

Report

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Report to:	Cambuslang/Rutherglen Area Committee
Date of Meeting:	8 March 2011
Report by:	Executive Director (Enterprise Resources)

Application No	CR/10/0143
Planning Proposal:	Erection of New Entrance Way including Ramp and Steps.

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Reuther Hall
Victoria Street
Rutherglen

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

The Area Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent: Graham + Sibbald, Chartered Surveyors
- ◆ Council Area/Ward: 12 Rutherglen Central and North
- ◆ Policy Reference(s): **Adopted South Lanarkshire Local Plan 2009**
COM1 – Town Centre Land Use Policy
ENV25 – Conservation Areas Policy
DM1 – Development Management Policy

◆ Representation(s):

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

◆ Consultation(s):

Planning & Building Standards HQ (Conservation Officer)

Roads and Transportation Services (Cambuslang/Rutherglen Area)

Planning Application Report

1 Application Site

1.1 The application site is the Reuther Hall which sits on Victoria Street, Rutherglen adjacent to the main entrance to Rutherglen train station at the northern end of Castle Street all at the northern edge of Rutherglen town centre. In particular the application relates to the pedestrian entrance way in to the hall off Victoria Street.

2 Proposal(s)

2.1 The applicants propose to create a new entrance to the hall by replacing the existing ramp with one which will comply with the requirements of the Disability Discrimination Act. To create this ramp the existing stairs to the hall have had to be repositioned however the recently completed landscaping around the hall will not be affected.

2.2 The new ramp and stairs will be constructed in materials to match the existing and will include a new galvanized steel hand railing. There will be no alterations to the existing boundary wall and railings which were recently provided as part of a wider environmental improvement scheme for the area, as discussed in paragraph 3.3 below.

3 Background

3.1 Local Plan Status

3.1.1 In terms of the adopted South Lanarkshire Local plan the application site is covered by Policies COM1 – Town Centre Land Use and ENV25 – Conservation Areas. The details of the proposed development have to be assessed against policy DM1 – Development Management.

3.2 Relevant Government Advice/Policy

None.

3.3 Planning History

3.3.1 While there are no specific planning consents relating to the application site it should be noted that the Reuther Hall benefited from environmental improvements undertaken by Clyde Gateway, in partnership with the Council, in and around the Castle Street, Victoria Street, Green Street and King Street area of Rutherglen Town Centre. This project, which was completed in February 2010, improved the appearance of the area with a view to making the pedestrian links from Main Street to Rutherglen train station more attractive and user friendly. As mentioned above the application site lies immediately adjacent to the main entrance to the train station.

4 Consultation(s)

4.1 **Roads & Transportation Services** – no objections to the proposed development.
Response: Noted.

4.2 **Planning and Building Standards HQ (Conservation Officer)** – no objections.
Response: Noted.

5 Representation(s)

5.1 Following statutory neighbour notification no letters of objection have been received.

6 Assessment and Conclusions

6.1 The applicants have applied for detailed planning consent for a minor alteration to the access arrangements at Reuther Hall which will involve the replacement of the

existing access ramp with one which is compliant with the requirements of the Disability Discrimination Act. To accommodate the new ramp the existing stairs into the hall will also require to be replaced. As with all applications Section 25 of the 1997 Planning Act requires that this proposal must be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Consequently the adopted Local Plan is of fundamental importance to the assessment and determination of this application.

- 6.2 The relevant policies of the adopted South Lanarkshire Local Plan are set out in paragraph 3.1 above and it is against these that this application has to be assessed.
- 6.3 Policy COM1 states that within town centres as listed in Table 2.1, the Council will allow a mixture of uses compatible with their role as a commercial and community focal point. Examples of compatible uses are shops, offices, housing, pubs and restaurants, leisure facilities and community, health and social facilities. In this instance the land use will remain as a community hall which is a compatible use in terms of the policy and therefore it is concluded that the proposed development accords with this policy.
- 6.4 As the application site lies within the Rutherglen Conservation Area, Policy ENV25 is applicable. This policy seeks to ensure that any development within the conservation area shall preserve or enhance the area's character and appearance. In this instance it is considered that the scale of the proposed development and its location and materials are such that there will be no adverse impact on the character of the Conservation Area and as such it will comply with this local plan policy.
- 6.5 The general development management policy - Policy DM1 requires that all planning applications 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 the amenity. In this instance the scale, design, location and the materials chosen for the new access arrangements are such that they are in keeping with the existing building and the surrounding area and thus comply with this local plan policy.
- 6.6 Following statutory neighbour notification no objections to the development were submitted and no adverse comments were received from consultees from which it is concluded that there are no other significant material considerations.
- 6.7 Given the scale and nature of the proposed development and as it accords with the local plan, with no objections submitted the application would, in normal circumstances, have been a delegated decision. However, as the applicant is the Council and as the application site is within Council ownership, the approved Scheme of Delegation requires that the application be considered at Committee.
- 6.8 Reuther Hall is a valuable local facility which is much used by community groups and others. The proposed development will ensure that its access arrangements comply with standards of the Disability Discrimination Act and provide access for all. Having assessed the proposal against the relevant development plan and concluded that the development accords with the relevant local plan policies and as there are no other significant material considerations it is recommended that detailed planning consent be granted for this development subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposed development accords with Policies COM1, ENV25 and DM1 of the adopted local plan and it is considered that it will not have an adverse impact on the local area or the character of Rutherglen Conservation Area.

