

PROPOSAL OF APPLICATION NOTICE (PAN)

Reference: 19/00703/PAN

Applicant: Ministry Of Defence

Proposal: Proposal of Application Notice for multi storey car park

Site Address: Land West Of The Guard Building, H M Naval Base Clyde, Faslane

1.0 INTRODUCTION

Proposal of Application Notices only relate to Major Applications as defined by the Government's planning hierarchy and are a statutory requirement prior to the submission of the planning application. The PAN heralds the start of a minimum 12 week period to allow for community consultation before an application can be lodged. The Proposal of Application Notice took effect from 5th April 2019 and therefore an application cannot be made before 28th June 2019.

In considering this item Members should restrict comments to issues relating to the material considerations which may be relevant in the determination of the proposed development and should refrain from expressing opinion as to the likely acceptability of development in advance of any subsequent application being presented for determination. Any opinions or views expressed by Councillors at the pre-application stage must be made mindful of the overarching requirements of fairness, impartiality and of keeping an open mind. The process provides opportunity for Officers to give feedback to the prospective applicant on issues which Members would wish to see addressed within the planning application submission.

1.0 BACKGROUND

The proposed development will aim to assist in alleviating the increase in car parking required to support the delivery of the Clyde Infrastructure Programme at HMNB Clyde.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed multi-storey car park will be a split level, permanent multi-storey car park, comprising ground level plus four and a half parking decks. This will provide 680 standard parking spaces. Although no formal details have been provided the applicants have been advised that the proposal is likely to fall under section 9 of schedule 1 within the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 with a gross floor space in excess of 5,000 square metres.

2.0 SITE DESCRIPTION

The proposed site is located within the existing HMNB Clyde complex at Faslane and will, if constructed, be set within an industrial scale complex where large scale buildings are already in existence.

The proposed development site is within a designated Strategic Business Location in the adopted Local Development Plan 2015.

3.0 DEVELOPMENT PLAN POLICY

Argyll and Bute Local Development Plan adopted March 2015

LDP STRAT 1 – Sustainable Development
LDP DM1 – Development within the Development Management Zones
LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment
LDP 4 – Supporting the Sustainable Development of our Coastal Zone
LDP 5 – Supporting the Sustainable Growth of Our Economy
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising our Resources and Reducing our Consumption
LDP 11 – Improving our Connectivity and Infrastructure

Supplementary Guidance

SG LDP ENV 14 –Landscape
SG LDP CST 1 - Coastal Development

SG LDP BUS 4 – Strategic Industrial Business Locations
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
SG LDP SERV 8 – Development in the Vicinity of Notifiable Installations

SG LDP TRAN 2 - Development and Public Transport Accessibility
SG LDP TRAN 3 – Special Needs Access Provision
SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes
SG LDP TRAN 5 – Off-Site Highway Improvements
SG LDP TRAN 6 –Vehicle Parking Provision
SG LDP TRAN 7 –Safeguarding of Airports
Access and Parking Standards

5.0 POTENTIAL MATERIAL CONSIDERATIONS

In respect of this proposal it is considered that the following matters will be material considerations in the determination of any future planning application;

- Junction and roads capacity on the A814 and other roads associated with any increased traffic flows
- The height and external appearance of the building to ensure it appropriately assimilates into its setting.
- External design and finishes proposed in order to mitigate the scale of the building
- Addressing any flooding and drainage matters in respect of its coastal location
- The role of the development in promoting economic development in the area.

6.0 CONCLUSION

The report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations and key issues based upon the information received to date. The list is not exhaustive and further matters may arise as and when a

planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

That Members' note the content of the report and submissions and provide such feedback as they consider appropriate in respect of this PAN to allow these matters to be considered by the applicant's in finalising any future planning application submission.

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Date: 3/5/19

Reviewing Officer: Sandra Davies

Date: 3/5/19

Angus Gilmour
Head of Planning, Housing and Regulatory Services