

Report to:	Planning Committee
Date of Meeting:	13 December 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CL/11/0472
Planning Proposal:	Alterations And Extension To Road Network, Changes To Grounds Levels, Landscaping, Erection Of Fencing And Installation Of Associated Service Infrastructure To Form Three Industrial/Business Plots.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Caldwellside Industrial Estate
Lanark
ML11 7SR

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) Planning Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: Ironside Farrar
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
ECON5 - Proposed Industrial Sites Policy
DM1 - Development Management Policy

- ◆ Representation(s):

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

- ◆ Consultation(s):

Network Rail

Scottish Water

Roads and Transportation Services (Clydesdale Area)

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The report relates to vacant land at the south western edge of Caldwellside Industrial Estate in Lanark. The site is bound by open ground to the west, an existing warehouse and distribution unit occupied by Tuffnells to the east and the railway to the south. The ground naturally slopes north to south at a gradient of around 1 in 40. The site is served by the existing public road network (South Faulds Road). The land is owned by the Council.

2 Proposal(s)

- 2.1 Detailed planning permission is sought for the alteration and extension to the existing road network, changes to grounds levels, landscaping, installation of associated service infrastructure and the erection of fencing and gates to form three serviced industrial/business plots. This would involve the creation of two small plots adjacent to the railway line and a larger plot in the northern part of the application site opposite the distribution centre.

3 Background

3.1 Local Plan Status

- 3.1.1 The South Lanarkshire Local Plan shows the site is identified as a proposed industrial site covered by Policy ECON5: Proposed Industrial Site. The proposed road infrastructure extension, ground level changes, infrastructure provision and new fencing is covered by Policy DM1: Development Management.

3.2 Relevant Government Advice/Policy

- 3.2.1 The Scottish Government in its SPP document on the subject of sustainable economic growth state the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Achieving sustainable economic growth requires a planning system that enables the development of growth enhancing activities across Scotland and protects and enhances the quality of the natural and built environment as an asset for that growth. Planning authorities should take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth.

On the subject of economic development it advises that authorities should respond to the diverse needs and locational requirements of different sectors and sizes of businesses and take a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised. Removing unnecessary planning barriers to business development and providing scope for expansion and growth is essential.

3.3 Planning History

- 3.3.1 No recent or relevant planning history.
- 3.3.2 This application could have been dealt with under delegated powers however legislation that came into force in 2009 requires the application to be determined by a committee as the Council as an interest in the land as landowners.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – No objection to the application. They advise that the applicant will require Construction Consent from Roads and Transportation before development can proceed and give general construction advice on this matter.
Response: Noted. Appropriate conditions and notes will be added to the consent should planning approval be granted.
- 4.2 **Environmental and Strategic Services** – Offer no objections to the application.
Response: Noted.
- 4.3 **Network Rail** – In their initial response Network Rail objected to the development due to concerns in relation to the proposed sustainable drainage system which could potentially impact on a culvert that passes under the adjoining railway line. Following an exchange of construction details between the agent and Network Rail, they have now withdrawn the objection subject to the inclusion of a condition that requires further details of the drainage to be submitted for approval prior to development commencing on site.
Response: Noted. A condition will be added to the consent should planning approval be granted.
- 4.4 **Scottish Water** – No objections to this proposal. They advise that Camps Water Treatment Works and Lanark Waste Water Treatment Works have capacity to service this proposal.
Response: Noted

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the application in the Lanark and Carlisle Gazette for non-notification of neighbours, no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The application seeks detailed consent for the formation of three plots on land at Caldwellside Industrial Estate in Lanark together with a range of ancillary development. The determining issues that require to be addressed in respect of this application are compliance with the adopted local plan and its impact on the amenity of the area.
- 6.2 In terms of the adopted South Lanarkshire Local Plan, the application site is identified as being a proposed industrial site within the existing industrial estate, covered by Policy ECON5. This states that the Council will support development for industry and business on those sites included in the Industrial Land Audit and identified on the Proposals Map. As a result, the principle of industrial/business plots being created at this location is considered acceptable.
- 6.3 The physical development is controlled by Policy DM1 Development Management which seeks to protect against any development of an inappropriate design or scale and avoid an adverse impact on the local environment. The applicant seeks consent for the formation of three plots. No details of the proposed buildings have been submitted however further applications would be required at which point issues such as scale and design would be considered. The ancillary works proposed in this application are minor in nature and in any case reflect the industrial character of the area. The scale and nature of the physical development associated with the proposal

is therefore considered acceptable and appropriate for the area. In addition no objections have been made to the development from the consultees.

