

# Report

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Report to:	<b>East Kilbride Area Committee</b>
Date of Meeting:	<b>25 May 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	EK/11/0118
Planning Proposal:	Erection of Extension to Existing Salt Storage Unit

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location :  
Hawbank Roads Depot  
Hawbank Road  
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 attached.

## 2.2 Other Actions/Notes

- ◆ The East Kilbride Area Committee has delegated powers to determine this application.
- ◆ The East Kilbride Area Committee is required to determine this application as the Council has a financial interest in the site.

## 3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**  
DM 1 - Development Management Policy  
ECON 1 - Industrial Land Use Policy
- ◆ Representation(s):
  - ▶ 0 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comments Letters

- ◆ Consultation(s):

Roads and Transportation Services (East Kilbride Area)

## Planning Application Report

### 1 Application Site

- 1.1 The application relates to an existing Council industrial yard in the College Milton area of East Kilbride. The application site is bounded to the north by open green space, to the west and east by existing industrial premises and to the south by Hawbank Road with industrial premises situated opposite the yard. The site extends to 1.6 hectares and access is taken from the south of the site off Hawbank Road.

### 2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of an extension to the existing salt storage barn located within the yard. The extension would project to the west and south of the existing salt barn and would result in an additional 539 square metres of floorspace being created. This would bring the overall size of the salt barn to 1160 square metres.

### 3 Background

#### 3.1 Relevant Government Advice/Policy

- 3.1.1 There is no specific Government guidance or advice relevant to the proposed development.

#### 3.2 Local Plan Status

- 3.2.1 The Adopted South Lanarkshire Local Plan identifies the entire application site as being within an industrially designated area. Policy ECON1 – Industrial Land Use is therefore of relevance to this application. Policy DM1 – Development Management is also considered to be of relevance to the application. The content of the above policies and how they relate to the proposal is assessed in Section 6 of this report.

### 4 Consultation(s)

- 4.1 **Roads and Transportation Services (East Kilbride Area)** – no objections to the proposed development.  
**Response:** Noted.

### 5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised for neighbour notification purposes. No letters of representation were received with regard to this application.

### 6 Assessment and Conclusions

- 6.1 The applicant, South Lanarkshire Council, seeks permission to erect an extension to an existing salt barn located within the Council's Roads Depot at Hawbank Road, East Kilbride. The extension would increase the floor area of the salt barn by 539 square metres. The determining issue that requires to be addressed in respect of this application is compliance with Government Guidance and advice where relevant, Local Plan policy as set out in the Adopted South Lanarkshire Local Plan as well as any other material considerations.
- 6.2 With regards to Government guidance and advice, given the nature and scale of the proposed development there is no relevant Government guidance against which the proposal requires to be assessed. It is therefore considered that there are no significant issues raised by the proposal in this regard.
- 6.3 In terms of Local Plan policy, the application site is affected by Policy ECON1 which relates to industrial land use. This policy states that areas identified for industry will continue primarily in industrial use and the Council will direct new industrial

development to them. As this development relates to the proposed expansion of an existing facility for the storage of industrial materials, the site is considered to be a suitable location in principle for this development. The proposal is therefore considered acceptable in terms of Policy ECON1.

- 6.4 Policy DM1 states 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. It is not considered that the proposed development would have any adverse impact on surrounding amenity or built form as it relates to the expansion of an existing industrial building in an industrial area. The extension is proposed to be finished in materials to match the existing building on site and it is considered that it would integrate satisfactorily with its surroundings. The proposal is therefore considered to be in compliance with Policy DM1.
- 6.5 Statutory neighbour notification procedures were undertaken and the application was also advertised for neighbour notification purposes. No letters of representation have been received regarding the proposed development. In terms of statutory consultations undertaken, the Council's Roads and Transportation Services have advised that they have no objection to the proposed development in this instance.
- 6.6 Given the scale and nature of the proposed development and given that it accords with the Local Plan, the application would in normal circumstances have been a delegated decision. However, as the application site is in Council ownership, the Council's approved Scheme of Delegation requires that the application be considered at Committee.
- 6.7 In light of the above, it is considered that the proposal accords with Policies DM1 and ECON1 of the Adopted South Lanarkshire Local Plan. I would therefore raise no objections to the proposal and would recommend that detailed planning permission be granted for this development.

## **7 Reasons for Decision**

- 7.1 The proposal has no significant impact on amenity and complies with Policy DM1 and Policy ECON1 of the Adopted South Lanarkshire Local Plan 2009.

