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| Report to: | Planning Committee |
| Date of Meeting: | 1 November 2011 |
| Report by: | Executive Director (Enterprise Resources) |

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| Application No | HM/11/0341 |
| Planning Proposal: | Erection of Industrial Units (3 No.), Associated Service Yard and Parking |

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Enterprise Resources
- Location : Bothwell Industrial Estate
Wilkie Road
Uddingston G71 7EF

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: The McLennan Partnership Ltd
- ◆ Council Area/Ward: 16 Bothwell and Uddingston
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
ECON 1 - Industrial Land Use Policy
ECON 4 - Industrial Land Supply Policy
DM 1 - Development Management Policy
ENV 30 - New Development Design Policy
ENV 35 - Water Supply Policy
ENV 36 - Foul Drainage and Sewerage Policy
ENV 37 - Sustainable Urban Drainage Systems Policy

◆ Representation(s):

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

◆ Consultation(s):

Roads and Transportation Services (Hamilton Area)

Roads & Transportation Services H.Q. (Flooding)

Environmental Services

Scottish Water

SP Energy Network

TRANSCO (Plant Location)

Planning Application Report

1 Application Site

- 1.1 The application site, which extends to approximately 0.35 hectares in area, is located at the junction of Wilkie Road and Hornal Road within the established Bothwell Park Industrial Estate, Uddingston. The site is well screened by established perimeter planting and given the sites location the surrounding uses are industrial in character.

2 Proposal(s)

- 2.1 This application, on behalf of South Lanarkshire Council, seeks planning permission for the erection of an industrial building (comprising 3 units), associated service yards and parking on a site within this industrial area. The proposed units would be located to the rear of the site, with a tarmac yard and parking (for 6 vehicles) to the front. The two end units would be also served by small dedicated yards which are accessed via the main yard. A new access point would be created from Wilkie Road however the remaining mature planting around the perimeter of the site would be retained.
- 2.2 In design terms the proposed building is fairly typical of such industrial buildings; being a single storey building with a mono-pitched roof which would be finished in combination of facing brick/cladding walls and roof panels with pedestrian doorways and large service access doorways to each unit.

3 Background

3.1 Local Plan Policy

- 3.1.1 In terms of land use, the adopted South Lanarkshire Local Plan identifies the site as being a general industrial area therefore Policy ECON 1 - Industrial Land Use applies. Through this policy the Council will seek to ensure that such areas will continue primarily in industrial use and that any new industrial developments be directed to these areas. Appropriate industrial uses are identified as being Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution).
- 3.1.2 In addition to this land use designation the site is also affected by a number of other policy designations namely Policies ECON 4 - Industrial Land Supply, DM 1 - Development Management, ENV 30 - New Development Design, ENV 35 - Water Supply, ENV 36 - Foul Drainage and Sewerage and ENV 37 - Sustainable Urban Drainage Systems.
- 3.1.3 Policy ECON 4 seeks to ensure that the Council maintains a ten-year supply of marketable land. Policies DM1 and ENV30 promote quality of design and seek to ensure that any new developments integrate well with surrounding uses. Policies ENV 35 - Water Supply, ENV 36 - Foul Drainage and Sewerage and ENV 37 - Sustainable Urban Drainage Systems seek to ensure that the site is adequately served in terms of water and sewerage infrastructure and that the proposed surface water drainage treatment will be sustainable.

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 recent planning history relevant to this site.

3.3.2 Given the nature and scale of the proposed development this application would normally be determined under delegated powers. However, the Council has a financial interest in the site as it is the owner of the land and therefore, in accordance with the planning legislation which came into effect in 2009, the application requires to be presented to an appropriate Committee for consideration.

4 Consultation(s)

4.1 **Roads and Transportation Services (Hamilton Area)** – have offered no objections to the proposals subject to conditions relative to access and visibility splays.

Response: Noted. These requirements can be included as conditions where appropriate.

4.2 **Roads & Transportation Services H.Q. (Flooding)** – have offered no objections subjected to conditions relative to sustainable drainage design and flood risk assessment.

Response: Noted. These requirements can be included as conditions where appropriate.

4.3 **Environmental Services** – have offered no objections subjected to conditions and/or advisory notes relative to noise and contamination.

Response: Noted. Where appropriate, conditions/informatives shall be imposed if planning permission is granted.

4.4 **Scottish Water** – have offered no objections.

