

Report

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Report to:	Cambuslang/ Rutherglen Area Committee
Date of Meeting:	24 May 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/11/0016
Planning Proposal:	Erection of Industrial Unit (Comprising Vehicle and Equipment Repair Workshop and Associated Ancillary Offices, Facilities and Storage), External Plant Storage Areas, Wash Bay, Parking, Landscaping, Boundary Treatment and Ancillary Works

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Clee Plant Hire Limited
- Location : Industrial Unit off Westburn Drive
Cambuslang

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 attached)

2.2 Other Actions/Notes

- (1) The Cambuslang/ Rutherglen Area Committee has delegated powers to determine this application.
- (2) The Cambuslang/ Rutherglen Area Committee is required to determine this application as the Council has a financial interest in the site.

3 Other Information

- ◆ Applicant's Agent: Gerald Eve
- ◆ Council Area/Ward: 14 Cambuslang East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
ECON 5 - Proposed Industrial Sites Policy
DM 1 - Development Management Policy

- ◆ Consultation(s):

Environmental Services

Roads & Transportation Services H.Q. (Flooding)

Scottish Water

SP Energy Network

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

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of open proposed industrial land at Westburn Drive, Cambuslang. The site is bounded to the north, south and east by proposed open industrial land and to the west by industrial units.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of an industrial unit (comprising vehicle and equipment repair workshop and associated ancillary offices, facilities and storage), external plant storage areas, wash bay, parking, landscaping, boundary treatment and ancillary works. The building measures 36.3m x 12.2m, with an area of parking to the south and wash bay to the north.

3 Background

3.1 Local Plan Status

- 3.1.1 The South Lanarkshire Local Plan (adopted) provides the development plan context for this application. The application site lies within a proposed industrial land use site that is covered by Policy ECON5 – Proposed Industrial Sites which states that the Council will support development for industry and business in these sites. In addition, Policy DM1 – Development Management also requires to be considered which states that all planning applications should take account of the local context and built form and that all development should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.

3.2 Planning History

- 3.2.1 Planning application CR/08/0252 for the formation of an access road and associated enabling works was approved on 8 December 2008. There are no further records of any applications at this site within the last ten years.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – no objections to the proposal as the parking requirement has been met.
Response: Noted.
- 4.2 **Roads and Transportation Services H.Q (Flooding)** – no objections subject to the provision of a Flood Risk Assessment and SUDS details.
Response: Conditions relating to the submission of a Flood Risk Assessment and surface water drainage details will be attached to any consent.
- 4.3 **Environmental Services** - no objections subject to conditions.
Response: Conditions relating to waste control and contaminated land and advice notes relating to noise and Health and Safety at work will be attached to any consent. However, a condition relating to background noise emitted will not be imposed due to the fact that the Planning Service does not have the power to enforce this.
- 4.4 **Scottish Water** – no objections.
Response: Noted
- 4.5 **SP Energy Network** – no objections. They had previously submitted a 'Holding objection' previously submitted until the possible effects the development may have on the nearby Overhead Transmission Line were assessed.
Response: It is noted that the holding objection has been withdrawn.

4.6 **S.E.P.A (West Region)** – no objections.

Response: Noted.

5 Representation(s)

5.1 Following statutory neighbour notification and advertisement in the Rutherglen Reformer for non-notification of neighbours, no letters of representation have been received for this application.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning permission for the erection of an industrial unit (comprising vehicle and equipment repair workshop and associated ancillary offices, facilities and storage), external plant storage areas, wash bay, parking, landscaping, boundary treatment and ancillary works. The main consideration in determining this application is its compliance with local plan policy.

6.2 Policy ECON5 – Proposed Industrial Sites states that the Council will support development for industry and business in these areas. The units are for industry/business use and the proposal is therefore deemed to be in accordance with this policy.

6.3 Policy DM1 – Development Management of the South Lanarkshire Local Plan (adopted) states that all planning applications will be required 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. In this instance, it is regarded that the development integrates successfully with the surrounding industrial units.

6.4 Following statutory neighbour notification and advertisement in the Rutherglen Reformer for non-notification of neighbours, no letters of representation have been received for this application.

6.5 For the reasons detailed above, the proposal is considered to comply with local plan policy and it is therefore recommended that planning permission be granted subject to the conditions attached.

7 Reason for Decision

7.1 The proposal has no adverse impact on amenity and complies with Policies ECON5 and DM1 of the South Lanarkshire Local Plan (adopted) and the guidance notes contained therein.

Colin McDowall

Executive Director (Enterprise Resources)

9 May 2011

Previous References

◆ CR/08/0252

List of Background Papers

▶ Application Form

▶ Application Plans	
▶ Consultations	
SP Energy Network	23/02/2011
Roads and Transportation Services (Cambuslang/Rutherglen Area)	24/02/2011
SP Energy Network	01/03/2011
SP Energy Network	22/02/2011
Roads & Transportation Services H.Q. (Flooding)	16/02/2011
Roads and Transportation Services (Cambuslang/Rutherglen Area)	24/02/2011
SP Energy Network	23/02/2011
Environmental Services	30/03/2011

Contact for Further Information

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

Alastair McGibbon, Planning Officer, Civic Centre
 Ext 6385, (Tel :01355 806386)
 E-mail: Enterprise.ek@southlanarkshire.gov.uk

CONDITIONS

- 1 Prior to the development being brought into use, details of the storage of waste arising from the commercial activity shall be submitted to and approved in writing by the Council as Planning Authority. The agreed details shall be in place prior to the development being brought into use.
- 2 (a) Prior to commencement of any works on site, a comprehensive site investigation carried out to the appropriate Phase level, shall be submitted to and approved in writing by the Council as Planning Authority. The investigation shall be completed in accordance with the advice given in the following:
 - (i) Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection Act 1990 (as inserted by section 57 of the Environment Act 1995);
 - (ii) Contaminated Land Report 11 - 'Model Procedures for the Management of Land Contamination (CLR 11) - issued by DEFRA and the Environment Agency;
 - (iii) BS 10175:2001 - British Standards institution 'The Investigation of Potentially Contaminated Sites - Code of Practice'.(b) If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages using site specific assessment criteria will require to be submitted.

