

	<h1>Report</h1>	Agenda Item <h1>3</h1>
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Report to:	Planning Committee
Date of Meeting:	19 June 2007
Report by:	Executive Director (Enterprise Resources)

Application No	EK/07/0146
Planning Proposal:	Erection of Library

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : JSB (Holdings) Ltd
- Location : St Leonards Neighbourhood Centre
St Leonards Square
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: 3D Architects
- ◆ Council Area/Ward: 8 East Kilbride Central North
- ◆ Policy Reference(s): **East Kilbride and District Local Plan(Adopted 2003)**
Policies DC1and SLP6 – Development Control General, COM4 – Neighbourhood/ Village/ Local Shopping Area.

Finalised South Lanarkshire Local Plan(as modified)
Policies CTY3 -Community Facility Provision,COM5 – Village/Neighbourhood Centres
DM1 – Development Management

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

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

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

Power Systems

TRANSCO (Plant Location)

British Telecom

Scottish Water

St. Leonards Community Council

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The site forms part of the existing St Leonards Neighbourhood Centre at Blacklaw Drive, St Leonards on the north eastern edge of East Kilbride. The site essentially exists at present as a landscaped area on the eastern edge of the shopping centre adjacent to High Common Road.
- 1.2 The site is bounded by landscaping to the north, High Common Road to the east, the Bonny Prince Charlie Public House to the west and the Ladbrokes Betting Shop to the south. Public footpaths surround the site on four sides as part of the footpath network serving the shopping centre.

2 Proposal(s)

- 2.1 The proposal involves the construction of a new public library. This comprises a modern elongated flat roofed building clad externally with brick and metal cladding. The main glazed section proposed is on the north elevation with additional glazing on the upper part of the south elevation. The public entrance is on the south elevation from a block paved pedestrian area within the car park of the neighbourhood centre.
- 2.2 The internal layout provides a 240 square metre library area, librarian's office, staff workroom, meeting room and public toilets including disabled wc.
- 2.3 The new library proposal is part of a larger scheme to reconfigure and redevelop the entire neighbourhood centre. An Outline Planning Application is currently under consideration in respect of the overall redevelopment. The redevelopment will result in the demolition of the existing library which is currently accommodated in a freestanding building within the public car park.

3 Background

- 3.1 The application site lies within the commercially zoned St Leonards Neighbourhood Centre as identified within both the adopted East Kilbride and District Local Plan and the Finalised South Lanarkshire Local Plan (as modified). In terms of the adopted plan the relevant policies covering the proposals are Policies DC1/SLP6 – Development Control General and COM4 – Neighbourhood/ Village/ Local Shopping Areas. In addition Policies CTY3 -Community Facility Provision, COM5 – Village/Neighbourhood Centres, DM1 – Development Management of the Finalised South Lanarkshire Local Plan are also relevant.

3.2 Planning History

None

4 Consultation(s)

- 4.1 **Roads & Transportation Services (East Kilbride)** - had no objections to the proposal as the library is part of a larger redevelopment of the Neighbourhood Centre and the total number of parking spaces required will be taken into account with ongoing discussions.

Response: Noted

- 4.2 **S.E.P.A. (West Region)** - no response to date

Response: Noted

- 4.3 **Power Systems** - no objections.

Response: Noted

4.4 **TRANSCO (Plant Location)** - no objections

Response: Noted

4.5 **British Telecom** - no response to date.

Response: Noted

4.6 **Scottish Water** - no objections, however applicant should note that a totally separate drainage system will be required with the surface water discharging to a suitable outlet.

Response: Noted

4.7 **St. Leonards Community Council** - no response to date

Response: Noted

4.8 **Environmental Services** - no objections

Response: Noted

5 Representation(s)

5.1 Statutory Neighbour notification was undertaken. One letter of objection was received. The points raised can be summarised as follows.

- a) **The visibility of the public house from adjacent footpaths /roads will be substantially compromised by the relocation /design/construction of the proposed Public Library. This will result in a substantial and quantifiable loss of trade. It will also have a negative consequent impact on the Rateable Value for the public house.**

Response: The proposed library is positioned to the east of the existing public house and sits in front of a patrons entrance to the premises. However this established public house enjoys a presence onto the open car park area of the centre with the existence of the outdoor seating area. In addition the height of the new library building will be lower than the public house building therefore these licensed premises will still be visible from High Common Road. In my opinion the new building will provide an improved physical edge to the St Leonards Neighbourhood Centre at this point.

