

Report

Report to:	Planning Committee
Date of Meeting:	11 October 2022
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/22/0699
Planning proposal:	Change of use of office accommodation in north stand to assisted accommodation

1 Summary application information

Application type:	Detailed planning application
Applicant:	The Stadium Company Limited
Location:	New Douglas Park Cadzow Avenue Hamilton ML3 0FT

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

(1) Grant detailed planning permission.

2.2 Other actions/notes

(1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: John Glenroy
- ◆ Council Area/Ward: 17 Hamilton North and East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
Policy 1 - Spatial Strategy
Policy 2 - Climate Change
Policy 3 - General Urban Areas and Settlements
Policy 5 - Development Management and Placemaking
Policy 15 - Travel and Transport

◆ **Representation(s):**

▶	4	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Care Inspectorate

Lanarkshire Health Board

Social Work Resources Registration and Inspection Unit

Planning Application Report

1 Application Site

- 1.1 The application relates to existing office space within the north stand of Hamilton Academical's football stadium at New Douglas Park to the north of Hamilton town centre. The application site is bounded to the north and west by car parking and Cadzow Avenue, to the south by the stadium's football pitch and to the east by land associated with the stadium and the adjacent Morrison's retail store and car park. Access to the site is via Cadzow Avenue.

2. Proposal(s)

- 2.1 The applicant seeks detailed planning permission for a change of use of existing office accommodation in the north stand of Hamilton Academical's football stadium to assisted living accommodation. The submitted supporting information entitled 'A Recovery and Wellbeing Village' outlines the overall vision for a Recovery and Wellbeing Village located within the stadium which would be anchored around a 20 bed rehabilitation and recovery centre in the north stand in addition to 20 supported transition flats in the stadium grounds. It is only the proposed 20 bed rehabilitation and recovery centre that relates to this planning application which would include 20 bedrooms with 10 additional rooms along with day rooms, therapy rooms, cinema rooms and toilets.
- 2.2 The supporting statement advises that the stadium has 23,600 square feet of space in the north stand which was previously rented for office space and has spare land in the stadium grounds. The space for developing the Recovery and Wellbeing Village is available within an existing wellbeing focused environment which would be staffed 24 hours a day, 365 days a year by registered experienced support and recovery workers. No changes are proposed to road layouts or car parking spaces as a result of this application. A summary of parking provision requirements relating to the proposed change of use has been submitted which seeks to demonstrate that the proposed change of use is less onerous than the previous use in terms of car parking requirements.

3. Background

3.1 Local Plan Background

- 3.1.1 The application site is located within the General Urban Area in the adopted South Lanarkshire Local Development Plan 2. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 3 - General Urban Areas and Settlements, Policy 5 - Development Management and Place Making and Policy 15 - Travel and Transport. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.2 Relevant Government Advice/Policy

- 3.2.1 None relevant in this instance.

3.3 Planning Background

- 3.3.1 There is no recent planning history relating to the application site.

4. Consultation(s)

- 4.1 **Care Inspectorate** - they were contacted many months ago by the applicant regarding this proposal to register a Housing Support/Care at Home service within this area. Due to the nature of the services proposed, they would not inspect any accommodation nor do they have accommodation standards or expectations for a Housing Support/Care at Home service.

Response:- Noted.

- 4.2 **Environmental Services** – have no objections to the application.

Response:- Noted.

- 4.3 **Roads Development Management Team** – have no objections to the application. The applicant submitted a parking statement for the development. With 20 bedrooms and 10 members of staff, a total of 17 parking spaces would be required (1 per staff member plus 1 per 3 bedrooms) this is compared to its previous use as a 1,370sqm office which would have required 46 spaces (1 per 30sqm). On this basis the proposals are less onerous in terms of parking requirements and are, therefore, acceptable.

Response:- Noted.

