

Report

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Report to:	Planning Committee
Date of Meeting:	23 January 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/06/0698
Planning Proposal:	Change Of Use Of Ground To Industrial Land And Erection Of Office Block And Associated Car Parking (Notice Of Intention To Develop)

1 Summary Application Information

- Application Type : Notice of Intention to Develop (NID)
- Applicant : South Lanarkshire Council
- Location : Council Depot
Pollock Avenue
Hamilton

2 Recommendation(s)

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

- (1) Approve Notice of Intention to Develop (subject to suggested restrictions as attached)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: Cooper Cromar
- ◆ Council Area/Ward: 44 Wellhall/Earnock
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy ED1 – Industrial Areas General
Policy RES2 – New Housing Sites
Policy DC1 – Development Control General
South Lanarkshire Local Plan (Finalised)
ECON1 – Industrial Land Use
Policy RES6 – Residential Land Use Areas
Policy ENV11 – Design Quality
Policy DM1 – Development Management

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

◆ Consultation(s):

Enterprise Resources - Estates

Environmental Services

Roads and Transportation Services (Hamilton Area)

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

Power Systems

TRANSCO (Plant Location)

Scottish Water

Roads & Transportation Services H.Q. (Flooding)

Planning Application Report

1 Application Site

- 1.1 This Notice of Intention to Develop relates to the existing Council Depot at the south east corner of Hillhouse Road and Pollock Avenue, Hamilton and an area of open ground adjoining the depot.
- 1.2 The site is surrounded by residential properties to the north east and south west, commercial and industrial properties to the north west/north, whilst to the south and south west a health centre and area of open space can be found.

2 Proposal(s)

- 2.1 The applicant proposes the erection of a combined 1 and 2 storey office block within an area of ground adjoining the existing Council Depot. This will provide office accommodation for approximately 115 Council staff within the two storey element of the proposed building. The single storey structure will provide site welfare facilities (staff changing, drying and canteen area).
- 2.2 The proposed building will provide facilities to accommodate the relocation of existing facilities currently provided within East Kilbride and Rutherglen/Cambuslang and thereby assist in an improved service provision.
- 2.3 The building will be of a modern modular design finished in a combination of composite metal cladding panels and powder coated aluminium screens.
- 2.4 In association with the above it is proposed to provide parking for 155 vehicles and a rationalisation of the existing car parking (58 spaces) and traffic management within the depot. The existing access to the depot from Pollock Avenue will be retained and will provide access to the new office accommodation within the extended site.
- 2.5 An improved area of barrier planting is also proposed around the new car parking to the rear of the residential properties which adjoins the site on Potrail Place and Stonebyres Court.

3 Background

3.1 Local Plan Status

- 3.1.1 The application site is affected by both Policy ED1 – Industrial Areas General and Policy RES2 – New Housing Sites in the Hamilton District Local Plan. The existing council depot is located within the portion of the site designated as ED1. Areas covered by this policy are recognised as main industrial areas, within which the expansion of existing uses will be supported. The part of the application site which will accommodate the proposed office block and associated parking is currently designated as a new housing site. Policy DC1 – Development Control General of the Plan, which relates to all new development, requires that all applications for planning permission shall take fully into account the local context and built form and must take cognisance of the scale, position and materials of adjacent buildings and surrounding streetscene.
- 3.1.2 In terms of the South Lanarkshire Local Plan (Finalised) the site is affected by policy ECON1 – Industrial Land Use, for the part of the application site occupied by the existing depot. Policy ECON1 identifies such area as continuing for primarily industrial use (including Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses). The remainder of the application site falls within

the Residential Land Use area (Policy RES6) designation. Within such areas the Council will not approve 'bad neighbour' uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential areas. In addition, the emerging local plan requires that all new development must comply with Council design policy as set out in Policy ENV11 – Design Quality and Policy DM1 – Development Management. Policy ENV11 advises that the quality of the design and layout of new developments must be such that they can demonstrate the application of the principles of sustainable development and make positive contribution to the character and appearance of the area within which they are located. Through the requirements of Policy DM1, all planning applications are required to take account of the local context and built form and should be compatible with adjacent buildings and streetscene in terms of scale, massing, design, external materials and impact on amenity.