- b) **With the betting office adjacent, the public house receives a significant volume of trade and at present people can circulate freely between that unit and the public house. The new proposal would result in a severely restricted width route between the two units which would be less amenable.**

Response: The resultant pedestrian route would be over 4 metres in width. Providing lighting is adequate within this corridor it is considered that pedestrian safety would not be compromised.

- c) **The proposed car parking associated with the supermarket development would severely compromise/obliterate the public house's delivery route and a new equally acceptable access route will need to be provided which should result in no conflict between pedestrians/deliveries etc**

Response: The servicing of the existing public house premises and its relationship with the proposed redevelopment of the neighbourhood centre will be assessed as part of any detailed planning application for the larger redevelopment scheme. This detailed planning application relates to the new library proposal only.

6 Assessment and Conclusions

- 6.1 The determining issues in consideration of this application is its compliance with Local Plan policy.
- 6.2 The proposal can be assessed against policies DC1/SLP6 – Development Control and COM4 – Neighbourhood/ Village/ Local Shopping Areas of the East Kilbride and District Local Plan (adopted). Policies DC1 and SLP6 state that all planning applications should take fully into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials. Policy COM4 states that within the Neighbourhood Centres, Village and Local Shopping Areas the Council will seek to sustain and enhance shopping provisions.
- 6.3 In this instance the proposed building is of modern design with the use of glazing to introduce some interest to the elevations and entrance. The building is a functional design to be inserted on the edge of the existing neighbourhood centre which is currently under discussion for redevelopment and re-configuration. It is considered that the new building will improve the physical edge of the neighbourhood centre at this location and will facilitate the reconfiguration of the existing centre layout by enabling the demolition of the existing library building. The new building is of a lower height than the adjacent public house building and is accommodated within an adjacent sloping landscaped area. In terms of mass and scale therefore the building is acceptable. In terms of sustaining and enhancing shopping provision the library proposal involves no loss of retail provision but rather retains and improves the library facility for the community.
- 6.4 In addition the Finalised South Lanarkshire Local Plan (as modified) is a material consideration. Policies CTY3 – Community Facility, COM5 – Village/Neighbourhood Centres and DM1 – Development Management are the relevant policies in this instance.
- 6.5 Policy CTY 3 states that the Council will seek to promote the development of community facilities which bring together a range of services in order to maximise the benefits of service integration, efficiency and convenience to the public. As indicated above this new library is to replace the existing one which is to be demolished to enable the reconfiguration and redevelopment of St Leonards Neighbourhood Centre. This new library facility will provide a modern and updated facility for the local community.
- 6.6 Policy COM 5 states that proposals for changes of use in village/neighbourhood centres will be assessed with regard to the appropriate mix of uses, retaining a retail element to serve the needs of the local area, and with further regard to the amenity of the surrounding area. The new library is to be located on a small landscaped area adjacent to the existing betting office and public house. As already stated this is a replacement for the existing library which is to be demolished as part of the redevelopment proposals for the overall neighbourhood centre. It therefore does not involve the loss of any retail or other floorspace and it is considered acceptable in design terms as it will visually improve this edge of the Neighbourhood Centre.
- 6.7 Policy DM1 is a similar policy to the development control policy - SLP6 of the adopted Local Plan in that development proposals should be compatible with surrounding buildings and streetscape in terms of scale, massing, design and external materials. It is considered that the proposal is of a satisfactory design and

materials for the area. External finishes samples will be submitted for careful consideration as a condition of any planning approval.

- 6.8 In summary I would consider that the proposal complies with Policies DC1/SLP6 and COM4, of the adopted East Kilbride and District Local Plan and DM1, CTY3 and COM5 of the emerging Finalised South Lanarkshire Local Plan (as modified). I would therefore raise no objections to the proposal and recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal will not have a detrimental impact on visual amenity and complies with Policies DC1/SLP6, COM4, DM1, CTY3, and COM5 of the adopted East Kilbride and District and emerging Finalised South Lanarkshire Local Plan (as modified).

Iain Urquhart

Executive Director (Enterprise Resources)

4 June 2007

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Roads & Transportation Services H.Q. (Flooding) 27/04/07
 - Enterprise Resources - Estates 30/03/07
 - Environmental Services 30/03/07
 - Roads and Transportation Services (East Kilbride) 13/04/07
 - TRANSCO (Plant Location) 11/04/07
 - Scottish Water 04/04/07
- ▶ Representations
 - Representation from : The Orchid Group, FAO Ian McGowan, Park Mill, Burydell Lane, Park Street, St Albans, AL2 2HB, DATED 25/04/07

