

Report

Report to:	Planning Committee
Date of Meeting:	5 September 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/0071
Proposal:	Refurbishment and alterations to former student accommodation to form 26 residential flats with associated parking
Site Address:	2 Barrack Street, Hamilton, ML3 0HZ
Applicant:	C&S Group
Agent:	N/A
Ward:	17 Hamilton North and East
Application Type:	Full Planning Permission
Advert Type:	None
Development Plan Compliance:	Yes
Departures:	None
Recommendation:	Grant subject to conditions
Legal Agreement:	Not required
Direction to Scottish Ministers	Not required

1. Reason for Report

- 1.1. This application is required to be determined by the Planning Committee within the context of the approved Planning Application Decision Making Process (2015) as the proposal is for more than 10 residential units.

2. Site Description

- 2.1. The site extends to approximately 0.2ha and occupies a prominent corner position. The site is enclosed by Almada Street and Bothwell Road, two key routes through Hamilton, and is situated in close proximity to the designated strategic centre of Hamilton.
- 2.2. The site accommodates an existing building with associated parking, which was purpose built as student accommodation. The existing building, which was constructed in the 1990s, is three storeys in height and forms a courtyard setting. Vehicular access to the site is via a pend on Barrack Street and parking is provided within the courtyard area at ground floor level. The existing building is finished in buff facing brick, UPVC cladding and concrete roof tiles.
- 2.3. The applicant has advised that the site was utilised by the University of the West of Scotland (UWS) until 2018. Following the relocation of their campus, the building has mostly been vacant with only intermittent use by the Salvation Army to provide homeless accommodation. The site was sold by UWS in 2022 and currently contains 26 units, each with 6 bedrooms. The property is designated as a house in multiple occupation (HMO) use.

3. Description of Proposed Development

- 3.1. This is a detailed planning application for the refurbishment and alterations to the former student accommodation to form 26 residential flats with associated parking. The properties would all have 2 bedrooms and a study/office area. The vehicular access and pend would be retained, with the parking layout revised to provide 32 parking spaces. The parking provision would include two accessible spaces and provide 27 electric vehicle charging points. In addition, a bike storage area would also be provided.
- 3.2. Externally, there would be minor alterations affecting the appearance of the building. This work would include the installation of replacement windows, doors, cladding and general repair work.

4. Relevant Planning History

- 4.1. The application site formed part of a larger development which was granted planning permission in principle on 13 January 2020, for a 'mixed use development incorporating residential dwellings, hotel, office, care home, retail, restaurant/café, open space and associated works (Planning Permission in Principle)' (HM/17/0488).

5. Supporting Information

- 5.1. In support of the planning application, the applicant has submitted:-

♦ A Roads and Parking Strategy

6. Consultations

- 6.1. Environmental Services - no objection to the proposal, subject to the imposition of advisory notes relating to nuisance and noise.
Response - Noted.

- 6.2. Roads Development Management Team – no objection to the proposal subject to conditions relating to the proposed parking layout. The site is located in close proximity to local bus stops and train stations and is therefore accessible to public transport links. There are parking restrictions in place along Barrack Street and Almada Street, which will ensure that there is no overspill parking associated with the development on the surrounding streets.
Response - Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification, no representations have been received.

8. Development Plan

- 8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 9 - Brownfield, Vacant and Derelict Land and Buildings
- ◆ Policy 13 - Sustainable Transport
- ◆ Policy 14 - Design, Quality and Place
- ◆ Policy 15 - Local Living and 20 Minute Neighbourhoods
- ◆ Policy 16 - Quality Homes

8.3 South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard, the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 1 - Spatial Strategy
- ◆ Policy 2 - Climate Change
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 11 - Housing
- ◆ Policy 15 - Travel and Transport

9. Guidance

- 9.1. None

10. Assessment and Discussion

- 10.1. Detailed planning permission is sought for the refurbishment and alterations to former student accommodation to form 26 residential flats with associated parking at 2 Barrack Street, Hamilton. The determining issues in the consideration of this application are its compliance with national policy, local development plan policy and its impact on residential amenity, traffic safety, environmental matters and infrastructure issues.

10.2. Principle of Development

Policy 16 of NPF4 seeks to encourage, promote, and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations. In addition, Policy 16 provides support for homes on land allocated for housing in the Local Development Plan (LDP). The application site is identified as an allocated housing site in the LDP and therefore the principle of the use of the existing building for flatted homes raises no issues within the context of Policy 16 of NPF4.