3.2 Relevant Government Advice

3.2.1 There is no specific government guidance to this proposal.

3.3 Site History

3.3.1 The existing Council Depot is one of long standing and is located within an established industrial estate within Hamilton. The remainder of the application site formed part of a previous application which extended from the existing depot to Wellhall Road to the south east. This application, submitted by South Lanarkshire Council, proposed the erection of an office block and associated parking. (Application No. HM-03-0755). This application was withdrawn in November 2004.

4 Consultation(s)

4.1 Roads and Transportation Services – have no objections subject to the undertaking of improvements to the existing access, should these be required.

Response: Noted. Housing and Technical Services have been in discussion with Roads and Transportation Services and are aware of the Divisional Roads Engineer's requirements in this regard.

4.2 Roads and Transportation Services (Flooding) – have no objections subject to the undertaking of a Drainage Impact Assessment, the treatment of surface water discharge in accordance with the principles of Sustainable Urban Drainage Systems (SUDS), the provision of flood prevention works, and that the development is served by a sewerage scheme designed in accordance with Scottish Water standards.

Response: Noted. As above, Housing and Technical Services are aware of the Flooding Unit's requirements in this regard.

4.3 Estates and Support Services – have no objections to the proposals.

Response: Noted.

4.4 Environmental Services – have no objections subject to conditions relative to noise control, operational hours, and the undertaking of a Phase 1 Contamination Survey.

Response: Noted. Housing and Technical Services are aware of Environmental Services' requirements.

4.5 Scottish Environment Protection Agency – has no objection to the proposal subject to foul drainage being connected to the public sewer, surface water being treated in accordance with the principles of SUDS and construction works being carried out with due regards to SEPA's guidelines on avoidance of pollution.

Response: Noted. Housing and Technical Services are aware of SEPA's requirements.

- 4.6 **Scottish Water** – have no objection to the development subject to the confirmation of the proposed phasing and timescale to enable connections to their apparatus, that the development is served by a drainage system in accordance with the principles of SUDS and the protection of existing apparatus.

Response: Noted. Housing and Technical Services are aware of Scottish Water's requirements.

- 4.7 **Scottish Power** – have offered no objections.

Response: Noted.

- 4.8 **Scottish Gas Networks** – have offered no objections.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out by the applicant and the application was advertised as both a Notice of Intention to Develop and a Development Potentially Contrary to the Development Plan. No letters of representation were received in respect of the proposal.

6 Assessment and Conclusions

- 6.1 The applicant seeks consent for the extension of the existing Council depot and thereafter the erection of new office block, associated parking and the rationalisation of the existing depots operations.
- 6.2 The main planning considerations in the determination of this application are whether the proposals accord with local planning policies, other applicable Council policies and guidance, traffic implications, the impact on the amenity of the area and if there is conflict with policy can a departure be justified in this instance.
- 6.3 In terms of local plan policy, the existing depot is located within an area designated as being industrial in both the Hamilton District Local Plan (Policy ED1) and the Finalised South Lanarkshire Local Plan (Policy ECON1) and therefore no issues are raised by the proposals in this respect. However, the remainder of the site is designated as residential in both plans. (Policy RES2 – New Housing Site in the Hamilton District Local Plan and Policy RES6 – Residential Land Use in the Finalised South Lanarkshire Local Plan) and therefore the proposal was advertised as a Development Potentially Contrary to the Development Plan.
- 6.4 Policy RES2, requires that new housing development will be directed to specific sites identified within the plan, Hillhouse Road being such a proposal. The sites development was not progressed through the current plan and it has not been identified as a new housing site within the emerging local plan. Within this document it is designated within a larger residential area (Policy RES 6). Within these areas the Council will oppose the loss of houses to other uses and will resist any development that will be detrimental to the amenity of those areas. I am of the opinion, given the proposed use of the structure as office accommodation, its scale and design, the provision of additional parking and barrier planting, that there will be no detrimental impact on the amenity of surrounding uses, and in particular those residential properties adjoining the site. The proposal is therefore consistent with policy in this regard.