- 4.4 **Social Work Resources** – representatives from the Health and Social Care Partnership (HSCP) and Social Work Resources have met with the applicant to consider the proposal. There are no objections to the proposal which is broadly consistent with Scottish Government Policy and the objectives of both the Integrated Joint Board's Strategic Commissioning Plan and the Alcohol and Drugs Partnership Strategy. The applicant has advised that the service is intended to be predominately targeted at Lanarkshire residents. The applicant is at the early stages of developing the proposal to a stage where it can be operationalised and agrees the need to co-produce the delivery model with primary care services NHS Lanarkshire and HSCP clinical services, social work, and housing teams.

Response:- Noted.

- 4.5 **Lanarkshire Health Board** – as above, representatives from the Health and Social Care Partnership (HSCP) and Social Work Resources have met with the applicant to consider the proposal. There are no objections to the proposal which is broadly consistent with Scottish Government Policy and the objectives of both the Integrated Joint Board's Strategic Commissioning Plan and the Alcohol and Drugs Partnership Strategy. The applicant has advised that the service is intended to be predominately targeted at Lanarkshire residents. The applicant is at the early stages of developing the proposal to a stage where it can be operationalised and agrees the need to co-produce the delivery model with primary care services NHS Lanarkshire and HSCP clinical services, social work, and housing teams.

Response:- Noted.

5. Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised under the heading Non-Notification of Neighbours in the Hamilton Advertiser. Four letters of objection were received in relation to the application. The grounds of objection are summarised as follows:-

- (a) **The nature of this proposed care facility raises concerns over security in the area, not simply on match days but at all times of the day and evening. While the need for such a facility exists, this is not the appropriate location. Hamilton Accies claim to be a family friendly club, however, this application shows little regard for a family's safety and security while attending the stadium for a match or otherwise, as it will be certain to draw attention from people who are suffering from addictions. Research proves that such areas suffer from higher rates of crime, this leads me to the belief that the residential areas in the immediate vicinity will also suffer from a rise in crime and anti-social behaviour.**

Response: These concerns do not constitute material planning considerations in the assessment of this planning application. As highlighted in Section 4 above, no adverse comments have been raised by any of the consultees in relation to the proposed use of the building and any increase in crime or anti-social behaviour in the area would be matters for Police Scotland to address.

- (b) **While no one will question the need for such a facility existing given the national statistics on drug, alcohol and suicide deaths in Scotland and particularly in the Lanarkshire area, it is my feeling that this location is not appropriate for this facility. The applicant has little regard for the safety of the community round the stadium that consists of a pre-5 nursery (within the same complex) primary and secondary school as well as local green space and public parks. Hamilton Academical has to be applauded for the work they do within the community, particularly with those who suffer from addictions. Their efforts and experience in helping this client group would be better spent working in partnership with others to campaign for more appropriate treatment and rehabilitation.**

Response: As above, these concerns do not constitute material planning considerations in the assessment of this planning application.

- (c) **Hamilton Academical are first and foremost a football club and I question the experience and skill set of the management to oversee and manage a facility of this nature. The conversion of a football stand into rooms does not outlay dignity to those going through the addiction journey and will create more problems than it will solve for the community, the client group and Hamilton Academical FC.**

Response: Again, these concerns do not constitute material planning considerations in the assessment of this planning application. As highlighted in Section 4 above, no adverse comments have been raised by any of the consultees in relation to the proposed use of the building.

