

Report

Report to:	Planning Committee
Date of Meeting:	29 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0041
Planning proposal:	Extension to existing factory and provision of onsite car parking provision

1 Summary application information

Application type:	Detailed planning application
Applicant:	Ashgill Electronics
Location:	Block 6 Dunedin Road Larkhall Industrial Estate Larkhall ML9 2QS

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 attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ♦ Applicant's Agent: Kenneth Martin
- ♦ Council Area/Ward: 20 Larkhall
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 1 - Spatial Strategy
Policy 4 - Development Management and Place Making
Policy 7 - Employment
Policy 11 - Economic Development and Regeneration
Policy 16 - Travel and Transport
Policy 17 - Water Environment and Flooding

**South Lanarkshire Local Development Plan:
Supplementary Guidance**

Development Management, Place Making and Design

Policy DM1 - Design

Sustainable Development and Climate Change

Policy SDCC4 - Water Supply

Policy SDCC5 - Foul Drainage and Sewerage

Policy SDCC10 - Sustainable Travel

♦ **Representation(s):**

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

♦ **Consultation(s):**

Roads and Transportation Services (Development Management)

Environmental Services

Economic Development

Estate Services

Coal Authority

Planning Application Report

1 Application Site

- 1.1 The application site relates to the existing factory unit, currently trading as Ashgill Electronics, at Block 6, Dunedin Road, Larkhall Industrial Estate. The existing unit sits centrally within the site with parking (for 32 cars) to the north of the building, accessed from Keir Hardie Road, and an area of unused land to the south. Goods access is taken via Dunedin Road.
- 1.2 The site is bound predominately by industrial units and open space, however, residential properties can be found to the north-west beyond Keir Hardie Road.

2 Proposal(s)

- 2.1 The applicants propose the erection of a combined 2 storey and small single storey extension (approximately 1,160 sq.m. in floor area) to the factory. This will be located to the north of the existing factory building on land which is currently used for staff and visitor parking.
- 2.2 The proposed extension will be finished in a manner which is complimentary to the existing building on site. It is anticipated that the extension will allow an approximately 30% (20 persons) increase in employment within the business to a total of 85 staff.
- 2.3 In association with these works, it is intended to provide parking for 67 vehicles within the site. The majority (63 spaces) of which will be accommodated to the south of the building on the area of currently unused land. A further 4 disabled spaces and 20 cycle spaces will be provided adjacent to the main entrance, off Keir Hardie Road.
- 2.4 A Coal Mining Risk Assessment has been submitted in support of the application.

3 Background

3.1 Local Plan Policy

- 3.1.1 In assessment of the application, consideration must be given to the policies contained within the adopted South Lanarkshire Local Development Plan (2015) (SLLDP); and it's associated Supplementary Guidance (SG), the impact on amenity and road safety matters.
- 3.1.2 In land use terms of the SLLDP, the application site is identified as being within an area designated as "Other Employment Land Use Area" (Policy 7 – Employment). Such areas are designated for industrial use, but where there is an increasing element of non-industrial uses present.
- 3.1.3 In addition to these primary designations, a number of other policies within the adopted SLLDP are also considered appropriate to the determination of this application, namely, Policy 1 - Spatial Strategy, Policy 4 - Development Management and Place, Policy 11 - Economic Development and Regeneration, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.
- 3.1.4 These policies are supported by Supplementary Guidance, which forms part of the Development Plan for South Lanarkshire, including:

- Development Management, Place Making and Design SG

Policy DM 1 - Design

- Sustainable Development and Climate Change SG
SDCC 4 - Water Supply, SDCC 5 - Foul Drainage and Sewerage and Policy
SDCC10 - Sustainable Travel

3.1.5 The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 **Relevant Government Advice/Policy**

3.2.1 Scottish Planning Policy (2014) (SPP) highlights that the presumption in favour of development does not change the statutory status of the development plan as the starting point for decision-making and advises that proposals that accord with up-to-date plans should be considered acceptable in principle.

3.3 **Planning Background**

3.3.1 Members will note that applications of this scale would normally be dealt with under delegated powers however the applicant has confirmed that they are a close relative of a member of the Council. The application, therefore, has to be referred to Planning Committee for a decision.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Development Management)** have advised that they have no adverse comments to make on the proposal.

Response: - Noted.

4.2 **Environmental Services** – have confirmed that they have no objections to the proposal, subject to conditions and/or informatives relative to noise control, dust control, health and safety, demolition and pest control, contamination.

Response: - Appropriately worded conditions can be attached to any consent granted to address the matters raised.

4.3 **Estate Services** – have offered no objections to the proposal.

Response: - Noted.