Contact for Further Information

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

Maud McIntyre, Planning Officers, Civic Centre, East Kilbride
Ext. 6385 (Tel: 01355 806385)
E-mail: Enterprise.ek@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : EK/07/0146

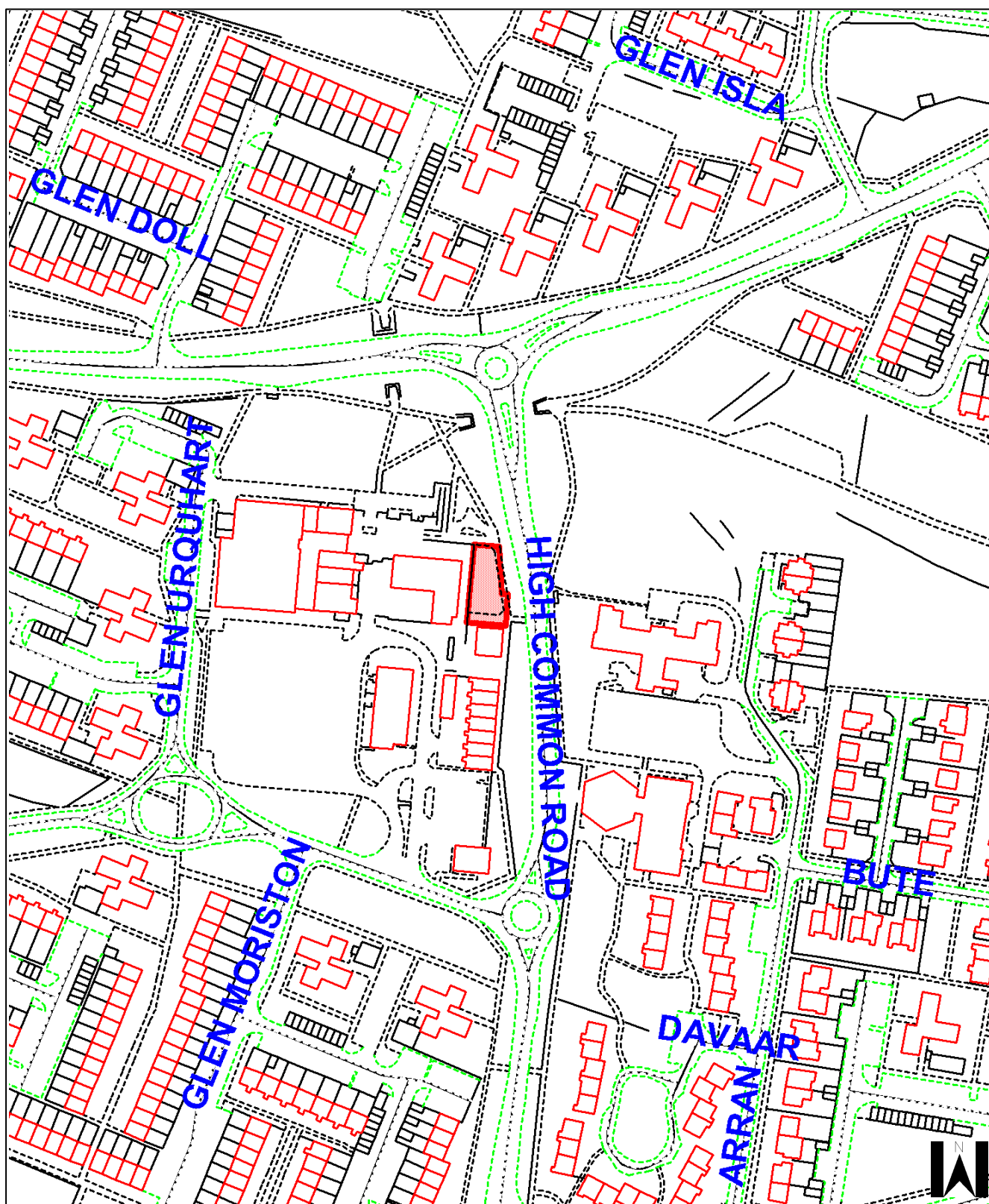
CONDITIONS

- 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 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.
- 5 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 and with the Council's Sustainable Drainage Design Criteria and requirements.
- 6 That external security lighting be installed on the south and west elevations of the building, a detailed specification of which shall be submitted to and approved in writing by the Council as Planning Authority prior to the commencement of site works.
- 7 The lighting approved under Condition 6 above shall be installed and operating prior to the library being brought into use.

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 order to retain effective planning control
- 5 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 on-site and off-site flooding.
- 6 In the interests of public safety.
- 7 In the interests of public safety and to retain effective planning control.

For information only



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