

# Report

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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>22 March 2005</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/04/0543
Planning Proposal:	Erection of Class 4 Business Units

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Caledonian Offices Ltd
- Location : Redwood Court  
Peel Park  
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 upon the attached conditions)

### 2.2 Other Actions/Notes

The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: Canata & Seggie
- ◆ Council Area/Ward: 28 Mossneuk/Kittoch
- ◆ Policy Reference(s): Policy IND1 of the East Kilbride and District Local Plan

- ◆ Representation(s):
- 1 Objection Letter

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride)

Public Protection - Environmental Health (East Kilbride)

Power Systems

TRANSCO (Plant Location)

## Planning Application Report

### 1 Application Site

- 1.1 The application site is located within the Peel Park Industrial Estate on the western edge of East Kilbride. The site is bounded by Redwood Court to the west, Eaglesham Road to the south and east and an industrial unit at 2 Redwood Avenue to the north. Residential dwellings are located on the south side of Eaglesham Road.
- 1.2 The application site is fairly flat and extends to 0.82 hectares. There is a belt of trees along the western part of the site.

### 2 Proposal

- 2.1 The applicant intends to erect a business park development which will include five buildings providing 4358 square metres of floorspace each of the buildings are constructed over two storeys and finished in render with a brick base course, grey roof tiles and white uPVC windows.
- 2.2 The site is accessed from Redwood Court with a new road junction being provided. These are four 153 square metre units and two 203 square metre units on the northern part of the site and two 153 square metre units together with an V shaped block providing two 203 square metre offices and an adjoining 153 square metre unit. A total of 116 parking spaces including 12 disabled car parking spaces are provided in front of the blocks in the central part of the site.

### 3 Background

#### 3.1 Local Plan Status

The application site is located within the Peel Park Industrial Estate as identified in the adopted East Kilbride and District Local Plan. Policy IND1 of the local plan states that these areas will remain predominantly industrial use and that the Council will direct new industrial development to these sites. Industrial uses include Class 4 (Business) use. In addition, Peel Park is identified as a Strategic Industrial/Business location. A full assessment of the proposal against Policy IND1 is contained in Section 6.0 below.

### 4 Consultation(s)

- 4.1 **SLC Roads and Transportation Services** requested a Traffic Statement in respect of this submission. This was submitted by the applicant and Roads and Transportation Services raised no objection to the proposal subject to minor amendments to the layout and conditions.  
**Response:** Noted. An amended drawing has been submitted to take account of the minor changes requested by Roads and Transportation Services. Conditions will also be attached to any consent issued.
- 4.2 **SLC Environmental Services** raised no objections subject to conditions.  
**Response:** Noted and conditions can be attached to any consent issued.
- 4.3 **Scottish Power** raised no objections to the proposal  
**Response:** Noted.
- 4.4 **Transco** raised no objections to the proposal  
**Response:** Noted.

## 5 Representation(s)

Following statutory neighbour notification, one letter of objection was received. The points raised are summarised below.

**a) Dependent on the height of the building, there is a concern from the objector that their house may be shaded from the sun.**

**Response:** The nearest part of the office block is two storeys in height and is located forty five metres from the objector's boundary fence. The nearest dwelling to the proposed buildings is approximately thirty metres from any building. I do not consider that there will be any loss of sunlight due to the proposal.

**b) There would be further destruction to trees in East Kilbride as a result of this development**

**Response:** Some trees will be lost as a result of this development however a maintained landscape setting will be provided as part of this development.

**c) There is no indication as to what type of business would be conducted from the premises**

**Response:** The application is for Class 4 (Business) units. This could include light industrial use, offices or research and development facilities. All of these uses would be acceptable within this area.

**d) There is an empty factory within Peel Park, so why is another needed? It is suggested that there is a danger of having an empty business park.**

**Response:** Whilst market demand is not a material planning consideration this proposal will provide different accommodation than exists nearby. This proposal will provide office accommodation rather than large factory units.