10.3. Policy 9 of NPF4 states that proposals for the re-use of existing buildings, including conversions to other uses, will be supported. The proposal relates to the sustainable re-use of an intermittently vacant building to provide residential flats. Subsequently, the proposal accords with the provisions of Policy 9 of the NPF4.

10.4. The site is identified as a part of the larger 'Development Framework Site' (University of West of Scotland Almada Street, Barrack Street, Hamilton) under Policy 1 of the adopted LDP. The proposal raises no issues within the context of Policy 1 of the adopted LDP.

10.5. Policy 11 of the adopted LDP is also relevant and designates the site as part of the housing land supply. Subsequently, the principle of the use of the site to provide residential accommodation accords with Policy 11 of the LDP.

10.6. Climate Change

Policy 1 of NPF4 requires that when considering all development proposals, significant weight will be given to the global climate and nature crises. Policy 2 of NPF4 seeks to minimise and mitigate against the effects of climate change by considering various criteria, including being sustainably located, the reuse of vacant and derelict land, the avoidance of flood risk areas, incorporating low and zero carbon generating technologies, opportunities for active travel routes and trips by public transport and the provision of electrical vehicle recharging infrastructure. The proposal relates to a site in close proximity to established public transport links. In addition, provision of electric vehicle recharging infrastructure is proposed. Therefore, it is considered that the proposal raises no issues within the context of Policies 1 and 2 of NPF4.

10.7. Policies 1 and 2 of the adopted LDP encourage sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. The proposal involves the re-development of an existing building, located in close proximity to the designated strategic centre of Hamilton, and therefore raises no issues within the context of Policies 1 and 2 of the adopted LDP.

10.8. Layout, Siting and Design

Policies 14 and 15 of NPF4 relate to 20 minute neighbourhoods and liveable places. Policy 14 sets out that all development should be designed to improve the quality of an area and be consistent with the six qualities of a successful place: healthy, pleasant, connected, distinctive, sustainable and adaptable. Policy 15 establishes that development proposals should contribute to local living and 20 minute neighbourhoods.

10.9. The proposed development site is located within the Hamilton settlement boundary, within close proximity to the strategic centre which has a wide range of facilities and services. The site is considered to be well connected and situated within a sustainable location which will contribute to minimising emissions. In addition, the site is considered to be adaptable as the proposal seeks to ensure the long-term

reoccupation of an existing building, whilst simultaneously improving the vitality of the area. Therefore, it is considered that the proposal raises no issues within the context of Policies 14 and 15 of NPF4.

10.10. In terms of the detailed design of the development, Policy 5 of the adopted LDP generally requires new development to have due regard to the layout, form, design and local context of the area, and to promote quality and sustainability in its design. The proposed design changes relate to minor external alterations which are acceptable and accord with the provisions of Policy 5 of the adopted LDP.

10.11 Other Issues

Policy 13 of NPF4 provides support for development proposals which have links to local facilities, are accessible via public transport, provide low emission vehicle charging points, provide cycle parking and take into account the transport needs of diverse groups, whilst simultaneously reducing the dominance of the car. The location of the site and the design of the proposal support sustainable travel and address these infrastructure requirements, in accordance with the provisions of Policy 13 of NPF4.

10.12. Policy 15 of the adopted LDP seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In this regard, the site is situated at the junction of two key transport routes through Hamilton, is accessible by public transport and the development would be well integrated into existing walking and cycling networks. In addition, Roads and Transportation Services consider that the proposal is acceptable in terms of access, parking and road safety issues. Subsequently, it is considered that the proposal accords with the provisions of Policy 15 of the LDP.

10.13 Conclusion

In conclusion, the proposal relates to the sustainable reuse of an existing building situated in close proximity to the strategic centre of Hamilton. The design, layout and general impact of the development is considered to be acceptable and that the proposal raises no significant environmental or infrastructure issues. The proposal is considered to be acceptable and it is therefore recommended that the application be granted subject to the conditions listed.

11. Recommendation and Conditions

11.1. The Committee is asked to agree the following recommendation:-

Grant Planning Permission Subject to the following Conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. That before the development is completed or brought into use, all of the parking spaces and the associated electric vehicle charging points shown in Drawing ALM-PL-300 Rev C of the approved plans shall be 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.