5.2 These letters are available for inspection on the planning portal.

6. Assessment and Conclusions

- 6.1 The applicant seeks detailed planning permission for a change of use of existing office accommodation in the north stand, to assisted accommodation. The determining issues in consideration of this application are its compliance with local plan policy and its impact on the amenity of adjacent properties and on the local road network.
- 6.2 In terms of local plan policy, the application site is located within the General Urban Area in the adopted South Lanarkshire Local Development Plan 2. The relevant policies in terms of the assessment of this application are Policy 1 - Spatial Strategy, Policy 2 - Climate Change, Policy 3 - General Urban Areas and Settlements, Policy 5 - Development Management and Place Making and Policy 15 - Travel and Transport.
- 6.3 Policies 1 and 2 encourage sustainable economic growth and regeneration, a move towards a low carbon economy, the protection of the natural and historic environment and mitigation against the impacts of climate change. In line with these policies, the proposal involves a change of use of an existing facility which is located in a sustainable location within central Hamilton. The site benefits from opportunities for trips by public transport with bus routes in the surrounding area and Hamilton West train station, which is located within close proximity of the site. It is considered that the proposal conforms with Policies 1 and 2.

- 6.4 Policy 3 states that within the urban areas and settlements identified on the proposals map, residential developments on appropriate sites will generally be acceptable. Proposals for uses that are ancillary to residential areas will be assessed on their individual merits, with particular regard to their effect on the amenity and character of the area. The policy goes on to say that developments which would be detrimental to the amenity of residents and the wider community or to the character of the surrounding area will not be permitted. This particularly applies to 'bad neighbour' uses which can affect neighbours by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety. In this instance, the application site is located within the General Urban Area and the proposal is not considered to be detrimental to the amenity of nearby residents and the wider community. Therefore, it is considered that the proposal conforms with the terms of Policy 3.
- 6.5 Policies 5 and DM1 generally require new development to have due regard to the layout, form, design and local context of the area and to promote quality and sustainability in its design. In this instance, the application only relates to a change of use from existing office accommodation within the stadium's North Stand. Whilst alterations are proposed for the interior of the building, no alterations are proposed for the exterior of the building. In this regard, it is considered that the proposal conforms with Policies 5 and DM1.
- 6.6 Policy 15 seeks to ensure that development considers, and where appropriate, mitigates the resulting impacts of traffic growth and encourages sustainable transport options that take account of the need to provide proper provision for walking, cycling and public transport. In relation to this policy, Roads and Transportation Services are satisfied that the proposal raises no access, parking or road safety issues. It is, therefore, considered that the proposal complies with Policy 15.
- 6.7 In summary, statutory consultees have raised no concerns in relation to the proposal and the matters which have been raised in the representations submitted have been addressed in Section 5 above. Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The concerns raised in the submitted representations do not constitute material planning considerations in the assessment of this planning application. It is considered that the application conforms with local plan policy and that the proposal raises no significant environmental or infrastructure issues. It is, therefore, recommended that the application for the change of use be granted.

7. Reasons for Decision

- 7.1 The proposal raises no significant amenity, environmental or infrastructure issues and complies with Policies 1, 2, 3, 5 and 15 of the adopted South Lanarkshire Local Development Plan 2.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 29 September 2022

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 16.05.2022
- ▶ Press Advertisement, Hamilton Advertiser 26.05.2022

- ▶ Consultations
 - Roads Development Management Team 06.09.2022
 - Environmental Services 13.07.2022
 - Care Inspectorate 23.05.2022
 - Lanarkshire Health Board 22.09.2022
 - Social Work Resources Registration and Inspection Unit 22.09.2022

- ▶ Representations
 - Mr Alan MacDonald, 2 Riverside Road, Larkhall, ML9 Dated: 18.05.2022
 - Mr Joseph McCabe, 10 Keswick Drive, Hamilton, ML3 7HN 18.05.2022
 - Mr Paul Murray, 32 Deveron Crescent, Hamilton, Hamilton, ML3 9PB 18.05.2022
 - Mr Peter McGhee, 6, Hunter Road, Whitehill, Hunter Road, Hamilton, ML3 0LH 31.05.2022

Contact for further information

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

Jim Blake, Planning Officer, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA
Phone: 07551 840 831
Email: jim.blake@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/22/0699

