

5. Description of the Proposal

Please describe the proposal including any change of use:

Proposed Change of Use of former Scottish Power call centre to use for the Sale and Display of Motor Vehicles.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☒ No ☐

If yes, please state date of completion, or if not completed, the start date:

Date started: August 2016

Date completed:

If yes, please explain why work has already taken place in advance of making this application

Works to erect a security fence around the frontage of the application site were undertaken to ensure the security of the site/buildings.

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☒ No ☐

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☒ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☒

Please provide a description of the advice you were given and who you received the advice from:

Name: Donald Campbell

Date: various

Ref No.:

General discussions took place regarding the works associated with the erection of the security fencing around the front section of the site and also regarding the general acceptability of the proposed use of the site.

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha): circa 0.66ha

Square Metre (sq.m.):

8. Existing Use

Please describe the current or most recent use:

Former Scottish Power call centre/maintenance facility.

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

n/a

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

n/a

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☐ No ☒

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☒

No, proposing to make private drainage arrangements

☐

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☐

Discharge to watercourse(s) (including partial soakaway)

☐

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☐ No ☒

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☐ No ☒

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes ☒ No ☐

If yes, please provide details below:

Use type:

Car Sales Showroom

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

circa 636sqm

Non-trading space:

Total net floorspace:

circa 636sqm

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the ~~applicant~~/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the ~~applicant~~/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the ~~applicant~~/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☐ No ☐ N/A ☒

Signature:

[Redacted Signature]

Name:

per Andrew Bennie Planning Limited

Date:

19th September 2016

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



ANDREW BENNIE
PLANNING LIMITED

STATEMENT IN SUPPORT OF AN
APPLICATION FOR PLANNING
PERMISSION FOR THE CHANGE OF USE
OF PREMISES AT 99 GLASGOW ROAD, FALKIRK
TO FORM CAR SALES/SHOWROOM

Prepared by:

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September 2016

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Andrew Bennie Planning Limited, on behalf of JWR Holdings Limited and is submitted in support of an application for the change of use of the premises at 99 Glasgow Road, Falkirk to allow for its use for the sale and display of motor vehicles.
- 1.2 This statement provides information on both the Application Site and its surroundings and sets out an assessment of the policy basis against which the application proposals require to be assessed.
- 1.3 Should Falkirk Council require any further, relevant information or clarification of any matters relating to these proposals, Andrew Bennie Planning Limited would be pleased to assist in its timeous provision.

2.0 THE APPLICATION SITE

- 2.1 The application site, hereinafter referred to as the "Site", lies on the north side of Glasgow Road and faces towards the existing flatted residential properties which lie of the south side of Glasgow Road.
- 2.2 The Site is bounded to the east and west by existing car sales outlets, both of which feature forecourt sales areas along their frontages to Glasgow Road, and to the north by an open storage area, which is at present leased to Network Rail.
- 2.3 The Site comprises a large existing single storey building, which occupies the central and northern part of the Site, with a flat hard surfaced forecourt area lying to the south side of this building, between the building and the line of Glasgow Road. This forecourt area is enclosed by a green security fence, which stands approximately 2 m in height.
- 2.4 Access to the Site is gained via gates located at the eastern and western ends of the security fencing which surrounds the overall site.
- 2.5 The Site was last occupied by Scottish Power, with the front section of the building on the Site having been used as a call centre and the rear section having been used for vehicle repair and maintenance purposes.

3.0 PLANNING POLICY BACKGROUND

3.1 The current approved development plan covering the Site comprises the adopted Falkirk Local Development Plan (July 2015).

3.2 Proposals Map 2: Falkirk, Larbert & Stenhousemuir shows the Site as falling within an area to which the provisions of Policy BUS03: Business Areas with Potential for Redevelopment relates.

3.3 Paragraph 5.67 of the Plan advises that:

"It will not necessarily be desirable to retain all industrial areas in employment use. The location and character of some areas may be such that regeneration would be better served by allowing comprehensive redevelopment for other purposes. The Proposals Map identifies those areas where change will be considered."

3.4 Accordingly, Policy BUS03 states that:

"Within the business areas with potential for redevelopment, as identified on the Proposals Map, and any other non-core business land/premises within the Urban Limit, redevelopment for alternative uses will be permitted provided such uses are compatible with the character of the surrounding area, and comply with other LDP policies. Pending any such redevelopment, proposals for business/industrial development within these areas will continue to be supported."

3.5 Part 3 of Policy TC03: Retail and Commercial Leisure Development states that:

"Motor vehicle showrooms will be permitted within the economic development sites identified in the Site Schedule, or other business and industrial areas, provided access, servicing and any associated industrial processes can be accommodated without detriment to residential amenity, the functioning of the road network, or the operation of adjacent businesses."