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

6 May 2011

## **Previous References**

- ◆ None

## **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations  
Roads and Transportation Services (East Kilbride Area)

05/05/2011

**Contact for Further Information**

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

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## Detailed Planning Application

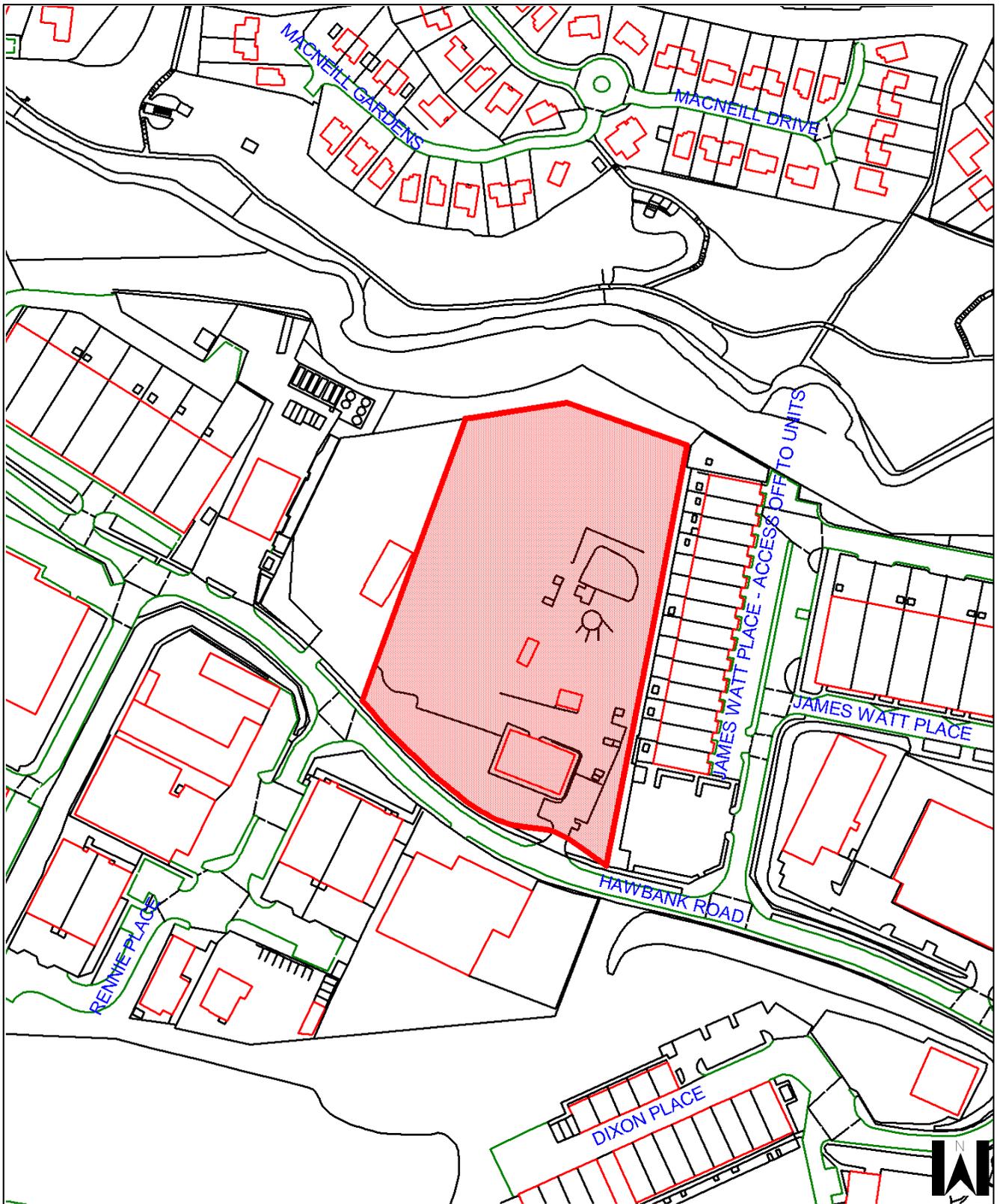
PAPER APART – APPLICATION NUMBER : EK/11/0118

### **CONDITIONS**

- 1 The decision relates to drawing numbers:  
  
AL (01) 00,  
AL (01) 01,  
AL (01) 03.
  
- 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 the facing materials to be used for the external walls and roof of the extension hereby approved shall match in colour and texture those of the existing adjoining building on the site to the satisfaction of the Council as Planning Authority.

### **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.



For information only

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