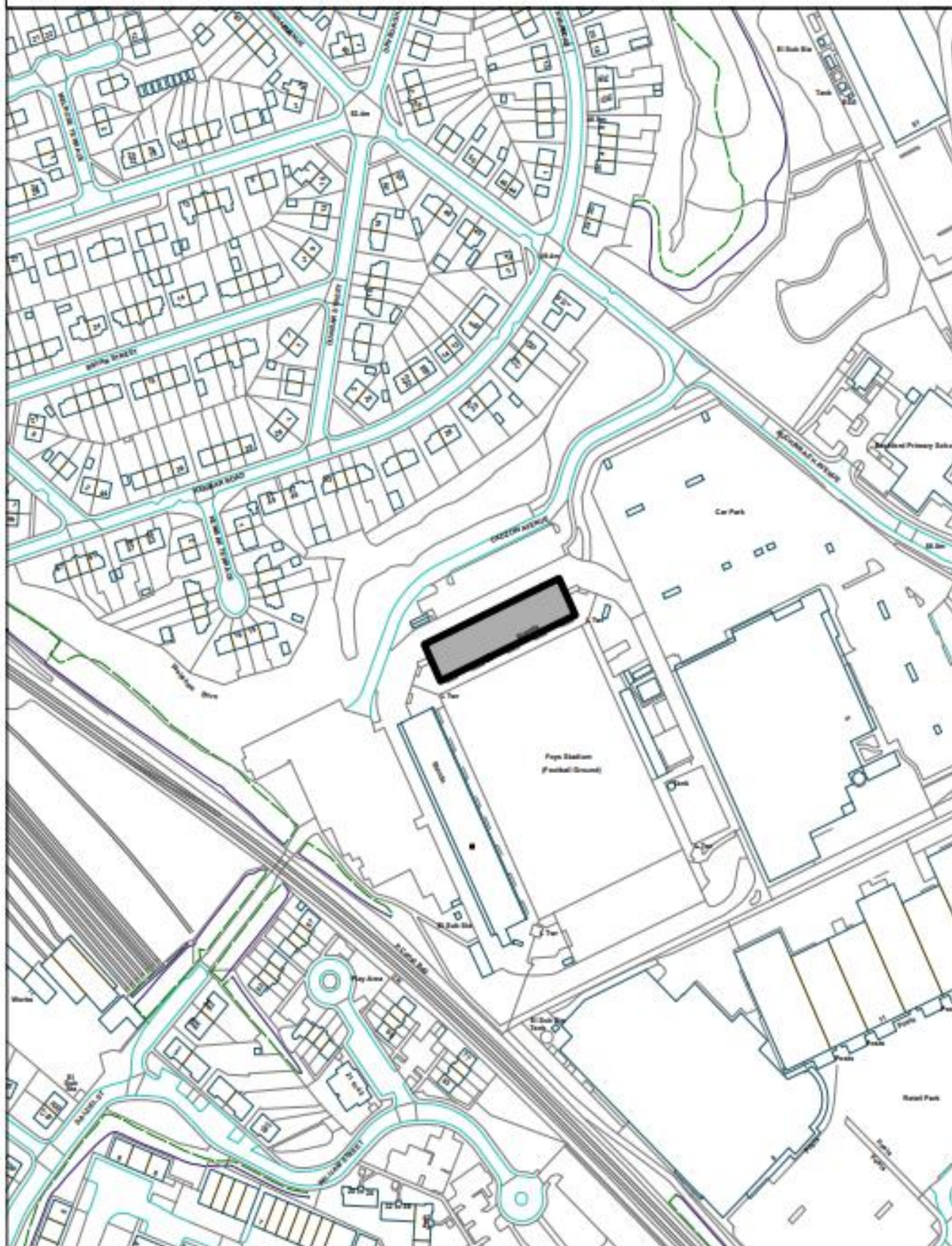
Conditions and reasons

01. No conditions to be attached.

Reason: Planning permission is granted unconditionally.

P/22/0699

New Douglas Park, Cadzow Avenue, Hamilton



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Scale:
1:2,500
Date:
15/09/2022



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development