

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 12/00219/PP

Planning Hierarchy: Local Application

Applicant: Argyll and Bute Council

Proposal: Erection of new vehicle workshop, welfare building, glasshouse and bike shelter including new vehicle entrance and additional parking

Site Address: Council Maintenance Depot, Luss Road, Helensburgh

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of new vehicle workshop
- Erection of welfare building
- Erection of glasshouse and bike shelter
- Formation of new internal vehicle entrance to operational area
- Additional parking

(ii) Other specified operations

- None
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(B) RECOMMENDATION:

It is recommended that planning permission be approved subject to the attached conditions and reasons.

(C) HISTORY:

99/00021/COU – Change of use of vacant land for storage of skips approved 17 February 1999).
03/01321/NID – Construction of Access (withdrawn 27 May 2004).
04/01005/NID – Construction of access road (approved 27 August 2006)
06/00792/NID - Construction of new Roads and Amenity Services Depot (approved 13 October.2006)

(D) CONSULTATIONS:

Area Roads Manager (memo dated 12/04/2012) – No objections subject to the additional parking provision being in place prior to the new buildings being occupied.

Area Environmental Health Manager – Response awaited at time of writing.

(E) PUBLICITY: Regulation 20 Local Advert (expiry date 30.03.2012)

(F) REPRESENTATIONS: None

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
- (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) **A design or design/access statement:** Yes
- (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No

Summary of main issues raised by each assessment/report

The site currently has no coherent parking or traffic system other than designated staff parking and accommodation area. There is no clearly demarcated parking area for works' vehicles, which means the space is not being used efficiently. The proposed site layout applies the principle of segregating the site into staff areas and operational areas, to encourage a safer and more efficient working environment for staff.

The proposed new workshop has been positioned to line through with the existing welfare facilities building. This workshop will provide vehicle inspection bays and storage for the Parks Department maintenance equipment. The proposed position of this building provides a physical separation between the staff area and the operational area. This allows for an access control point between both of these buildings. With appropriate site management, access to the workshop and the operational area can be fully controlled. The height of the proposed new workshop is dictated by the clearance required for the vehicle inspection bays. An initial 6 metre high clearance is required for all vehicle access doors, as well as additional clearance internally for the hoisting of vehicles.

A second, smaller building is proposed to the north of the current building to increase the welfare facilities for the staff. This is in a similar position to part of the foot print of a building proposed in a previous granted consent (Ref. No. 06/00792/NID). It also keeps the accommodation close to the current welfare facilities, and reinforces the idea of a designated staff area for the site.

Additional parking has been added and a bike shelter is proposed. To aid efficient and safe vehicle movement within the site, an additional entrance is being proposed to the operational area.

(H) PLANNING OBLIGATIONS

(i) **Is a Section 75 agreement required:** No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV 19 – Development Setting, Layout and Design

LP BAD 1 – Bad Neighbour Development

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes

LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles

Appendix C – Access and Parking Standards

(ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment of determining issues and material considerations

Planning permission is sought for the erection of a new vehicle workshop, welfare building, glasshouse and bike shelter including new internal vehicle entrance and additional parking within the Council's existing Depot at Luss Road.

The key building is the proposed vehicle workshop which is 38.5 metres long, 18 metres wide and 9.5 metres high. It will be located next to the existing Admin building and salt store and will have metal clad roof and walls. The proposed welfare building will be located on the western boundary, measuring 11.5 metres long, 10.2 metres wide and 4.2 metres high and will also have metal clad roof and walls. The welfare building will include showers, toilets and a canteen/briefing room. The glasshouse will also be on the western boundary measuring 15 metres long, 4.6 metres wide and 3.2 metres high. A new internal access is proposed with additional parking provision and a bike shelter.

Policy LP ENV 1 covers all development control zones and requires development to be of an appropriate form, location and scale. Policy LP ENV 19 deals with development setting, layout and design. The design of developments and structures should be compatible with the surroundings. Policy LP BAD 1 states that developments classed as 'bad neighbour' developments will only be permitted where, *inter alia*, there are no significant transport, amenity or public service provision objections. Finally, Appendix A and Appendix C are applicable. The former sets out advice on location, siting and design while the latter has guidance on parking provision and access arrangements.

The proposed vehicle workshop is an industrial unit the design of which is partly informed by its function. As the Design and Access statement indicates, the height is dictated by the clearance required for the vehicle inspection bays. Six metre high clearance is required for all vehicle access doors, as well as additional clearance internally for the hoisting of vehicles. As originally submitted, part of the enlarged parking area extended into the existing screen planting facing onto the main road. Given the mass and scale of the proposed vehicle workshop, the loss of screen planting would have made it visually prominent. Following discussions, the parking layout has been amended to retain it within the existing site boundary. New parking numbers and layout have been discussed and agreed with the Area Roads Manager. The new workshop has been moved 1m west to pull it away from the site boundary and new planting has been proposed to the east gable end of the workshop to aid screening to Luss Road.

The new workshop will be some 180 metres from the nearest residential property and will be located within the Council's existing Depot and close to the main road. It is not considered that the revised proposals will have any significant transport, amenity or public service provision impacts. The building will still be visible from the adjoining public road but with screening retained and additional planting proposed, any increased visual impact is considered acceptable in this context.

It is considered that the scale and design of the proposed workshop building is acceptable and accords with Policies LP ENV 1, LP ENV 19, LP BAD 1, Appendix A and Appendix C of the adopted Local Plan. Similarly, the welfare building and glasshouse are also acceptable and accord with policy.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

It is considered that the scale and design of the proposed workshop building is acceptable and accords with Policies LP ENV 1, LP ENV 19, LP BAD 1, Appendix A and Appendix C of the adopted Local Plan. Similarly, the welfare building and glasshouse are also acceptable and accord with policy.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Howard Young

Date: 10/05/2012

Reviewing Officer: Richard Kerr

Date: 10/05/2012

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/00219/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 24/11/2011 and the approved drawing reference numbers L(--)-001 Rev A, L(--)-002 Rev A, L(--)-003 Rev A, L(--)-004 Rev a L(--)-006 Rev A, L(--)-010 Rev B and L(--)-015 Rev A unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Development shall not begin until details of a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i) location and design, including materials, of walls, fences and gates;
 - ii) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub;
 - iii) a programme for completion and subsequent on-going maintenance.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping

3. The parking provision shown on the docquetted plans shall be in place prior to the buildings hereby approved being completed or brought into use and shall be retained as such thereafter.

Reason: In the interests of road safety.

4. Development shall not begin until samples of materials to be used on external surfaces of the buildings have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing, with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

NOTES TO APPLICANT

1. **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]

2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.