Plan would apply

- ◆ Representation(s):

▶ 4 Objection Letters

◆ Consultation(s):

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

Roads and Transportation Services (East Kilbride)

Lindsay, Auldhouse & Chapelton Community Council

Public Protection - Environmental Health (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

British Telecom

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application relates to the Auldhouse Arms Public House on Langlands Road in the village of Auldhouse to the south of East Kilbride. The premises are located in the centre of the village. The site is bounded to the east and west by residential properties, to the south by farmland and across the road to the north by Auldhouse Primary School.

2 Proposal(s)

- 2.1 This is a detailed application for the erection of a side and rear extension to the property. The extension provides additional floorspace for the bar, dining room, kitchen, laundry and additional toilets on the ground floor. The total increase in floorspace is approximately 71 square metres, representing a 24% increase on the existing gross floorspace. The proposed extension is in the form of a single storey, flat roofed extension with materials and finishes to match the existing. The proposals also include the upgrading and formalisation of the car park, lighting and directional signage.

3 Background

3.1 Local Plan Status

The application site is identified as lying within the settlement boundary of Auldhouse in the adopted East Kilbride and District Local Plan. The relevant policies in this instance are DC1 and SLP6 – Development Control General, DC7 – Bad Neighbour 'Commercial Development' and STRAT2 – Small Settlements.

3.2.1 Relevant Government Guidance

None relevant.

3.3 Planning Background

None relevant.

4 Consultation(s)

- 4.1 Roads and Transportation Services – have no objection to the proposal subject to the provision of 44 No. off street parking spaces, the relocation or removal of the gates, the first 2m to be in hard standing sealed and trapped and the provision of suitable directional signage. These requirements have been met by the applicant and are set out in a detailed drawing dated 05/08/2005.

Response: Noted and any consent granted will be conditioned to this effect.
(Conditions No 7, 8, 9 and 14)

- 4.2 Environmental Services – have no objections to the proposal subject to conditions relating to smells, fumes, ventilation and demolition.

Response: Noted and any consent granted will be conditioned to this effect.
(Conditions No 4, 5, 6 and 17)

- 4.3 SEPA – have no objection to the proposal subject to conditions relating to sewage provision and Sustainable Urban Drainage.

Response: Noted and any consent granted will be conditioned to this effect.
(Conditions No 11, 12 and 13)

- 4.4 Estates Services – consulted with Education Services who requested improved car parking facilities and signage to car park.

Response: Noted and any consent granted will be conditioned to this effect.
(Conditions No 7, 8, 9 and 14)

4.5 Transco – have no objection to the proposal.

Response: Noted

4.6 Scottish Power – have no objection.

4.7 Scottish Water – Have no objection.

4.8 Lindsay, Auldhouse and Chapelton Community Council – No response.

5 Representation(s)

5.1 Following statutory neighbour notification and advertising the proposal under Article 12(5) (East Kilbride News – 08/06/05), four letters of objection were received. The points raised are summarised below.

(a) The proposed extension will result in an unacceptable increase in traffic and parking congestion and result in an adverse effect on road safety. The existing problems of illegal and insensitive parking will increase to an unacceptable level.

Response: The applicant has met with the requirements of Roads and Transportation Services demonstrating the provision of 45 No off street parking spaces, upgrading and formalising the car park and providing directional signage to encourage the use of the car park by patrons. The approved plans, also include direct access for patrons from the car park into the premises which may decrease the number of people using the front entrance. Illegal parking is a police matter but the upgrading of the car park may lessen this problem. (Conditions No 7, 8, 9 and 14)

(b) The proposed extension will result in an unacceptable increase in noise and anti social behaviour which have an adverse impact on the residential amenity of the village.

Response: The operation of the premises will be regulated under licensing regulations and environmental health legislation. Conditions will be attached to any consent to ensure that the proposals comply with the requirements of the Divisional Environmental Health Officer. The improvements to the car park and its signage may also have a positive effect. (Conditions No 7, 8 and 9)

(c) The proposed extension will increase the problem of litter in the village.

Response: The nature of the premises is not one which results in food or alcohol being sold to take away from the premises. Litter would be a result of increased number of people in the area rather than a direct result of the operation of the licensed premises. It is my opinion that littering cannot be directly related to the operation of the premises and would not significantly increase by the proposed extension.

(d) The proposed extension will result in the scale of the pub and restaurant being disproportionate to the size of the village.

Response: The proportion of the increase resulting from the proposed extension represents an increase of 24%. It is my opinion that the increase of

the existing business is not significant and would not result in the business being disproportionate to the size of the village.