Response: Noted.

4.5 **SP Energy Network** – have offered no objections.

Response: Noted.

4.6 **TRANSCO (Plant Location)** – have offered no objections.

Response: Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken in respect of the proposals however no letters of representations were received.

6 Assessment and Conclusions

6.1 The applicants propose the erection of 3 industrial units, associated service yard and parking within an established industrial estate within Uddingston. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.

6.2 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. In this regard the adopted South Lanarkshire Local Plan (2009) identifies the application site as a general industrial area and therefore in land use and policy terms the principle of the proposed development is acceptable, subject to compliance with normal development management criteria.

- 6.3 In this instance development management criteria consists of Policies DM1 – Development Management, ENV 30 - New Development Design, ENV35 – Water Supply, ENV36– Foul Drainage and Sewerage and ENV37 – Sustainable Urban Drainage Systems of the adopted Local Plan.
- 6.4 In relation to the above policies, these seek to ensure that any proposed development does not adversely impact on the amenity of such areas; that any such proposal can be adequately served by appropriate services and has been designed in manner which takes cognisance of appropriate guidance. In terms of the design and layout of the development it is considered that the scheme is acceptable, subject to conditions, without conflict with the general requirements of the applicable policies and guidance
- 6.5 In addition to the above policies, Policy ECON 4 - Industrial Land Supply also applies in this instance. This seeks to ensure that the Council maintains a ten-year supply of marketable land and it is confirmed that the development of this site, as proposed, will not adversely impact on the Council’s industrial land supply.
- 6.6 In terms of impact on the amenity of the area, it is noted that the site is surrounded by existing industrial operations, is well screened from public roads and the building has been designed in a manner which compliment the industrial character of the area. It is therefore considered that the proposed development will not result in any detrimental impact on the amenity of the area in general or surrounding uses.
- 6.7 In relation to road safety matters it is noted that Roads and Transportation Services have offered no objections, subject to conditions, which can be imposed on any consent granted. The proposals can therefore be considered acceptable in transportation terms.
- 6.8 No third party representations have been received in respect of the development and the requirements of the remaining statutory consultees can be addressed through the use of conditions where appropriate.
- 6.9 On the basis of the above, it is recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The development accords with Policies ECON 1 - Industrial Land Use, ECON 4 - Industrial Land Supply, DM 1 - Development Management, ENV 30 - New Development Design, ENV 35 - Water Supply Policy, ENV 36 - Foul Drainage and Sewerage and ENV 37 - Sustainable Urban Drainage Systems of the adopted South Lanarkshire Local Plan. Furthermore, there will be no amenity or road safety issues resulting from the proposal in relation to surrounding properties.

Colin McDowall
Executive Director (Enterprise Resources)

19 October 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations

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| TRANSCO (Plant Location) | 24/08/2011 |
| SP Energy Network | 15/08/2011 |
| Environmental Services | 22/08/2011 |
| Scottish Water | 17/08/2011 |
| Roads and Transportation Services (Hamilton Area) | 22/08/2011 |
| Roads and Transportation Services HQ (Flooding) | 18/10/2011 |

- ▶ Representations – None

Contact for Further Information

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

James Watters, Planning Officer, Montrose House, Hamilton
Ext 4970 (Tel: 01698 454970)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers:

2011-10/L/001
2011-11/P/100
- 2 That before the development hereby approved is completed or brought into use, the new vehicular access shall be constructed with a 10.5 metre radius kerb and the gates (inward opening only) set back 12.0 metres from the road channel and so far as it lies within the boundaries of the road abutting the site shall be constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 3 That before the development hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 4 That before the development hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 60 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 5 (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.