12. Reason for Decision

- 12.1. The proposal raises no amenity, environmental or infrastructure issues and complies with Policies 1, 2, 9, 13, 14, 15 and 16 of the National Planning Framework 4 and Policies 1, 2, 5, 11 and 15 of the adopted South Lanarkshire Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 28 August 2023

Background Papers

Further information relating to the application can be found online:-

[P/23/0071 | Refurbishment and alterations to former student accommodation to form 26 residential flats with associated parking. | 2 Barrack Street Hamilton ML3 0HZ \(southlanarkshire.gov.uk\)](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

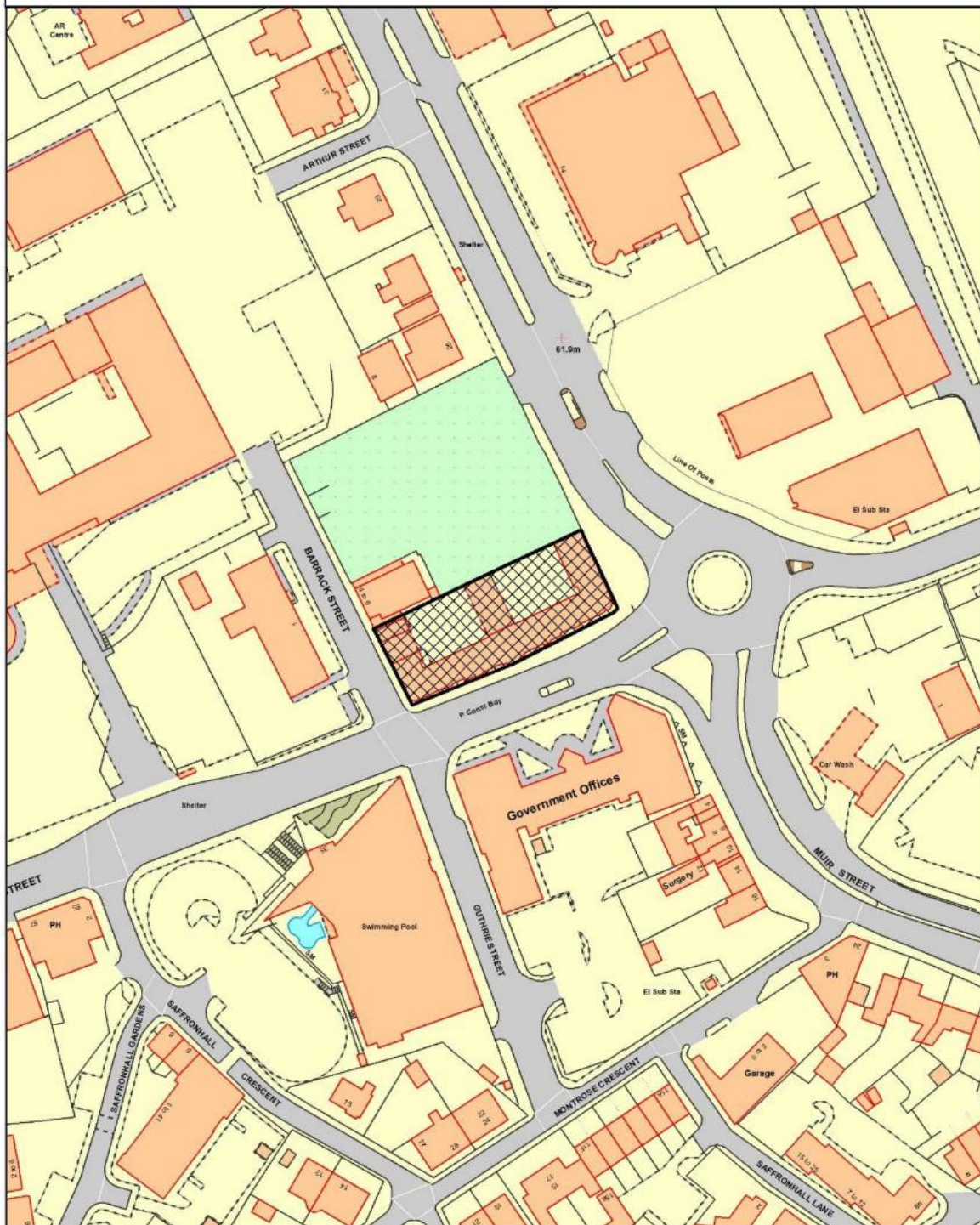
Contact for Further Information

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

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Scale:
1:1,500
Date:
07/08/2023



South Lanarkshire Council
Community and Enterprise Resources
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