4.0 THE APPLICATION PROPOSALS

- 4.1 Under the terms of this planning application, planning permission is sought for the change of use of the application site to allow for its use for the sale and display of motor vehicles.
- 4.2 The forecourt area to the front of the building on the Site would be used for the open display of sale vehicles (this part of the Site being enclosed by a recently erected security fence), with the front section of the building itself being used utilised as a covered showroom for sale vehicles.
- 4.3 Access to this section of the building would taken by way of two new glazed doors, which would be formed through the front/south facing elevation of the building. With the exception of the installation of these new doors, the proposed change of use involves no other changes to the fabric of the existing building on the Site.
- 4.4 The rear portion of the building, access to which is gained via an existing entrance in the east facing elevation of the building, would be used for the maintenance and preparation of sales vehicles.
- 4.5 This proposed change of use involves no alteration to the existing access arrangements to the Site off the adjacent road network.

5.0 PLANNING ASSESSMENT

5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that:

"Where in making any determination under the Planning Act, regard is to be had to the development plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".

5.2 Section 37(2) of the Act further provides that in dealing with applications for planning permission:

"... the Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations."

5.3 For the purposes of the determination of this planning application, it is considered that the provisions of Policies BUS03 and TC03 comprise the principle policy basis against which the acceptability of the proposed development falls to be assessed.

5.4 Policy BUS03 makes clear that within the "business" areas to which it relates, the redevelopment of land and buildings for alternative purposes will be permitted provided that such alternative uses are compatible with the character of the surrounding area, and comply with the requirements of any other relevant policies within the LDP.

5.5 With regards to the first of these considerations, it is submitted that the character of the stretch of Glasgow Road within which the Site is located is established and dominated by the presence of two existing car sales outlets, located on either side of the Site, both of which feature forecourt sales areas along the Glasgow Road frontage of their sites.

5.6 To the further east of the Site, the staff parking areas to the front and side of the Alexander Dennis facility further establishes the principle of vehicles being parked along the frontage of the site to Glasgow Road.

5.7 On this basis, it is considered first of all that the principle of the presence of car sales outlets along this stretch of Glasgow Road has already been firmly established, and that the introduction of a further such outlet will have no effect upon the established character of the area. Furthermore, as both of the adjacent car sales outlets feature well established forecourt display areas, the use of the front section of the Site for the sale

and display of vehicles will not introduce a feature into the street scene which is not already present.

5.8 **Consequently, it is submitted that the principle of the proposed use of the Site can be fully and reasonably justified against the provisions of Policy BUS03.**

5.9 It is further submitted that the proposed change of use would secure the production and beneficial reuse of a building, which has lain vacant for many years, and that in so doing will prevent the building from falling into a state of disrepair, which would not be in the best interests of the preserving and protecting the amenity and character of the surrounding area.

5.10 Turning to the second of the considerations set down under Policy BUS03, that is compliance with other LDP policies, it is considered that the provisions of policy TC03 is of relevance in this regard.

5.11 As is noted above, part 3 of this policy states that:

"Motor vehicle showrooms will be permitted within the economic development sites identified in the Site Schedule, or other business and industrial areas, provided access, servicing and any associated industrial processes can be accommodated without detriment to residential amenity, the functioning of the road network, or the operation of adjacent businesses."

5.12 In consideration of these various requirements, it is noted first of all that the proposed use of the Site will involve no alterations to the existing access arrangements to the Site and that this use will not affect the access arrangements to any of the existing business premises, which lie adjacent to the Site.

5.13 In common with the long standing operation of the two car sales outlets which lie to the east and west sides of the Site, it is not considered that this proposed use of the Site will in any way impact adversely upon the functioning of the surrounding road network.

5.14 Finally, in light of the nature of the established business uses which lie adjacent to the Site, it is not considered that this proposed use of the Site will give rise to any adverse impacts upon the current level of amenity which is enjoyed by those existing residential properties which lie opposite the Site, on the south side of Glasgow Road, with it being further submitted that whilst the forecourt area to the front of the Site has been enclosed

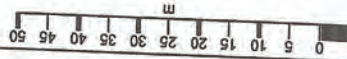
by a new security fence, the nature of this fencing, which is of a high quality, light weight appearance which does not visually dominate either the Site itself or the adjacent street scene, is such that it does not detract from the established visual amenity of the surrounding area.