- 6.5 Given the scale and design of the proposed building, which is consistent with industrial building within the site, no issues are raised in terms of the requirements of Policy DC1 and DM1.
- 6.6 No third party objections have been received in respect of the proposal and the statutory consultees have raised no objections, subject to conditions. However, whilst it is not possible to impose legally binding conditions on an NID, I would recommend that the requirements set out overleaf are treated as formal restrictions. Housing and Technical Resources have indicated that these 'restrictions' are acceptable to them.
- 6.7 In summary, the proposed development does not conflict with relevant local planning policies. The proposal also raises no amenity or road safety issues and represents a natural extension of the adjoining industrial operation and will assist in improving the Council's service provision through the rationalisation of its operations. It is therefore considered that the application is acceptable and I recommend the approval of the Notification to Develop, subject to the requirements specified overleaf.

7 Reasons for Decision

- 7.1 The proposals accord with the policies of both the adopted Hamilton District Local Plan (Policy ED1 – Industrial Areas General), Policy RES2 New Housing Site, DC1 – Development Control General) and emerging South Lanarkshire Local Plan (Policy ECON1 – Industrial Land Use, RES6 – Residential Land Use and DM1 – Development Management). There will be no amenity issues resulting from the proposal in relation to the surrounding residential properties. The proposed office can be adequately serviced, with sufficient parking provision within the site, and therefore raise no road safety issues.

Iain Urquhart
Executive Director (Enterprise Resources)

10 January 2007

Previous References

- ◆ HM-03-0755

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Scottish Gas Network 17/10/2006
 - Power Systems 17/10/2006
 - Environmental Services 18/10/2006
 - Enterprise Resources – Estates and Support Services 18/10/2006

Scottish Water	25/10/2006
Roads & Transportation Services H.Q. (Flooding)	07/11/2006
S.E.P.A. (West Region)	02/11/2006
Roads and Transportation Services (Hamilton Area)	05/12/2006

► Representations

None

Contact for Further Information

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

James Watters, Planning Officer, Brandon Gate, Hamilton
 Ext 3522 (Tel :01698 453522)
 E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

Notice of Intention to Develop (NID)

PAPER APART – APPLICATION NUMBER : HM/06/0698

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 work commences on the site a scheme of landscaping for the area shaded GREEN on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include:
 - (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc.;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and

no work shall be undertaken on the site until approval has been given to these details.
- 4 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 5 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 4 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 6 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.
- 7 That before development starts, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.
- 8 That the development hereby approved shall not be occupied until the access roads and footpaths leading thereto from the existing public road have been constructed in accordance with the specification of the Council as Roads and Planning Authority.

- 9 That before the development hereby approved is completed or brought into use, all of the parking spaces and access roads shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 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 hereby approved shall not be commenced until the land drainage works have been completed in accordance with the plans submitted to and approved by the Council as Planning Authority under the terms of Condition 11 above.
- 13 That prior to any work starting on site, a Drainage Assessment in accordance with 'Drainage Assessment - A Guide for Scotland', shall be submitted to and approved in writing by the Council as Planning and Roads Authority (and the Scottish Executive as Trunk Roads Authority).
- 14 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 15 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.
- 16 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.
- 17 That between the hours of 0800 and 2000 the measured noise level emitted from the premises(LAeq (1 hour)) shall not exceed the pre-existing background noise level (LA90(1/2 hour)) by more than 4dB(A) when measured in accordance with BS4142 : 1997 at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise level emitted from the premises(LAeq (5 min)) shall not exceed the pre-existing background noise level (LA90(1/2 hour)) by more than 4dB(A) when measured in accordance with BS4142 : 1997 at buildings where people are likely to be affected.

- 18 That construction and/or demolition work associated with this development shall conform to the terms laid down in BS5228 Parts 1-4 1984/1986 ' Noise Control on Construction and Open Sites' to the satisfaction of the Council as both Planning and Environmental Health Authority.

The following hours should be adopted as 'standard' for the carrying out of all works and ancillary operations which are audible at the site boundary.

