

# Report

Report to:	<b>Cambuslang/Rutherglen Area Committee</b>
Date of Meeting:	<b>29 January 2008</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CR/07/0214
Planning Proposal:	Siting of Mobile Snack Van

## 1 Summary Application Information

- Application Type : Detailed Planning Application (Renewal)
- Applicant : Kelly Graham
- Location : Land at Downiebrae Road  
Rutherglen

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Refuse Detailed Planning Permission - For the Reasons Stated

### 2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): Cambuslang/Rutherglen Local Plan 2002  
Policy IND1 – 'Industrial Land Use'  
Policy SLP7 – 'Hot Food Shops'

Finalised South Lanarkshire Local Plan (After  
Modification) 2007  
Policy ECON1 – 'Industrial Land Use'  
Policy TRA7 – 'New road infrastructure policy'  
Policy DM14 – 'Mobile Snack Vans'

- ◆ Representation(s):

▶ 0 Objection Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (North Division)

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application site lies on the south side of Downiebrae Road, Rutherglen on the public highway some 50 metres east of its junction with Dalmarnock Road. The site lies adjacent to the Sanmex works. The site area extends to some 25 square metres.

### **2 Proposal(s)**

- 2.1 The applicants have applied for planning permission to renew a temporary consent for the siting of snack van. In this instance the applicants have applied for permission without a limit of time.

### **3 Background**

#### **3.1 Local Plan Status**

The site is covered by Policy IND1 – ‘Industrial Land Use’ and Policy SLP7 – ‘Hot Food Shops’ of the adopted Cambuslang/Rutherglen Local Plan 2002. In terms of the finalised South Lanarkshire Local Plan (After Modification) 2007 the site is covered by the equivalent Policy ECON1 – ‘Industrial Land Use’ and Policy DM14 – ‘Mobile Snack Vans’. It is also covered by Policy TRA7 in which the Council supports and reserves land identified for improved road infrastructure at a number of locations – including the Downiebrae Road upgrade.

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

None.

#### **3.3 Planning Background**

CR/06/0103 – A temporary consent was granted for the siting of a mobile snack van at this location.

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

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

**Response:** Noted.

- 4.2 **Roads and Transportation Services** – The first phase of works associated with the Clyde Gateway/Cunningar Loop are due to start in January 2008 and the only available public access for construction traffic will be via Downiebrae Road/Dalmarnock Road and therefore the placing of a mobile snack van on this part of the carriage way may affect traffic movements associated with the works. In light of this the placement of the van at this location is not recommended and refusal of the application is recommended. If however it should be approved various conditions relating to road safety should be attached.

**Response:** The recommendation for refusal of the application for the reason stated is noted.

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

None

### **6 Assessment and Conclusions**

- 6.1 The applicant proposes the renewal of a previously approved one year, temporary consent allowing the siting of a mobile snack van for the sale of hot and cold food. The application site constitutes the public highway within an industrial area. In terms of the approved Development Plan the proposal has no adverse impact on

residential amenity and complies with Policies IND1 and SLP7 of the approved Local Plan. Similar policies within South Lanarkshire Local Plan (After Modification) 2007 apply.

- 6.2 However, when the previous consent was granted in June 2006 it was noted that the site was also located within an area covered by proposals associated with the Clyde Gateway and that any future application for renewal of the consent would have to be reviewed against the progress made with the Gateway. The determining issue in consideration of this application is, therefore, the status of the proposed Clyde Gateway project and works associated with the project in this area.
- 6.3 At the time the original consent was granted whilst there were plans to carry out physical improvements in and around Downiebrae Road, as part of the Clyde Gateway project and the Council's plans for upgrading road access in the area, no start had been made. This project has since moved on and it has now been agreed that work will start on Downiebrae Road in January 2008. These works are aimed at improving the condition of the road and at improving access to important sites at and around Cuningar Loop associated with the Clyde Gateway and the Commonwealth Games Village site. In view of the impact that this project will have on the application site and its surroundings it can no longer be considered a suitable location for a mobile snack van. In addition the presence of the snack van will impact on and prejudice the implementation of these works and further works that the Council may undertake in this location to improve the road infrastructure as part of the Downiebrae Road upgrade identified in Policy TRA7 of the Finalised South Lanarkshire Local Plan (After Modification) 2007. For these reasons I would recommend that this application be refused.

## **7 Reasons for Decision**

- 7.1 The proposal is no longer suitable as work aimed at upgrading the road in order to improve and ease access to the area is programmed to start.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

**22 January 2008**

## **Previous References**

- ◆ CR/06/0103 – Siting of Mobile Snack Van at Downiebrae Road, Rutherglen; Granted Detailed Planning Consent for a period of one year, 7<sup>th</sup> June 2006.