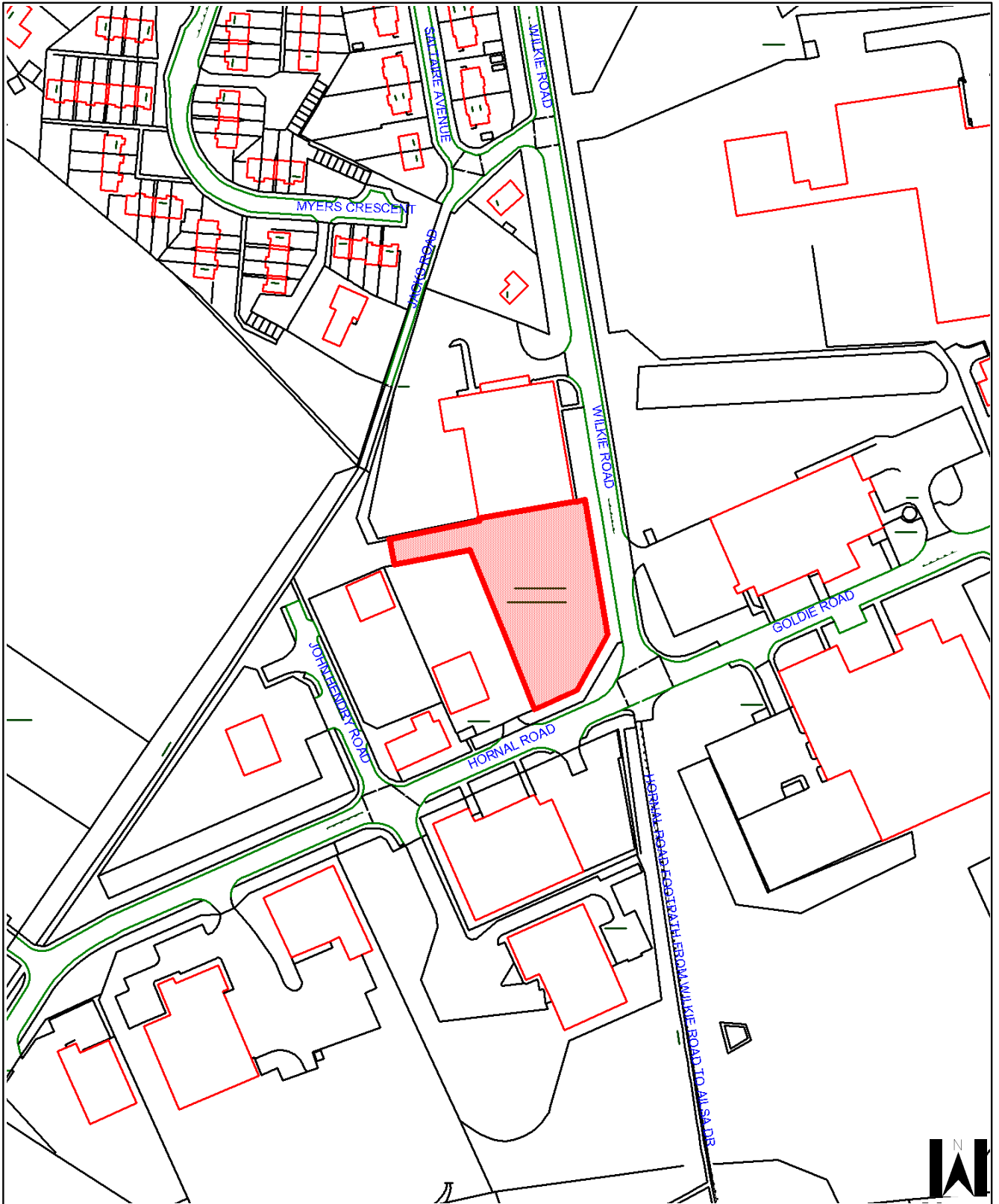
(c) If the risk assessment identifies any unacceptable risks as defined under Part IIA of the Environmental Protection Act, a detailed remediation strategy will be submitted to and approved in writing by the Council as Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Council's written approval of the remediation plan.

- 6 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 use as Classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) as defined in the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997 and for no other purpose, without the prior written consent of the Council as Planning Authority.
- 7 That prior to works commencing on site the applicants shall provide details, to the Council as Planning Authority, of the proposed drainage system serving the site. These details shall be accompanied by written confirmation of SEPA/Scottish Water's acceptance of any scheme proposed and details for the future maintenance of any scheme approved by virtue of this condition.
- 8 That prior to any work starting on site, a Flood Risk/Drainage Assessment and Independent Check in accordance with 'Drainage Assessment - A Guide for Scotland' and the Council's current design criteria shall be submitted to and approved in writing by the Council as Planning and Roads Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interest of public safety
- 3 To ensure the provision of adequate parking facilities within the site.
- 4 In the interest of road safety
- 5 To avoid unacceptable risks to human health and the environment, to ensure that the land is remediated and made suitable for its proposed use.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 These details have not been provided or approved.
- 8 To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.

For information only



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