

FALKIRK COUNCIL

Subject: ERECTION OF STEEL FRAMED BUILDING FOR TIMBER PROCESSING, INCLUDING CONCRETE HARD STANDING YARD, AT LAND TO THE EAST OF 1 HANEYS WAY, BRIDGENESS ROAD, BO'NESS FOR MR. A ANDERSON – P/10/0114/FUL

Meeting: PLANNING COMMITTEE

Date: 25 August 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Councillor John Constable
Councillor Ann Ritchie
Councillor Adrian Mahoney

Community Council: Bo'ness

Case Officer: David Paterson (Planning Officer), 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The site is located on the north side of Bridgeness Road, Bo'ness. The site measures 1.73 hectares in area and is currently vacant.
- 1.2 The site was formerly used for the processing of scrap metal. Buildings have been demolished, however part of the former buildings, consisting of a steel chimney stack measuring 23.5 metres in height, remains at the site.
- 1.3 The application site is located adjacent to an existing timber processing yard, which is operated by the applicant. The main building at the existing yard adjacent is similar to the proposed building in terms of scale and design. The north side of Bridgeness Road is occupied predominantly by industrial uses.
- 1.4 The south side of Bridgeness Road is predominantly residential use. The residential properties opposite the application site would be situated 30m from the site boundary, 40m from the timber storage area and 110m from the proposed building.
- 1.5 It is proposed to erect a timber processing plant at the site, consisting of a processing building with external timber storage and associated parking. An existing office building would be retained.

- 1.6 The proposed new building would consist of four sections. The western most section would be used for packing and would measure 882 sqm in footprint and measure 15m in height to the roof ridge. Moving eastwards, there would be a narrow section of building measuring 264 sq m in footprint measure 19m in height. This section would be used for loading / unloading. The next section moving eastwards would measure 957 sqm in footprint and 15m in height. This section would be used for storage and processing purposes. The eastern most section of the building would measure 990 sq m in footprint and measure 9.5m in height. This section would be used for processing purposes. Four steel chimneys would be incorporated into the roof of the proposed building measuring 22m in height from ground level.
- 1.7 It is proposed to use steel coated composite cladding to construct the roof and walls, to match the existing building at the adjacent site to the west.
- 1.8 It is proposed to store timber imported into the site at the south east corner of the site at a storage height no greater than 4 metres. There is scope to add to screen planting at the south east corner of the site. There is existing planting both within and outwith the site at the south east boundary
- 1.9 The timber which would be processed would be green timber, high in moisture content. The process includes drying the timber and reducing to shavings. The process requires that the timber be in a green condition. It is expected that the development would create 12-15 jobs.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called in to the Planning Committee by Councillor Adrian Mahoney.

3. SITE HISTORY

- 3.1 There is no relevant site history.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has advised that a condition be attached to ensure that a detailed drainage scheme is approved prior to the commencement of the development.
- 4.2 The Environmental Protection Unit has advised that the site has been shown to be fit for the use proposed. There are no significant concerns in terms of air quality.
- 4.3 The Transport Planning Unit has raised no objections.
- 4.4 Scottish Water has advised that adequate drainage at the site can be achieved.
- 4.5 The Scottish Environmental Protection Agency has raised no objections.
- 4.6 The Scottish Rights of Way and Access Society has raised no objections.

5. COMMUNITY COUNCIL

- 5.1 The Bo'ness Community Council considers that the proposed processing building would have an adverse impact on the skyline, and therefore be detrimental to visual amenity.

6. PUBLIC REPRESENTATION

- 6.1 Three letters of objection have been received. Concerns raised are: -

- The proposal would constitute a fire risk.
- The site is not appropriate for industrial development.
- The proposed development would result in the loss of view to residents to the south.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 Policy ECON.3 'Local Business Development Opportunities' states:

"Provision will be made for business and industrial land to meet local needs within settlements. Local Plans will assess local need and identify and safeguard suitable sites which should meet all relevant environmental, amenity, access and infrastructure requirements giving priority to previously developed sites."

- 7a.2 It is considered that the proposed development would safeguard the industrial use of an existing industrial site which was previously developed as a scrap metal processing plant.

- 7a.3 The proposed development accords with Policy ECON.3.

- 7a.4 Accordingly, the proposal accords with the Falkirk Council Structure Plan.

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Bo'ness Local Plan

7a.5 Policy BNS 14 'Existing Industrial Estates' states:

"The industrial estates identified on the Policies, Proposals and Opportunities Map will be reserved primarily for business, industrial and warehousing use (Classes 4, 5 and 11 as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1989). The District Council will seek to maintain and improve the environmental quality of these industrial areas."

