

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>1 November 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/11/0303
Planning Proposal:	Erection of Building to Contain Switchroom and Installation of 2.5m High Boundary Fence

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : SP Distribution Ltd
- Location : Burnbank Substation  
High Blantyre Road  
Hamilton

## 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: N/A
- ◆ Council Area/Ward: 18 Hamilton West and Earnock
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
Policy RES6 - Residential Land Use  
Policy DM1 - Development Management

### ◆ Representation(s):

- ▶ 0 Objection Letters
- ▶ 0 Support Letters
- ▶ 0 Comments Letters

### ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Hamilton Area)

Estates Services - Housing & Technical Resources

# Planning Application Report

## 1 Application Site

- 1.1 The planning application site is situated in an established residential area adjacent to High Blantyre Road, Hamilton. The application site, which falls from a higher level in the north to a lower level in the south, comprises an existing single storey building which is utilised as an electricity switchroom, two transformers and a planted area. In addition, the site includes existing palisade fencing which provides security for the existing building and associated electrical apparatus and there is an existing vehicular entrance to the site from High Blantyre Road.
- 1.2 The existing electricity substation is currently operated by Scottish Power and the proposed development is required to provide an upgraded facility at the site.
- 1.3 The application site is bound to the north by High Blantyre Road and to the east by an area of planting. In addition, the site is bound to the south by an adopted footpath and further by residential properties and to the east by a footpath and further by residential properties and an area of open space.

## 2 Proposal(s)

- 2.1 This detailed planning application seeks approval for the erection of a building to accommodate a switchroom and the installation of a 2.5m high boundary fence at Burnbank Substation, High Blantyre Road, Hamilton.
- 2.2 The proposal seeks to demolish the existing single storey building and erect a replacement single storey building, which comprises approximately 39 square metres of floorspace and 4m in height, within the south eastern part of the site. The proposal includes the formation of vehicle access gates and the erection of additional 2.5m high palisade fencing. The proposal does not comprise any alterations to the existing transformers at the site.

## 3 Background

### 3.1 Local Plan Status

- 3.1.1 Within the adopted South Lanarkshire Local Plan the site is affected by Policies RES6 'Residential Land Use' and DM1 'Development Management.'
- 3.1.2 Policy RES6 establishes that, within residential 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. In particular, 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. Policy RES6 further identifies that developments of an ancillary nature may be acceptable and each application will be judged on its own merits with particular consideration given to the impact on residential amenity, proposed servicing and parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need.
- 3.1.3 Policy DM1 'Development Management Policy' establishes 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.

## 3.2 **Relevant Government Guidance/Advice**

3.2.1 There is no specific Government guidance relevant to the provision of the proposed development.

## 3.3 **Planning History**

3.3.1 There is no specific Government guidance relevant to the proposed erection the replacement building to accommodate an electrical switchroom.

3.3.2 This application would normally be delegated however the Council has a financial interest in the proposal as they own part of the land which comprises the planning application site. In accordance with the planning legislation which came into effect in 2009, the application requires to be considered by a Committee.

## 4 **Consultation(s)**

4.1 **Environmental Services** - have offered no objection to the proposal, subject to the imposition of a condition and an advisory note relating to noise.

**Response:** Noted. It is advised that these requirements can be addressed through the use of a planning condition and an advisory note, where appropriate.

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

**Response:** Noted.

4.3 **Estates Services - Housing & Technical Resources** - have offered no objection to the proposal.

**Response:** Noted.

## 5 **Representation(s)**

5.1 Statutory neighbour notification procedures have been undertaken and the application was advertised in the local press due to non-notification of neighbours. Subsequently, no letters of representation have been received in relation to this application.

## 6 **Assessment and Conclusions**

6.1 The application proposes the erection of a building to accommodate a switchroom and the installation of a 2.5m high boundary fence at Burnbank Substation, High Blantyre Road, Hamilton. The determining issues in the consideration of this application are its compliance with Local Plan policies for the area and its impact on residential amenity.

6.2 In terms of Local Plan policy, the application site is situated in a designated residential area. The application site comprises a long established electricity substation and the proposal seeks to replace the existing switchroom, therefore upgrading the existing facility at the site. Subsequently, the proposed development is deemed compatible with the established land use at the site and raises no issues within the context of Policy RES6.

6.3 The proposed development is of a scale and design considered to be in keeping with the existing land use at the site and will have no adverse impact on either the

character of the area or visual amenity. Therefore, it is considered that the proposed development accords with the provisions of Policy DM1 of the adopted South Lanarkshire Local Plan.

- 6.4 In terms of impact on amenity, due to the proposals scale and proximity to surrounding properties, it is considered that there will be no adverse material impact on either neighbouring properties or the character of the area in general.
- 6.5 In terms of the 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 and advisory notes. Where appropriate and justified, relevant conditions and advisory notes have been imposed.
- 6.7 It is considered that the proposal complies with the adopted Local Plan policy and will have no material impact on the character of the residential area or residential amenity and therefore it is recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal will have no adverse impact on either visual amenity or the character of the area and complies with the provisions of Policies RES6 and DM1 of the adopted South Lanarkshire Local Plan.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**14 October 2011**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan 2009
- ▶ Neighbour notification letter, dated 15 July 2011
- ▶ Press Advert, Hamilton Advertiser, dated 28 July 2011

#### ▶ Consultations

Environmental Services	02/08/2011
Roads and Transportation Services (Hamilton Area)	26/08/2011
Estates Services - Housing & Technical Resources	29/07/2011

- ▶ Representations  
None

**Contact for Further Information**

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

Gail Neely, Planning Officer, Montrose House, Hamilton

Ext 5932 (01698 455932 )

E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers:  
  
SP4080400  
SP4080401  
SP4080402 Rev 1
  
- 2 Between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90(1/2hour)) 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 emitted from the premises (LAeq (5mins) ) shall not exceed the pre-existing background noise level (L A90 (1/2hour)) by more than 4dB(A) when measured in accordance with BS4142:1997 at buildings where people are likely to be affected.

**REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To minimise noise disturbance to adjacent occupants.

For information only

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