Monday – Friday 0800am – 0700pm

Saturday 0800am – 0100pm

Sunday None

Any deviation from the above should only occur when:

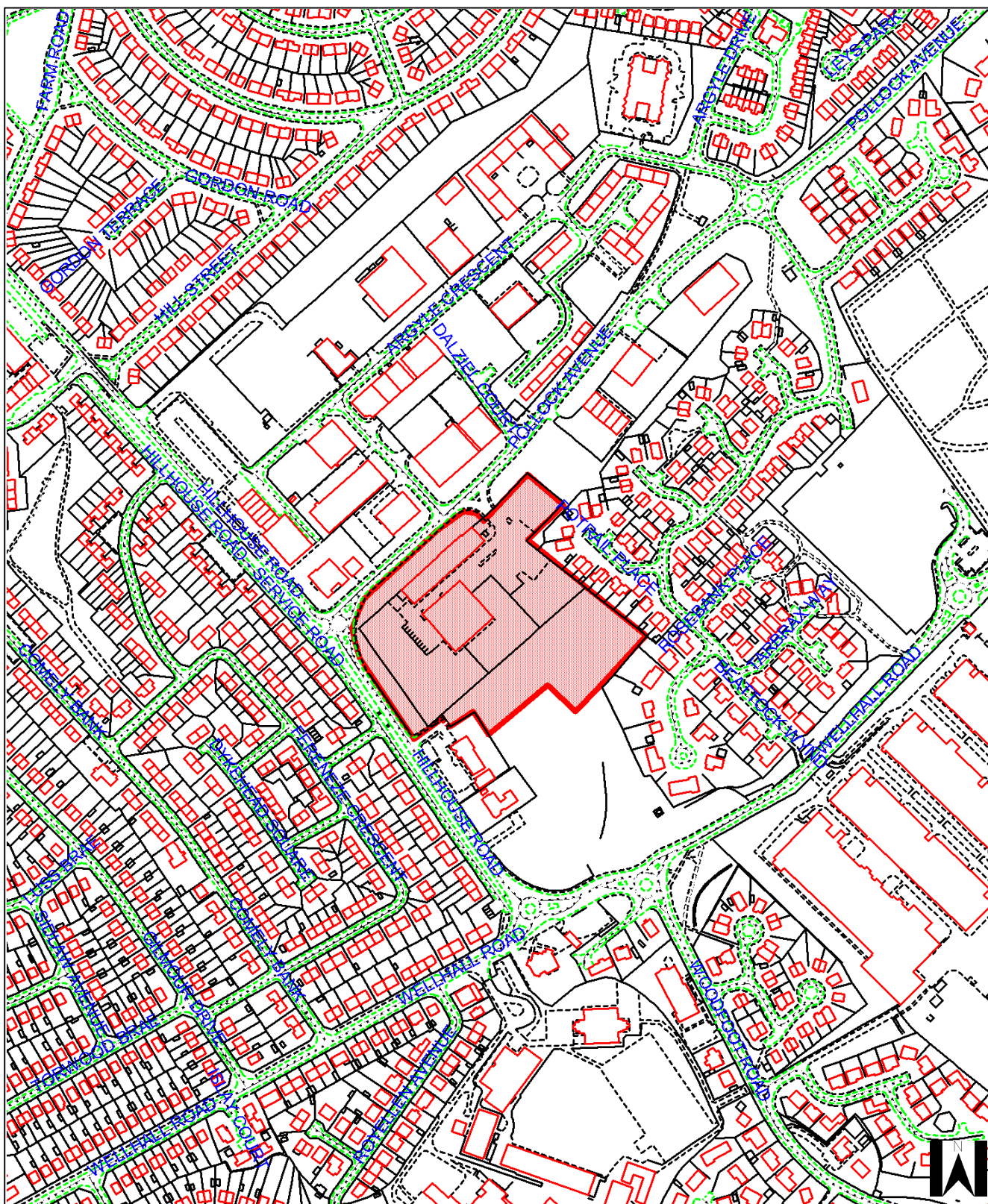
- a) The applicant has satisfied the Council that the works can only be carried at times outwith the standard hours for operational reasons or;
- b) The Council is of the opinion that the works require to be carried out at times outwith the standard hours to prevent or minimize noise problems.

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 the visual amenity of the area.
- 4 In the interests of amenity.
- 5 In the interests of amenity.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been submitted or approved.
- 8 To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.
- 9 To ensure the provision of adequate parking facilities within the site.
- 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 land drainage system.
- 13 To ensure the provision of a satisfactory land drainage system.
- 14 To ensure the provision of a satisfactory sewerage system
- 15 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.
- 16 To ensure the site is free from contamination.
- 17 In the interests of amenity.
- 18 In the interests of amenity.

For information only

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