(e) The plans do not show a beer garden which is rumored to be part of the proposals.

Response: The submitted application and plans do not identify the intention to construct a beer garden. Additional planning consent would be required for any such proposals.

6 Assessment and Conclusions

- 6.1 The main issue for consideration in the assessment of this application is how the proposal relates to relevant policies contained within the adopted local plan for the area.
- 6.2 In terms of the adopted East Kilbride and District Local Plan the site is identified as being within the settlement of Auldhouse. The proposals can be assessed against policies DC1 and SLP6 – Development Control General. Policy DC1 states that all proposals should take fully into account the local context and build form and that development should be compatible in terms of scale, massing and the external materials of adjacent buildings and the surrounding streetscape. Proposals should also seek to incorporate quality external materials and conform to Policy SLP6. Policy DC7 – Bad Neighbour ‘Commercial Development’ states that there will be a general presumption against the opening of public houses if residential amenity would be adversely affected.
- 6.3 Having assessed the application I am satisfied that the scale and design of the extension are acceptable. The scale of the increase in floorspace, an increase of approximate 24%, is not disproportionate to the site or the surrounding area. The proposed improvements to the car park will not only encourage patrons to park off street thus reducing the current parking problems but will improve the physical environment surrounding the building. The provision of a direct entrance into the rear of the premises from the car park will be beneficial. Although advertised as a bad neighbour development this is an existing licensed premises and not a new business.
- 6.4 In summary, I would consider that the proposal complies with Policies DC1, SLP6 and DC7 of the East Kilbride and District Local Plan, I would, therefore, raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

24 August 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

▶ Consultations

Roads and Transportation Services (East Kilbride)	14/07/05
TRANSCO (Plant Location)	03/08/05
Environmental Services	10/08/05
SEPA	11/08/05
Scottish Power, Power Systems	16/08/05

▶ Representations

- Representation from : Margaret McKinlay, 14 Langlands Road
Auldhouse, East Kilbride
G75 9DW, DATED 22/06/05
- Representation from : Douglas Waddell, 4 Langlands Road
Auldhouse, EAST KILBRIDE
G75 9DW, DATED 27/07/05
- Representation from : Mr N Durno, 246 Auldhouse Road
Auldhouse, East Kilbride
G75 9DX, DATED 14/07/05
- Representation from : Mr & Mrs J Taggart, Causeyhead Farm
Auldhouse, East Kilbride
G75 9DT, DATED 04/08/05

Contact for Further Information

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

Morag Neill, Planning Officer

Ext : 6313 (Tel :01355 806313)

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 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 All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a mechanical ventilation system which is ducted to at least 1 metre above eaves level.
The ventilation system shall:
 - a) incorporate activated carbon filters;
 - b) be capable of achieving at least 20 air changes per hour in rooms where food preparation/cooking takes place;
 - c) be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be suitably isolated from the ducting by means of flexible connections.
- 5 That before the extension hereby approved full details of the method of ventilating the food preparation and food sales areas shall be submitted to and approved by the Council as Planning Authority.
- 6 The ventilation system noise, assessed with windows closed, within any dwelling or noise sensitive buildings shall be not be 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.
- 7 That before extension hereby approved is completed or brought into use, 44 no. parking spaces (2.5m x 5m modules) shall be laid out and constructed within the site to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 8 The first 2 metres of the surface of the car park shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 9 That no gates or other obstructions shall be erected within the first 6 metres of the car park access as measured from the heel of the footway.

- 10 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.
- 11 That prior to the commencement of development, details of the land drainage works shall be submitted to and approved by the Council as Planning Authority.
- 12 That the development shall not be brought into use until the site is served by a sewerage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 13 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.
- 14 The loading and unloading of all service vehicles visiting the premises shall take place at the rear of the premises.
- 15 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:
- 16 That prior to the commencement of any work on the site, the further written approval of the Council as Planning Authority shall be obtained for:
 - (a) detailed specification of signage
 - (b) detailed specification of car park lighting

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 safeguard the amenity of the area.
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- 6 To safeguard the amenity of the area.
- 7 To ensure the provision of adequate parking facilities within the site.
- 8 In the interest of public safety
- 9 In the interest of public safety
- 10 In order to retain effective planning control
- 11 To ensure the provision of a satisfactory land drainage system.
- 12 To ensure the provision of a satisfactory sewerage system
- 13 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.
- 14 In the interest of public safety
- 15 In the interests of amenity.
- 16 These details have not been submitted or approved.

For information only

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