- 5.15 **In view of the considerations set out above, it is submitted that the proposed use of the Site can be fully and reasonably justified against the provisions of part 3 of Policy TC03.**

6.0 CONCLUSIONS

- 6.1 In line with the provisions of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application proposals fall to be assessed against the terms of the approved development plan, so far as they are of material relevance to the determination of the application, and in the light of any other relevant material considerations.
- 6.2 For the purposes of this application the approved development plan comprise the adopted Falkirk Local Development Plan.
- 6.3 With regard to the adopted Local Development Plan, the relevant provisions thereof are identified as being Policies BUS03 and TC03.
- 6.4 These policies are assessed in detail within Section 5 above, with the overall conclusion being that the application proposals can be reasonably justified against the provisions of the adopted Local Plan.
- 6.5 **For the reasons set out above, it is submitted that the application proposals can be fully and reasonably justified against the provisions of the approved development plan.**
- 6.6 **No material considerations have been identified which would outweigh the acceptability, in terms of the development plan, of the application proposals.**
- 6.7 **Accordingly, it is respectfully requested that Falkirk Council grant planning permission in principle pursuant to this application.**

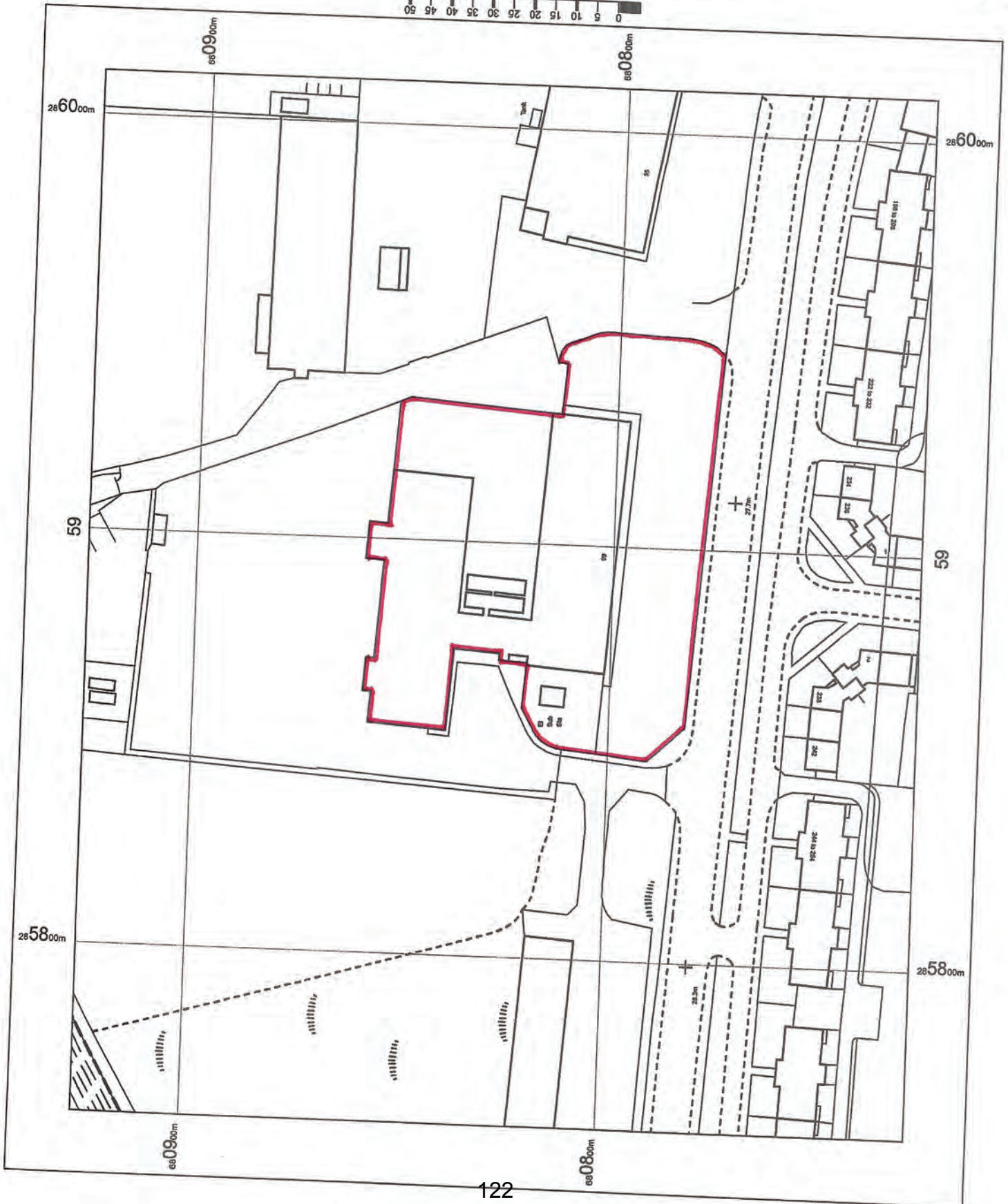
99 GLASGOW ROAD
FALKIRK
SITE LOCATION PLAN.