4.4 **Coal Authority** - have confirmed that the application site falls within the defined Development High Risk Area (DHMA). However, they do not object to the proposal, subject to conditions, on the basis that the proposed factory extension is located outwith the DHRA and the proposed parking area is unlikely to require any substantial earthworks/foundations.

Response: - Appropriately worded conditions can be attached to any consent granted to address the matters raised.

4.5 **Economic Development** – have offered no response.

Response: - Noted.

5 **Representation(s)**

5.1 Statutory neighbour notification was undertaken and the application was advertised in the Hamilton Advertiser due to the non-notification of neighbouring properties. No letters of representation were received in response to these processes.

6 **Assessment and Conclusions**

6.1 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. Additionally, Scottish

Planning Policy highlights that, where a proposal accords with up-to-date development plans, it should be considered acceptable in principle.

- 6.2 The determining issues, therefore, in consideration of this application are its compliance with local plan policy and its impact on the amenity of adjacent properties and the area within which it is located.
- 6.3 The application site lies within an area designated as industrial in the adopted South Lanarkshire Local Development Plan (SLLDP) and it is proposed to extend the existing factory unit which will increase employment opportunities within the area.
- 6.4 In land use terms, the proposal raises no issues in terms of Policy 7 – Employment which identifies the industrial estate as an “Other Employment Land Use Area” designated for industrial use but where there is an increasing element of non-industrial uses present. Furthermore, the proposal is considered to accord with Policies 1 - Spatial Strategy and 11 - Economic Development and Regeneration which support activities that maximise economic growth.
- 6.5 In addition to the above, the application site is noted as being affected by a number of other applicable policies within the adopted SLLDP and its Supplementary Guidance. In assessing the proposal against the requirements of these policies, it is considered acceptable.
- 6.6 In terms of the detailed design of the development, it is considered that the proposal raises no significant concerns. The proposed extension has been designed in a manner which complements the existing building on site and, given its relationship, will not result in an adverse impact on the amenity of adjacent properties. The proposal, therefore, complies with Policies 4 - Development Management and Place Making and DM1 – Design of the SLLDP.
- 6.7 The site lies within an established industrial estate and is, therefore, capable of being served in terms of water and sewerage provision. On this basis, it is considered that the proposal accords with Policies 17 - Water Environment and Flooding, SDCC4 - Water Supply and SDCC5 - Foul Drainage and Sewerage.
- 6.8 It is noted that the application proposes an increase of on-site parking provision to accommodate the proposed staffing levels. However, the proposal may also be considered to be in compliance with the requirements of Policies 16 - Travel and Transport and SDCC10 - Sustainable Travel which seek to provide viable and attractive alternatives to car travel as the applicants have included the introduction of bicycle parking provision within the new parking provision.
- 6.9 No specific concerns, subject to conditions, have been raised by the various consultees. Any requirements can be addressed through the use of conditions/informatives, where appropriate. No third party representations were received in respect of the proposal.
- 6.10 In summary, the applicants propose to extend their existing factory within an established industrial area in Larkhall. It represents further investment, and increased employment opportunities, in the industrial estate and should help enable the continued success of a long established business and for the site to remain occupied. The proposal will have no material impact upon the visual amenity of the surrounding area.
- 6.11 On the basis of the above assessment, it is considered that the scheme is capable of being developed, subject to conditions, without conflict with the general requirements

of the applicable policies and guidance. Furthermore, the proposal raises no new amenity, overlooking or road safety concerns. I would, therefore, raise no objection to the proposal and recommend that planning permission be granted subject to the conditions listed.

7 Reasons for Decision

- 7.1 The proposal will have no adverse impact on residential or visual amenity and raises no road safety concerns and will bring back the building into beneficial use. The proposal complies with the applicable provisions of the South Lanarkshire Local Development Plan (adopted 2015) namely Policy 1 - Spatial Strategy, Policy 4 - Development Management and Placemaking, Policy 7 – Employment, Policy 11 - Economic Development and Regeneration, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding. In addition the proposal accords with the relevant Development Plan Supplementary Guidance (Policies DM1 – Design, SDCC4 - Water Supply, SDCC5 - Foul Drainage and Sewerage, SDCC10 - Sustainable Travel. There are no other planning aspects that are material to the assessment and determination of this application.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

10 May 2018

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (2015)(adopted)
- ▶ South Lanarkshire Local Development Plan – Supplementary Guidance
- ▶ Neighbour notification letter dated 09/04/2018
- ▶ Newspaper Advertisement dated 12/04/2018

- ▶ Consultations
 - Roads Development Management Team 10.05.2018
 - Coal Authority Planning Local Authority Liaison Dept 27.03.2018
 - Environmental Services 26.04.2018
 - Estates Services - Housing And Technical Resources 11.04.2018

- ▶ Representations Dated:
 - None

Contact for further information

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

James Watters, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

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Email: james.watters@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0041

Conditions and reasons

1. 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.