## 6 Assessment and Conclusions

- 6.1 The applicant intends to erect eleven two storey business units arranged in five blocks at Peel Park to the west of East Kilbride. The blocks will be finished in render panels with large areas of glazing and grey roof tiles. The development will be accessed from Redwood Drive.
- 6.2 The proposal can be assessed against Policy IND1 of the adopted East Kilbride and District Local Plan. Policy IND1 states that areas identified for industry will continue primarily in industrial use and the Council will direct new industrial development to them. This includes Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution). However within the Strategic Industrial/Business Locations, proposals for storage and distribution (Class 6) will not be acceptable. Peel Park is identified as a Strategic Industrial/Business Location.
- 6.3 In assessing the proposal against Policy IND1, the proposal is for the erection of Class 4 (Business) units. This is identified as an appropriate use within Policy IND1. The Town and Country Planning (Use Classes) (Scotland) Order 1997 allows a permitted change of use from Class 4 to Class 6 (Storage and Distribution). However, this would be contrary to the provisions of Policy IND1 which states that Class 6 (Storage and Distribution) use will not be acceptable at Peel Park. I have therefore attached a condition which prevents the change of use permitted by the Use Classes Order and therefore am satisfied that the proposal conforms with Policy IND1 of the adopted East Kilbride and District Local Plan.

6.4 Given the above, I would raise no objections to the proposal and therefore recommend that planning permission be granted.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

**3 March 2005**

### **Previous References**

- ◆ Bullet point list

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - TRANSCO (Plant Location) 27/10/04
  - Public Protection - Environmental Health (East Kilbride) 13/10/04
  - Roads and Transportation Services (East Kilbride) 15/10/04
  - Power Systems 25/10/04
- ▶ Representations
  - Name of Representee : Mrs L Eland
  - Address: 5 Strathdon Place  
The Larches  
East Kilbride  
G75 8FQ
  - Date of reply: 14/09/04

### **Contact for Further Information**

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

Lesley Campbell, Planning Office, Civic Centre, East Kilbride  
Ext. 6314 (Tel :01355 806314 )  
E-mail: Enterprise.ek@southlanarkshire.gov.uk

**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 before any work commences on the site, a scheme of landscaping 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.
- 5 That the landscaping scheme approved under Condition No. 4 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of any building 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.
- 6 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 7 That before the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition No.6 above, shall be erected and thereafter maintained to the satisfaction of the Council.
- 8 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that order), the use of the units hereby approved shall be restricted to Class 4 uses only and for no other purpose as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council as Planning Authority.
- 9 That notwithstanding the provisions of the Town and Country Planning (Control of Advertisements)(Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent

of the Council as Planning Authority.

- 10 That before any of the units hereby approved is completed or brought into use, the new vehicular access so far as it lies within the boundaries of the road abutting the site, shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 11 That before the development hereby approved is completed or brought into use, a two metre wide footway shall be constructed between Eaglesham Road and the Redwood Drive site, as coloured brown on the approved plan to the specification and satisfaction of the Council as Roads and Planning Authority.
- 12 That before development starts, details of the surface finishes to parking bays, parking courts and curtilage parking areas shall be submitted to and approved by the Council as Roads and Planning Authority.
- 13 That prior to works commencing on site, a phasing plan showing the allocation of parking spaces to each unit during the construction phase will be submitted to the Council as Planning and Roads Authority and before the units hereby approved are completed or brought into use, all of the associated parking spaces shown on the approved phasing plans shall be laid out and constructed to the satisfaction of the Council as Roads and Planning Authority and thereafter shall be maintained to the entire satisfaction of the Council.
- 14 That before the development hereby approved is completed, twelve car parking spaces for the sole use by disabled persons shall be provided to the satisfaction of the Council as Roads and Planning Authority:
- 15 That before any of the units hereby approved are completed or brought into use, a visibility splay of 2.5m (x) and 60m (y) measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 16 The surface of the access road shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 17 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.
- 18 That no unit shall be completed or occupied until the site is served by a sewerage scheme constructed to the specification and satisfaction of SEPA and Scottish Water as Sewerage Authority.