(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.
- 3 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.
- 4 That no development shall commence until a Flood Risk Assessment has been submitted to and approved in writing by the Council as Planning Authority.
- 5 That the use of the units hereby approved shall be restricted to use Class 4, 5 or 6 as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997.
- 6 This decision relates to drawing numbers: Unnumbered Location Plan at 1:1250, 1122.P.02 A, 1122.P.03 A, 1122.P.04 A and 1122.P.05

REASONS

- 1 To minimise nuisance, littering and pest problems to nearby occupants.
- 2 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 3 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.
- 4 To ensure the ground is suitable for development.
- 5 In order to retain effective planning control.
- 6 For the avoidance of doubt and to specify the drawings upon which the decision was made.

CR/11/0016

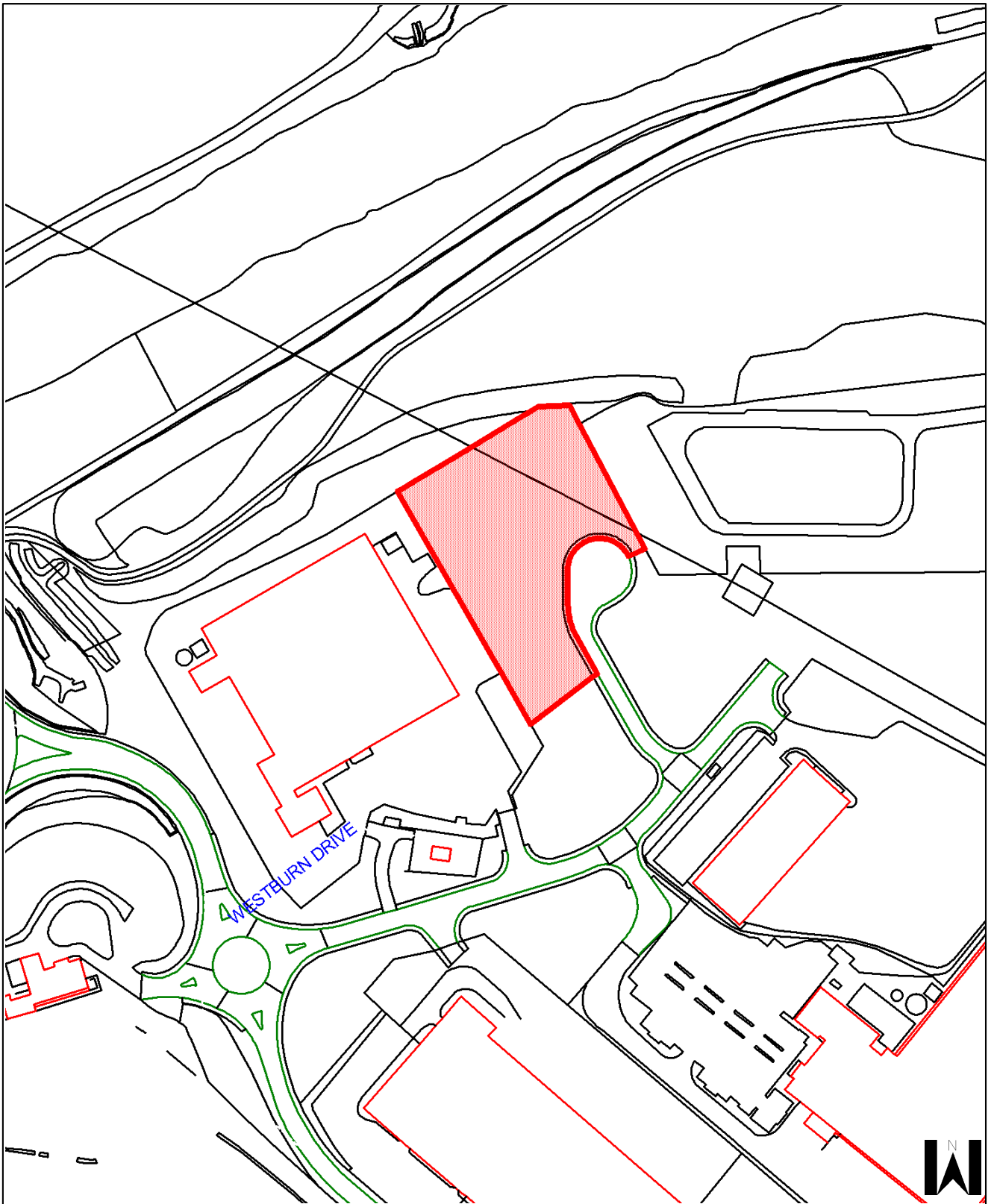
Industrial Unit off Westburn Drive, Cambuslang

Planning and Building Standards Services

Scale: 1: 2500

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