Reason: To ensure satisfactory integration of the proposed development with the existing building both in terms of design and materials.

2. 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.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

3. That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the Drawing no.: 17-071 GA 001 rev. B shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

4. Development shall not commence until details of surface finishes to all parking and manoeuvring areas has been submitted for the consideration and written approval of the Council as Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Council as Planning Authority.

Reason: To retain effective planning control.

5. Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) by more than 4dB (A) when measured in accordance with BS4142: 2014 at buildings where people are likely to be affected.

Between the hours of 2000 and 0800 the noise emitted from the premises (LAeq (5mins)) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:2014 at buildings where people are likely to be affected.

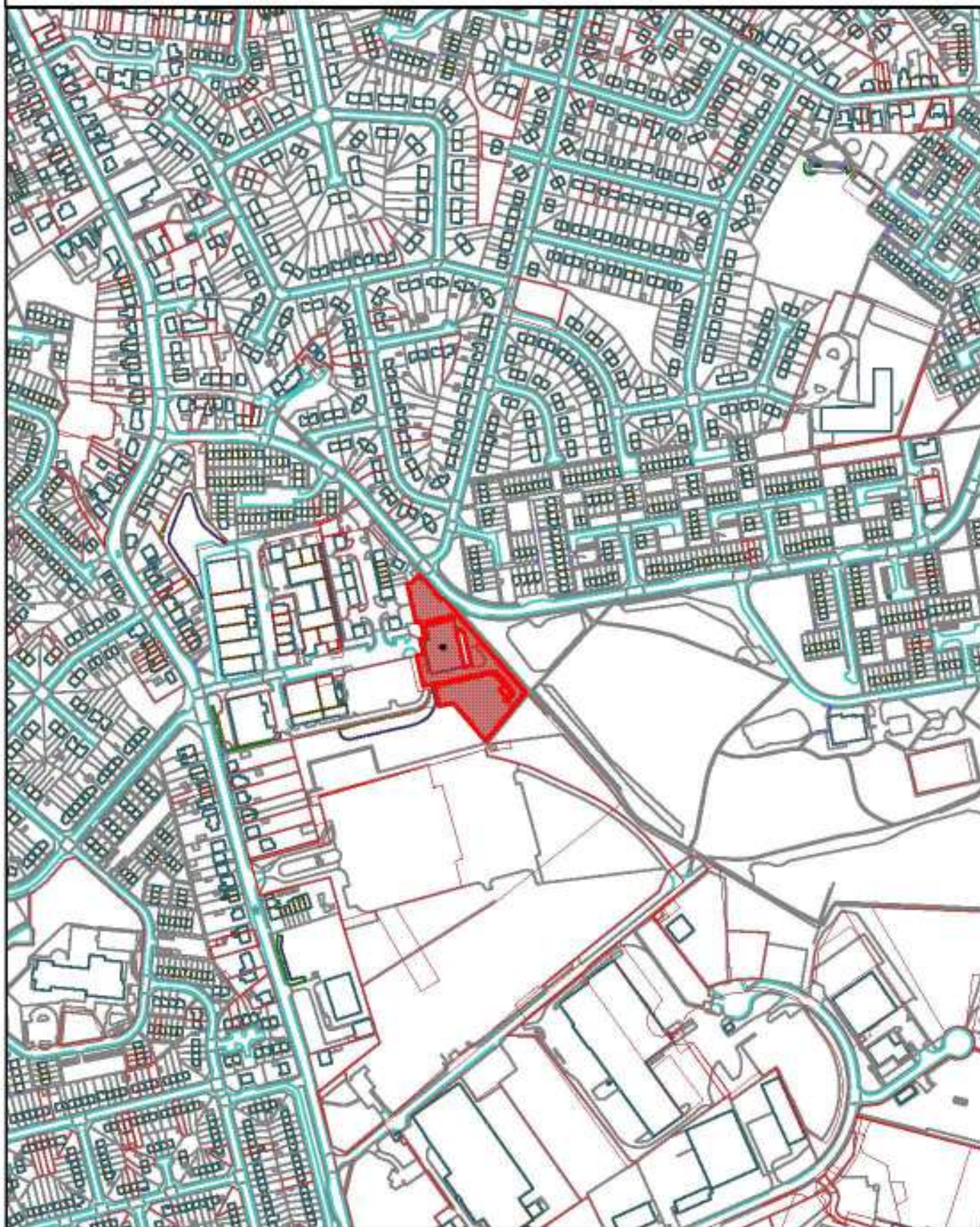
Reason: To minimise noise disturbance to adjacent occupants.

6. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

P/18/0041

Larkhall Industrial Estate



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Scale:
1:5,000
Date:
08/05/2018



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