7a.6 The site forms part of an area identified for the retention of industrial use, reserved primarily for Use Classes 4, 5 and 11, (now Class 6). It is noted that the proposed development falls within Class 5, and would safeguard use of the site for industry.

7a.7 The proposal accords with Policy BNS 14.

7a.8 Policy BNS 26 'Provision for Pedestrians' states:

"The District Council will seek to promote the interests of pedestrians in Bo'ness. Accordingly, it will

- (i) support the implementation of a comprehensive scheme of pedestrianisation, traffic calming and streetscaping in Bo'ness Town Centre;*
- (ii) encourage the Regional Council to carry out traffic calming as indicated in Policy BNS 25; and*
- (iii) ensure that development proposals make satisfactory provision for pedestrian amenity, safety and convenience."*

7a.9 It is not considered that the proposed development would have a detrimental impact on the strategic core network footpath which runs to the north of the application site. The proposal would not prejudice the safeguarding of the footpath.

7a.10 The proposal accords with Policy BNS 26.

7a.11 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 Material considerations are the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010), Scottish Planning Policy, Consultations and Public Representations.

Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)

7b.2 Policy EP2 - 'Land For Business And Industrial Use' states:

"In order to maintain the business and industrial land supply and the employment role of existing business and industrial areas:

- (1) The sites for new business and industrial development identified on the Proposals Map will be safeguarded for the employment use specified for each site; and*
- (2) The areas for retention in business and industrial use identified on the Proposals Map will be retained and reserved for Class 4, 5 or 6 uses, except for the established business parks of Callendar Park and Gateway Business Park, Grangemouth which will be reserved for Class 4 uses only.*

Other ancillary employment uses may be permitted within these areas where they are compatible with the principal business / industrial use of the site, will not result in a significant reduction in the availability of business land or property, and are consistent with other Local Plan policies."

7b.3 The application site is identified in the Plan as an existing industrial site. The proposal would retain the site in industrial use.

7b.4 The proposed development accords with Policy EP2.

7b.5 Policy EQ1 'Sustainable Design Principles' states:

"New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;*
- (3) Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
- (4) Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
- (6) Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure."*

- 7b.6 The scale, siting and design of the proposed development reflects the scale, design and character of industrial premises adjacent to the application site. Furthermore, it is noted that the proposed building would be located 110m from residential properties at the south side of Bridgeness Road, the external storage area would be 40m from these properties, and that timber stored externally would be stored at a height not greater than 4m. It is considered that there would be sufficient distance between the proposed development and the nearest residential properties to render the proposed development adequately sensitive to the amenity of nearby residents.
- 7b.7 It is noted that the proposed development is not considered to constitute a flood risk, and that drainage would be formed in accordance with sustainable drainage principles.
- 7b.8 The proposed development accords with Policy EQ1.
- 7b.9 Policy EQ3 ‘Townscape Design’ states:
- “New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:*
- (1) The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site’s environs and creates a sense of identity within the development;*
 - (2) Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;*
 - (3) The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;*
 - (4) Building materials, finishes and colours should be chosen to complement those prevailing in the local area;*
 - (5) Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and*
 - (6) The contribution to the townscape of important landmarks, skylines and views should be respected.”*
- 7b.10 It is considered that the proposed development reflects the land uses at the north side of Bridgeness Road and the building adjacent in terms of scale, height, massing, building and materials.
- 7b.11 The application site is an existing industrial site and it is accepted that the erection of an industrial building at the site would have some impact on the skyline. The existing chimney at the site, however, reflects the scale of the previous building at the site in association with the processing of scrap metal.
- 7b.12 On balance, it is not considered that the impact of the proposed development an amenity would be significantly detrimental in light that the site is an existing industrial site, safeguarded for this purpose in the Development Plan, and considering the impact of the previous use and buildings at the site
- 7b.13 The proposed development accords with Policy EQ3.

7b.14 Policy ST1 - 'Core Path Network' states:

"The Council will safeguard and promote the development of the core path network as and when this is defined. Where appropriate, developer contributions to the implementation of the network will be sought."

7b.15 It is not considered that the proposed development would have an impact on the strategic core network footpath to the north of the application site.

7b.16 The proposed development accords with Policy ST1.

7b.17 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

Scottish Planning Policy

7b.18 In respect of economic development, the consolidated Scottish Planning Policy (SPP) promotes that the planning system should support economic development in all areas. The planning system should promote regeneration and the full and appropriate use of land, buildings and infrastructure, and that previously developed land is a potential source of sites for new development. Proposals to bring back vacant or derelict land into productive use should be encouraged.