Colin McDowall
Executive Director (Enterprise Resources)

22 February 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Plan

- ▶ Consultations
 - Planning & Building Standards HQ (Conservation Officer) 27/07/2010
 - Roads and Transportation Services (Cambuslang/Rutherglen Area) 05/07/2010

- ▶ Representations
 - None

Contact for Further Information

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

Bill Kerr, Planning Officer, King Street, Rutherglen
Ext 847 5141, (Tel :0141 613 5141)
E-mail: Enterprise.cam-ruth@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CR/10/0143

CONDITIONS

- 1 The consent shall be carried out strictly in accordance with drawing numbers: GB7931/L/101; GB 7931/E/01 and GB 7931/P/100.
- 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.

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.

CR/10/0143

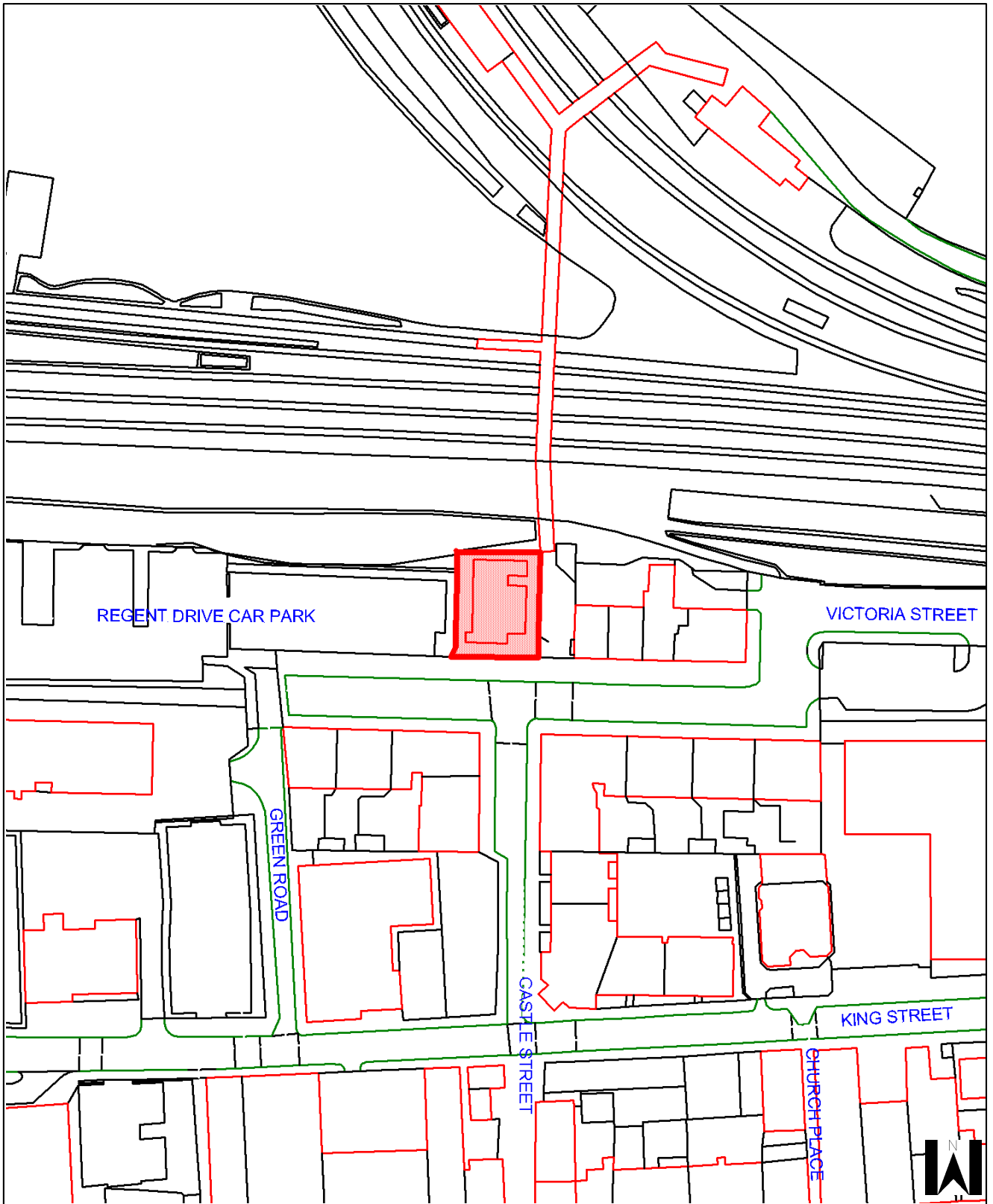
Reuther Hall, Victoria Street, Rutherglen

Planning and Building Standards Services

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