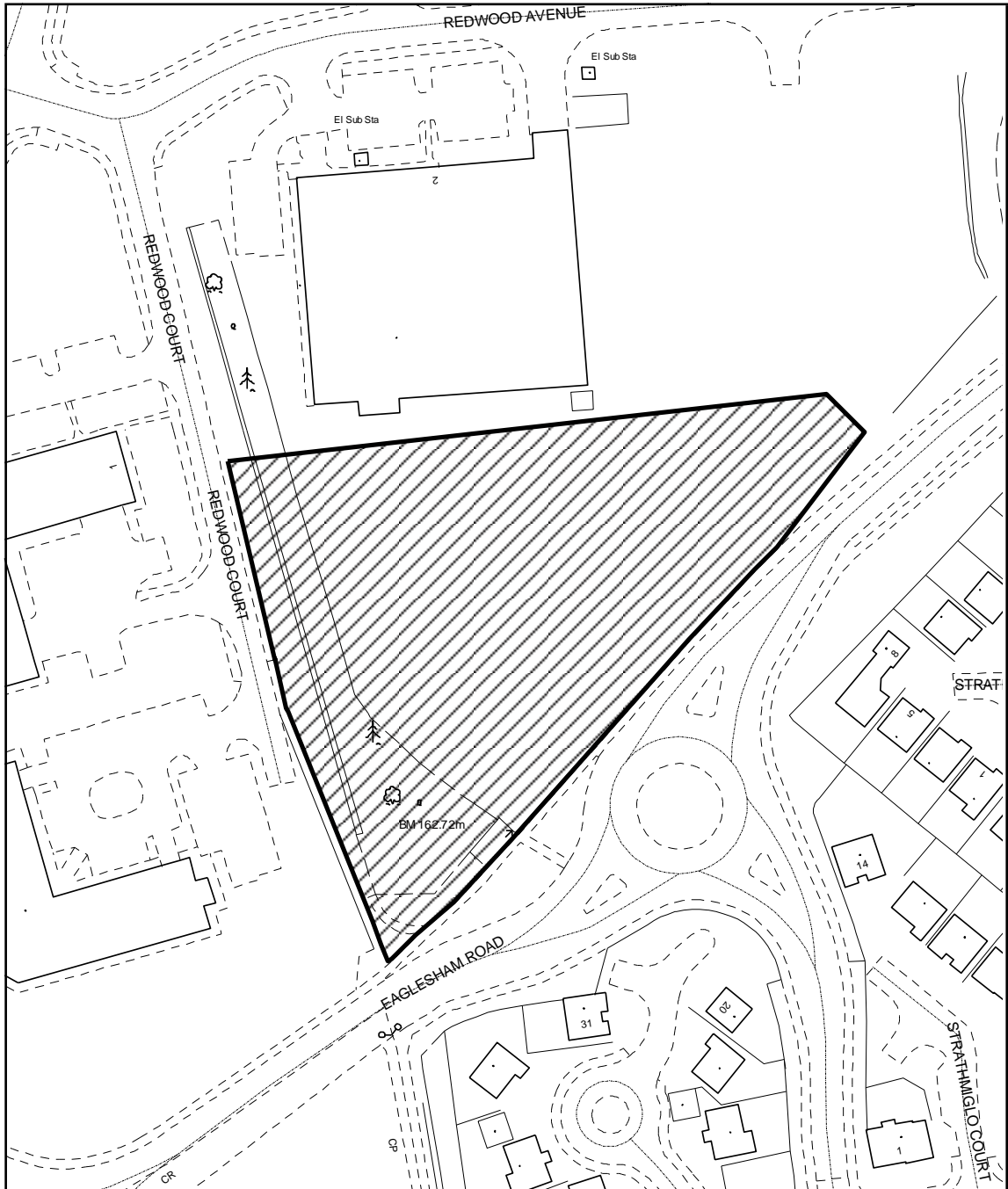
## REASONS

- 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 the interests of the visual amenity of the area.
- 5 In the interests of amenity.
- 6 These details have not been submitted or approved.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In order to retain effective planning control.
- 9 To safeguard the amenity of the area.
- 10 In the interest of public safety
- 11 In the interest of public safety
- 12 These details have not been submitted or approved.
- 13 To ensure the provision of adequate parking facilities within the site.
- 14 To ensure the provision of adequate parking facilities within the site.
- 15 In the interest of road safety
- 16 In the interest of public safety
- 17 In order to retain effective planning control
- 18 To ensure the provision of a satisfactory sewerage system



**PLANNING APPLICATION NUMBER EK/04/0543**



**Map at Scale 1:1250**

**REDWOOD COURT, PEEL PARK, EAST KILBRIDE**



Drawn 25/02/05

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office