7b.19 The proposal would bring land previously developed for industrial purposes back into productive use and assist regeneration of the area. The proposal accords with the SPP.

Consultation Responses

7b.20 The comments of the Roads Development Unit are noted. On the basis that Scottish Water has advised that adequate drainage can be provided, approval of a detailed drainage scheme, prior to the commencement of development, can be addressed by condition.

Representations

7b.21 It is noted that the Bo'ness Community Council has objected to the proposal on the basis that the height of the proposed building would have an adverse impact of the skyline and therefore detrimental to visual amenity.

7b.22 The chimney of the previous building remains in-situ at the site measuring 23.5 metres in height.

7b.23 The application site is an existing industrial site. It is noted that the application site is ` safeguarded from industrial use in the Development Plan.

7b.24 It is noted that the proposed building and chimney would be lower than the previous structures at the site. It is accepted that an industrial building at the site is likely to have an impact on visual amenity. Furthermore, however, it is considered that the proposed building is representative of existing industrial buildings at Bridgeness Road. It is not considered that the impact of the proposal on the amenity of adjacent residents and the visual amenity of the skyline would be excessive.

7b.25 There is no evidence to suggest that the proposed external storage of timber would constitute a significant fire hazard. It is noted that the process requires green timber, which has a high moisture content. The timber would be stored within an area bounded by brick walls.

7b.26 Concerns in respect of the loss of view is noted. This is not, however, a material planning consideration.

7c Conclusion

7c.1 The proposed development accords with the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

7c.2 The applications site is an existing industrial site which is safeguarded for industrial use in the Development Plan.

7c.3 It is accepted that the erection of an industrial building at the site would have some impact on the skyline and amenity of residents on the south side of Bridgeness Road. It is noted that the existing chimney at the site, as associated with the former use to process scrap metal, reflects the building and structures which previously occupied the site. The proposed building would not be as high as the existing metal chimney. Furthermore, the proposed building reflects the existing industrial building at the site adjacent to the west in terms of scale, height, massing and building line. On balance it is not considered that the impact on the skyline would be significant.

7c.4 It is noted that the proposed new building would be 110m from the residential properties at the south side of Bridgeness Road, and the external storage area would be 40m from the properties. It is noted that there are existing trees both within and outwith the site at the south east boundary which serves to screen the site. There is scope to provide additional planting within the site boundary at the south east boundary of the site. It is not considered that there would be a significant detrimental impact on the amenity of nearby residential properties.

7c.5 There is no evidence to suggest that the proposed development would constitute a significant fire hazard.

7c.6 The proposed development would safeguard industrial use of the site and assist economic regeneration.

8. RECOMMENDATION

8.1 It is recommended that planning permission be granted subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**
- (2) Notwithstanding any details previously submitted, parking shall be provided at a rate of 29 spaces for the factory and 8 spaces for the office building. The site shall not be brought into use until such time as the parking spaces have been provided with the written approval of the Planning Authority.**

- (3) Notwithstanding any details previously submitted, the access to the site shall be a minimum of 7.3 metres in width, and the site shall not be brought into use until such time as the access has been formed, with the written approval of the Planning Authority.
- (4) Notwithstanding any details previously submitted, there shall be no work on site until such time as a detailed drainage strategy has been approved in writing by the Planning Authority. The drainage strategy shall include details of the means to discharge foul waste and treat surface water run-off, which should reflect sustainable drainage principles.
- (5) No timber shall be stored externally above a height of 4 metres.
- (6) Notwithstanding any details previously submitted, the development shall not commence until such time as additional landscaping at the southern boundary of the site, within the site boundary, has been approved in writing by the Planning Authority.
- (7) Landscaping at the southern boundary of the site, shall be completed by the end of the first planting season following the site being brought into use. The planting season is to be considered as October – April. Any specimens not becoming established, being removed or becoming terminally damaged within 2 years of the completion of the planting shall be replaced with the written approval of the Planning Authority.

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To ensure that adequate car parking is provided.
- (3) To safeguard the interests of the users of the highway.
- (4) To ensure that adequate drainage is provided.
- (5-7) In the interests of visual amenity.

Informative(s): -

- (1) For the avoidance of doubt, the plans to which this consent refers bear our reference 01B, 02B, 03B, 04B, 05B, 06B, 07B and 08B.