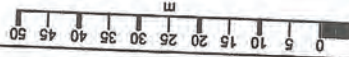
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LOCATION / SITE PLAN.



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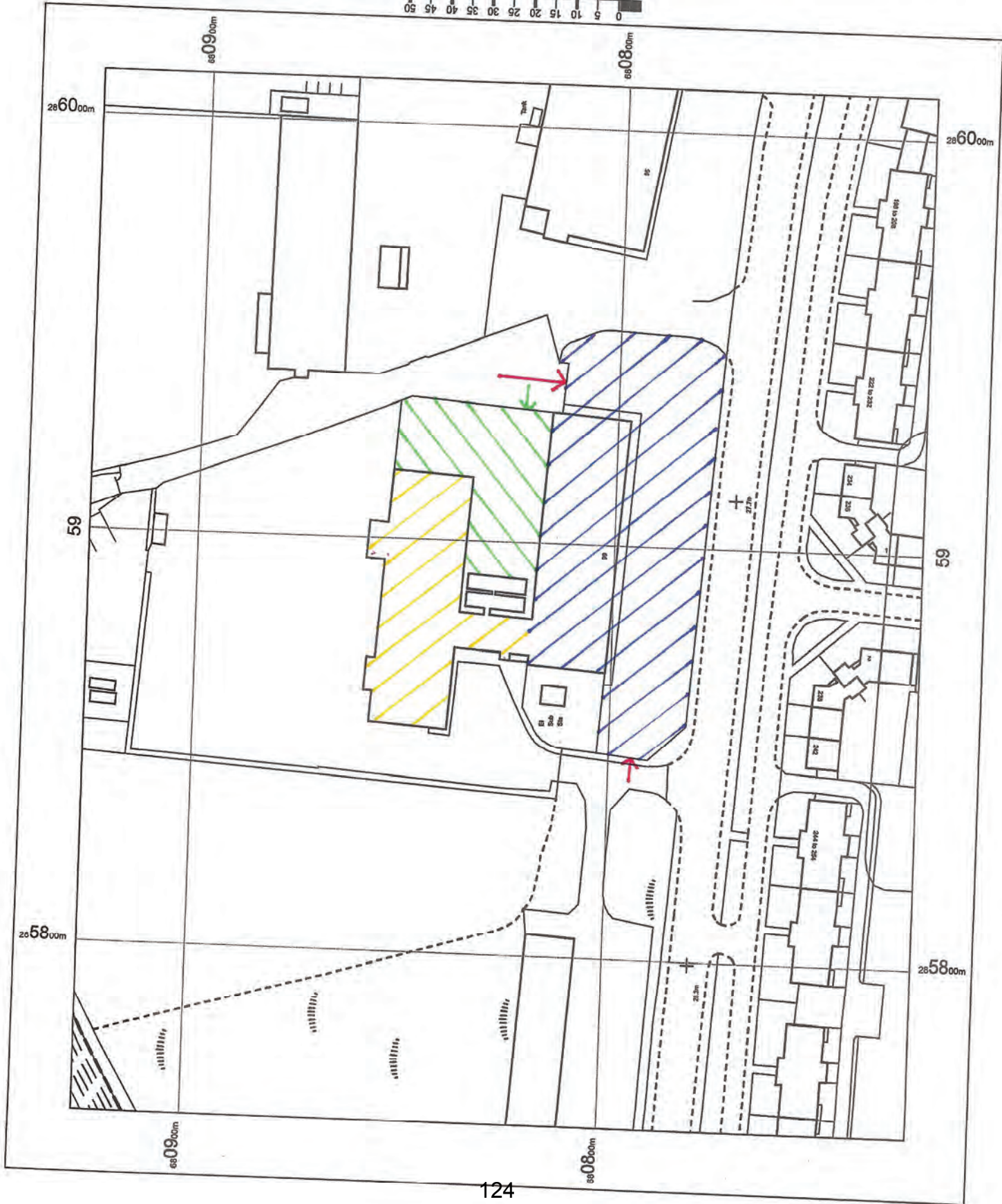
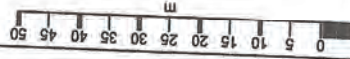
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