- 6.4 In summary the development of this site complies with the policies of the adopted South Lanarkshire Local Plan, would result in a use considered compatible with surrounding land uses and would not be detrimental to the amenity of that area. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposed development will not have a detrimental effect on the amenity of the area and complies with Policies ECON 5 and DM 1 of the South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

28 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations

Environmental Services	24/11/2011
Scottish Water	11/11/2011
Roads and Transportation Services	29/11/2011
Network Rail	30/11/2011 & 05/12/2011

Contact for Further Information

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

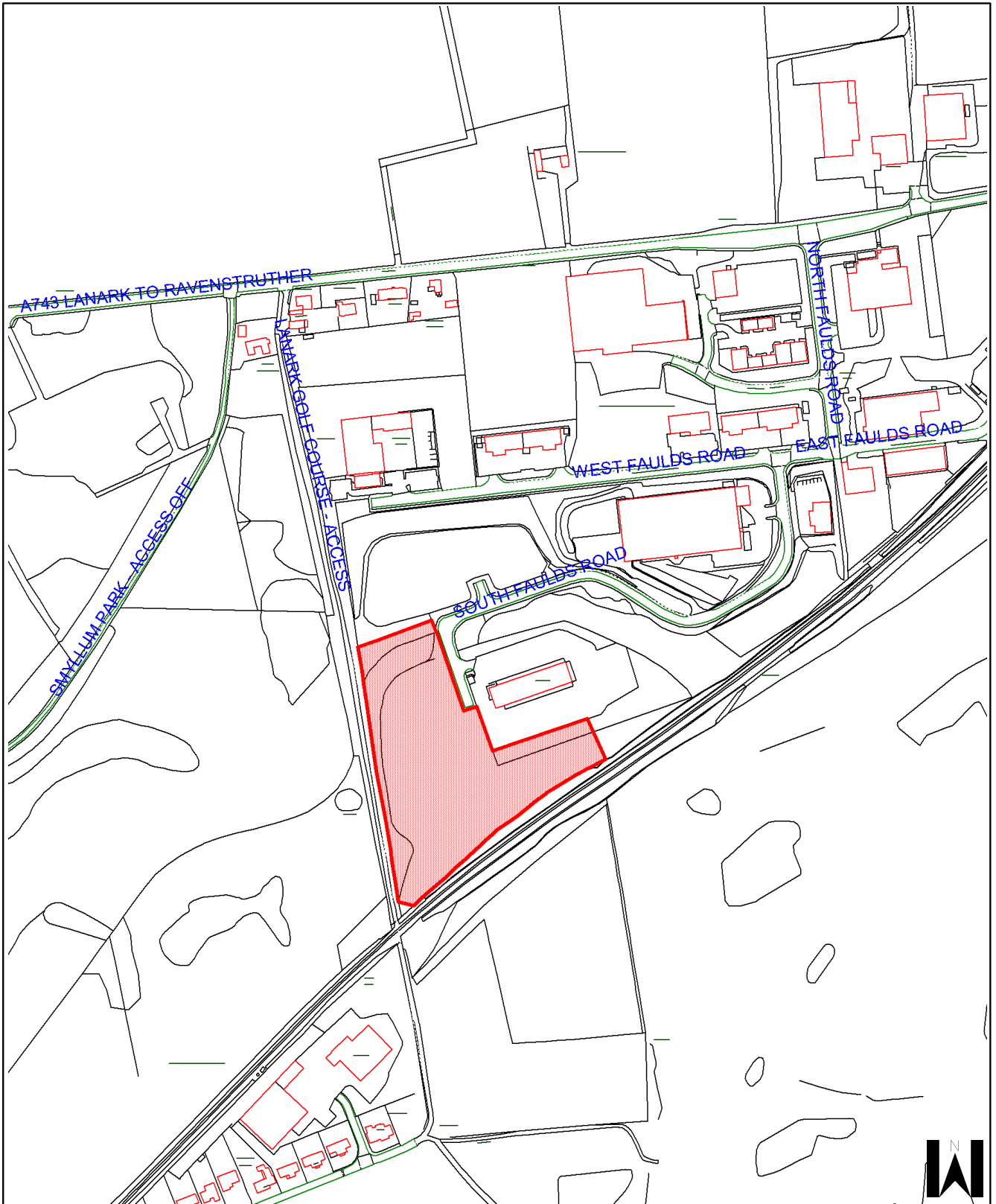
Steven Boertien, Planning Officer, South Vennel, Lanark, ML11 7JT
Ext 3266 (Tel: 01555 673266)
E-mail: planning@southlanarkshire.gov.uk

CONDITIONS

- 1 This decision relates to drawing numbers: 4458 108, 4458 109 Rev A, 4458 110, 4458 112 Rev A, 4458 201, 4458 202, 4458 401, 4458 402, 4458 501, 4458 502, 4458 503 and 4458 601
- 2 That further applications shall be submitted to the Council as Planning Authority for the erection of individual buildings on the plots hereby approved, together with the requisite detailed plans and such plans shall include:-(a) Plans, sections and elevations of the proposed building together with the colour and type of materials to be used externally on walls and roof;(b) Sections through the site, existing and proposed ground levels and finished floor levels;(c) Detailed layout of the site as a whole including, where necessary, provision for car parking, details of access and details of all fences, walls, hedges or other boundary treatments; and,(d) Existing trees to be retained and planting to be carried out within the site; and no work on the site shall be commenced until the permission of the Council as Planning Authority has been granted for the proposals, or such other proposals as may be acceptable.
- 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 the construction details and proposed flow rates for the surface water drainage system's retention pond have been submitted to and approved in writing by the Council as Planning Authority following consultation and agreement with Network Rail
- 5 That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.
- 6 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
- 7 That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 These details have not been provided or approved.
- 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.
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- 5 To ensure satisfactory vehicular and pedestrian access facilities to the site.
- 6 In the interests of amenity
- 7 In the interests of amenity



For information only

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