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Neighbour Notification Certificate dated 19<sup>th</sup> June 2007
- ▶ Cambuslang/Rutherglen Local Plan 2002
- ▶ Finalised South Lanarkshire Local Plan (After Modification) 2007
  
- ▶ Consultations

Roads and Transportation Services (North Division)

04/07/2007

Environmental Services

10/07/2007

**Contact for Further Information**

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

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Detailed Planning Application (Renewal)

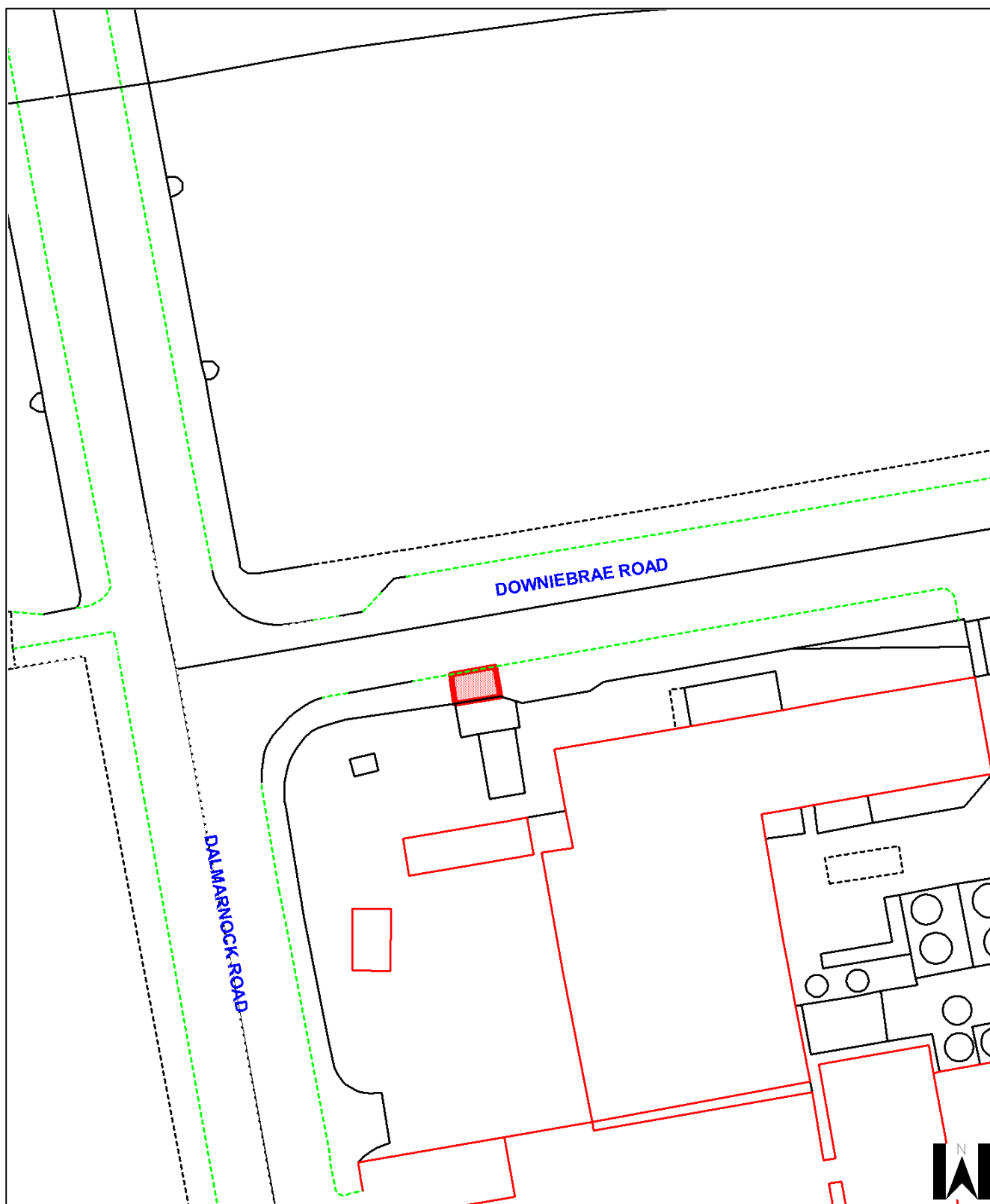
PAPER APART – APPLICATION NUMBER: CR/07/0214

**REASONS FOR REFUSAL**

- 1        That the development prejudices works for improving Downiebrae Road associated with the Clyde Gateway project and in line with the aim of upgrading the Road in accordance with Policy TRA7 of the South Lanarkshire Local Plan (After Modification) 2007.

For information only

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