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Director of Development Services

Date: 18 August 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Bo'ness Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by Final Proposed Modifications (June 2010).
4. Scottish Planning Policy.
5. Letter from Bo'ness Community Council dated 23 May 2010.
6. Letter of Support received from Mr Colin Anderson, c/o Bo'ness Motor Museum, Rumbleden, 6 Braehead, Bo'ness on 24 March 2010.
7. letter of Representation received from Mr & Mrs William & Margaret Lapsley, 74 Bridgeness Road, EH51 9JX on 24 March 2010.
8. Letter of Objection received from Mr Andrew Duncan, 40D Bridgeness Road, Bo'ness, EH51 9NZ on 7 May 2010.
9. Letter of Objection received from Mr Tom Sargeant, Bo'ness Community Council, 16 Grahamsdyke Road, Bo'ness, EH51 9EG on 18 May 2010.

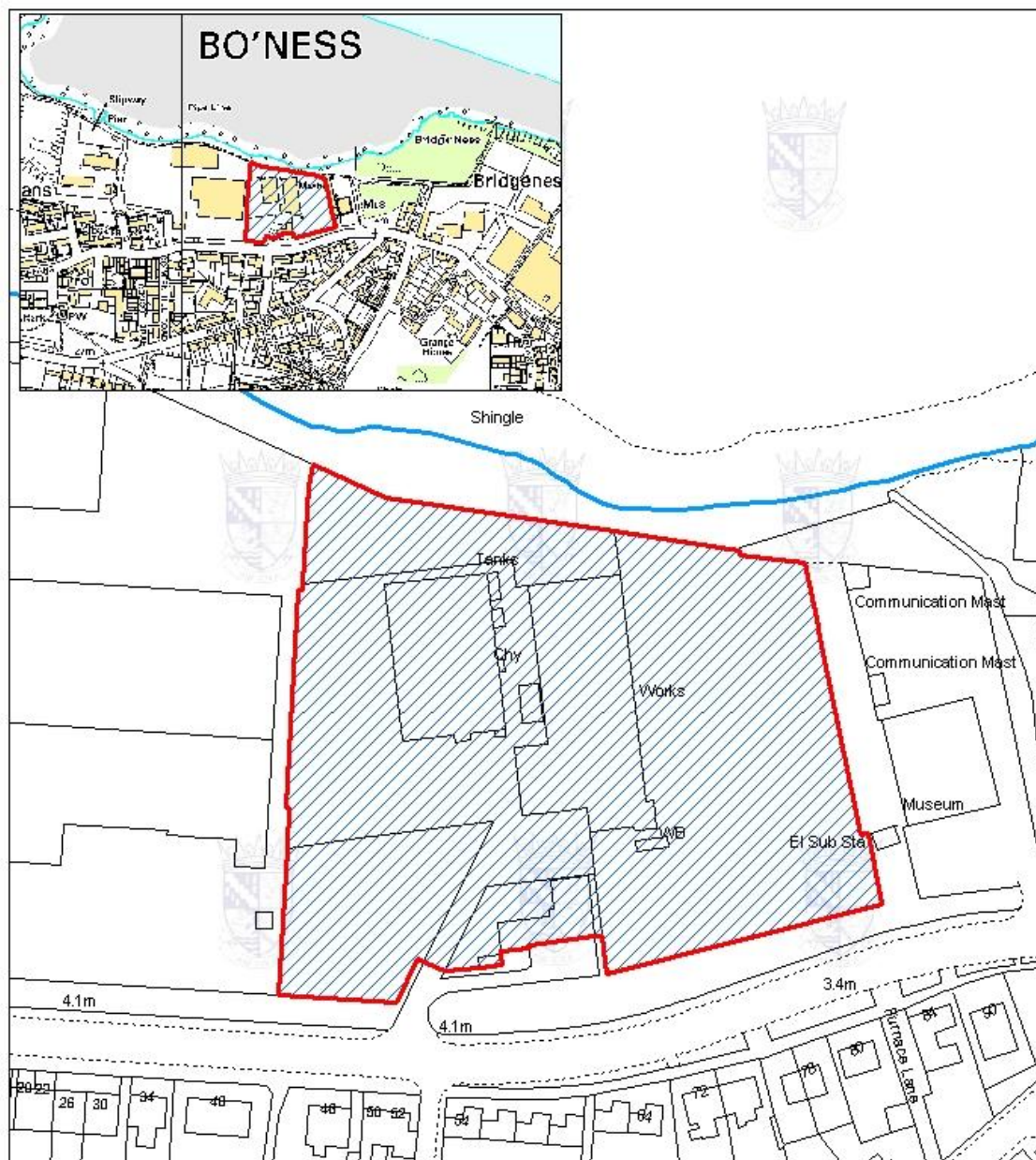
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson (Planning Officer).

Planning Committee

Planning Application Location Plan

P/10/0114/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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