

Report to:	Planning Committee
Date of Meeting:	1 December 2009
Report by:	Executive Director (Enterprise Resources)

Application No	HM/09/0507
Planning Proposal:	Erection of Lighting Columns Relating to Car Park Development

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Green Street (By No 5)
Bothwell

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 Listed)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan**
Policy ENV 4 – Protection of the Natural and Built Environment
Policy ENV 25 – Conservation Areas Policy
Policy RES 6 – Residential Land Use Policy
Policy DM1 – Development Management

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 1 Comments Letter

- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Bothwell Community Council

Planning Application Report

1 Application Site

- 1.1 The planning application site is situated off Green Street, Bothwell, within the Conservation Area and located in close proximity to the designated Bothwell neighbourhood centre. The site comprises an existing Council car park, which has recently been extended and re-aligned in order to provide additional off-street parking facilities for Bothwell neighbourhood centre.
- 1.2 The site is bound to the north by the amenity open space associated with the residential development at Fairyknowe Court and to the west by the backcourts associated with the existing tenemental properties at Griqua Terrace. To the south the site is bound by Green Street and is bound to the east by Fairyknowe Gardens.

2 Proposal(s)

- 2.1 This detailed planning application seeks approval for the erection of lighting columns relating to car park development at Green Street (By No 5), Bothwell. The proposal comprises seven lighting columns, of 8m in height, which are to provide illumination for the users of the existing car park. The applicant has advised that the proposed lighting will operate until 12 midnight every day.

3 Background

- 3.1 The application comprises a relatively minor proposal, however, under the terms of the Planning etc. (Scotland) Act 2006 all planning applications submitted by the Council have now been excluded from the Scheme of Delegation and require to be determined by Committee.

3.2 Local Plan Status

- 3.2.1 Within the adopted South Lanarkshire Local Plan the site is affected by Policy ENV4 'Protection of the Natural and Built Environment,' Policy ENV25 'Conservation Areas,' Policy RES6 'Residential Land Use' and Policy DM1 'Development Management.' Policy ENV 4 establishes that at a national level the Council will seek to safeguard and enhance Conservation Areas and their settings. Policy ENV25 establishes that the design, materials, scale and siting of any development shall be appropriate to the character of the Conservation Area and its setting. Policy RES6 states that 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. Policy DM1 states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.3 Relevant Government Guidance/Advice

- 3.3.1 There is no specific Government guidance or advice relevant to the proposed development.

3.4 Planning History

- 3.4.1 Planning permission was granted on 29 April 2009 at Area Committee for the formation of a car park as an extension to the existing car park (Planning Reference

HM/09/0019) at Green Street. The works relating to the approved extension have been completed.

4 Consultation(s)

- 4.1 **Environmental Services** - have offered no objection to the proposal, subject to the imposition of a condition relating to the submission of further details of the lighting installations including the proposed lamp type, luminaire and wattage.

Response: Noted. The details of this condition have been passed to Roads and Transportation Services who are currently liaising with Environmental Services with regard to the provision of this information. I am satisfied that, in this instance, this condition does not require to be attached to the planning consent.

- 4.2 **Roads and Transportation Services (Hamilton Area)** - have offered no objection to the proposal.

Response: Noted.

- 4.3 **Bothwell Community Council** – no response to date.

Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the Hamilton Advertiser due to the scale or nature of operations. No letters of representation were received in relation to this application. However, following neighbour notification, Scottish Power (the owners of an adjacent sub-station) provided a letter of comment which comprised a plan showing the position of all their apparatus within the area. This information has subsequently been passed to the applicant, Roads and Transportation Services.

6 Assessment and Conclusions

- 6.1 This detailed planning application seeks approval for the erection of lighting columns relating to the car park development at Green Street (next to 5), Bothwell. The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Plan, its impact on the designated Conservation Area and residential amenity.
- 6.2 In terms of Local Plan policy, the application site is located within a residential area within the designated Conservation Area. The installation of lighting columns is considered ancillary to the established use of the site as a car park and has no adverse impact on existing residential amenity, in accordance with the provisions of Policy RES6 of the adopted South Lanarkshire Local Plan.
- 6.3 The scale of the lighting columns are compatible with the existing pole structures situated within the close vicinity of the site. Subsequently, I am therefore satisfied that the proposal is in accordance with the considerations contained within Policies ENV4, ENV25 and DM1 of the adopted South Lanarkshire Local Plan.
- 6.4 Statutory neighbour notification was carried out in respect of this proposal and no letters of objection were received, however, a letter of comment was received from Scottish Power. In terms of the statutory consultations undertaken in relation to the application, the consultees have advised that they have no objections to the proposal, subject to the imposition of conditions. Where appropriate and justified, relevant conditions and advisory notes have been imposed.

- 6.5 I am satisfied that the proposal complies with the adopted Local Plan policy and will have no material impact on the character of the Conservation Area or residential amenity and therefore recommend that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal has no adverse impact on the residential, visual amenity or character/appearance of the Conservation Area. Subsequently, the proposal complies with the provisions of Policies ENV4, ENV25, RES6 and DM1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

23 November 2009

Previous References

- ◆ HM/09/0019

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009

- ▶ Consultations
 - Environmental Services 22/10/2009
 - Roads and Transportation Services (Hamilton Area) 10/11/2009

- ▶ Representations
 - Scottish Power Energy Networks 4/11/2009

Contact for Further Information

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

Gail Campbell, Planning Officer, Brandon Gate, Hamilton
Ext 3552 (Tel :01698 453552)
E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/09/0507

CONDITIONS

- 1 The development hereby permitted shall be started within three years of the date of this permission.
- 2 The consent shall be carried out strictly in accordance with drawing numbers:
te/rds/4022/blk-02

REASONS

- 1 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 2 For the avoidance of doubt and to specify the drawings upon which the decision was made.

For information only

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