

FALKIRK COUNCIL

Subject: **CHANGE OF USE FROM CLASS 4 OFFICE USE TO CLASS 11 LEISURE (MARTIAL ARTS/DANCE) AT UNIT NR 1 - NR4, NEWHOUSE BUSINESS PARK, NEWHOUSE ROAD, GRANGEMOUTH, FK3 8LL FOR FALKIRK COUNCIL - P/11/0229/FUL**

Meeting: **PLANNING COMMITTEE**

Date: **18 May 2011**

Author: **DIRECTOR OF DEVELOPMENT SERVICES**

Local Members: **Ward - Grangemouth**
Depute Provost Allyson Black
Councillor Angus MacDonald
Councillor Alistair McNeill
Councillor Robert Spears

Community Council: **Grangemouth**

Case Officer: David Paterson (Planning Officer), ext. 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The site is located within the Newhouse Business Park, Newhouse Road, Grangemouth, at the north-west corner of the business park. It consists of two principal rooms and several smaller ancillary rooms. The site is currently used as a training centre accommodating 11 staff members, providing training for between 30 and 60 clients.
- 1.2 It is proposed that the two principal rooms would be used for the Class 11 leisure use, with the smaller rooms used as ancillary office, facilities and storage.
- 1.3 It is expected that the Class 11 leisure use would generate a maximum number of 30 clients at any one time.
- 1.4 The site utilises the communal car parking provision for the business park as a whole.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been made by Falkirk Council, and relates to land in the ownership of Falkirk Council. Under the terms of the Council's amended Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 F/91/0547 - Alterations to office and workshop - Granted 18 June 1991.
- 3.2 F/92/0324 - Erection of office and workshop - Granted 4 August 1992.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has raised no objections, and advised that no conditions need be attached.
- 4.2 The Health and Safety Executive (HSE) response in respect of advice for development near hazardous installations (PADHI) advises that the HSE does not advise against the proposed development.

5. COMMUNITY COUNCIL

- 5.1 No objection or representation has been received from Grangemouth Community Council.

6. PUBLIC REPRESENTATION

- 6.1 No objections or representations received.

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 No strategic issues are raised by the proposed development.

Falkirk Council Local Plan

7a.2 Policy EP3 - 'Existing Business And Industrial Areas With Potential For Redevelopment' states:

- “(1) Within the business and industrial areas with potential for redevelopment identified on the Proposals Map, the Council will consider favourably proposals for comprehensive redevelopment for other uses which:
are appropriate in terms of the character of the surrounding area;
are satisfactory in terms of environmental, access, traffic generation and other detailed considerations; and
comply with other Local Plan policies.
Pending any such redevelopment, use of these sites for Class 4, 5 or 6 development will continue to be supported.*
- (2) Changes of use or redevelopment of other business/industrial land or premises within the Urban Limit which are not safeguarded under Policy EP2 may be permitted subject to amenity, environmental, access, traffic generation and other detailed considerations.”*

7a.3 It is considered that the proposed change of use to Class 11 leisure use is appropriate in terms of character and amenity. The proposed use would fit in and function well within the existing business park environment.

7a.4 There would be no increase in the number of clients utilising the premises. It is noted that the Roads Development Unit has raised no objections in terms of traffic generation or parking.

7a.5 The proposed development accords with Policy EP3.

7a.6 Policy EP18 - 'Major Hazards' states:

“Within the Major Hazard and Pipeline Consultation Zones identified on the Proposals Map, proposals will be judged in relation to the following criteria:

- (1) The increase in the number of people exposed to risk in the area, taking into account the advice of the Health and Safety Executive, any local information pertaining to the hazard, and the existing permitted use of the site or buildings;*
- (2) The extent to which the proposal may achieve regeneration benefits, which cannot be secured by any other means. and*
- (3) The potential impact that the proposals may have upon chemical and petrochemical establishments.”*

7a.7 It is noted that the Health and Safety Executive (HSE) response in respect of advice for developments near hazardous installations (PADHI) advises that the HSE does not advise against the proposed development.

7a.8 The proposed development accords with Policy EP18.

7a.9 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

- 7b.1 Material considerations are consultation responses and the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

Consultation Responses

- 7b.2 It is noted that no objections have been received from consultees and that no conditions are advised to be attached.

The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

- 7b.3 The Direction sets out circumstances in which planning authorities must notify Scottish Ministers where they are intending to grant planning permission in relation to Planning Authority interest development. In this case, the planning authority has an interest in the proposal as the application site is owned by Falkirk Council and the Council is the applicant. However, it is noted that the proposed development is not contrary to the Development Plan. In these circumstances, the application would not require to be notified to Scottish Ministers.

7c Conclusion

- 7c.1 The proposed development accords with the Development Plan.
- 7c.2 It is considered that the proposed development is appropriate in terms of character and amenity and would fit in and function well within the existing business park environment.
- 7c.3 There would be no increase in the number of clients utilising the premises and no increase in terms of traffic generation. Existing parking at the site is considered to be adequate to serve the proposed development.
- 7c.4 The proposed development is a development in which the planning authority has an interest under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009. However, should planning permission be favoured, the application would not be required to be notified to Scottish Ministers.

8. RECOMMENDATION

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

- (1) The development to which this permission relates must be begun within three years of the date of this permission.

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this consent refer(s) bear our reference number(s) 01, 02 and 03.

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Director of Development Services

Date: 10 May 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

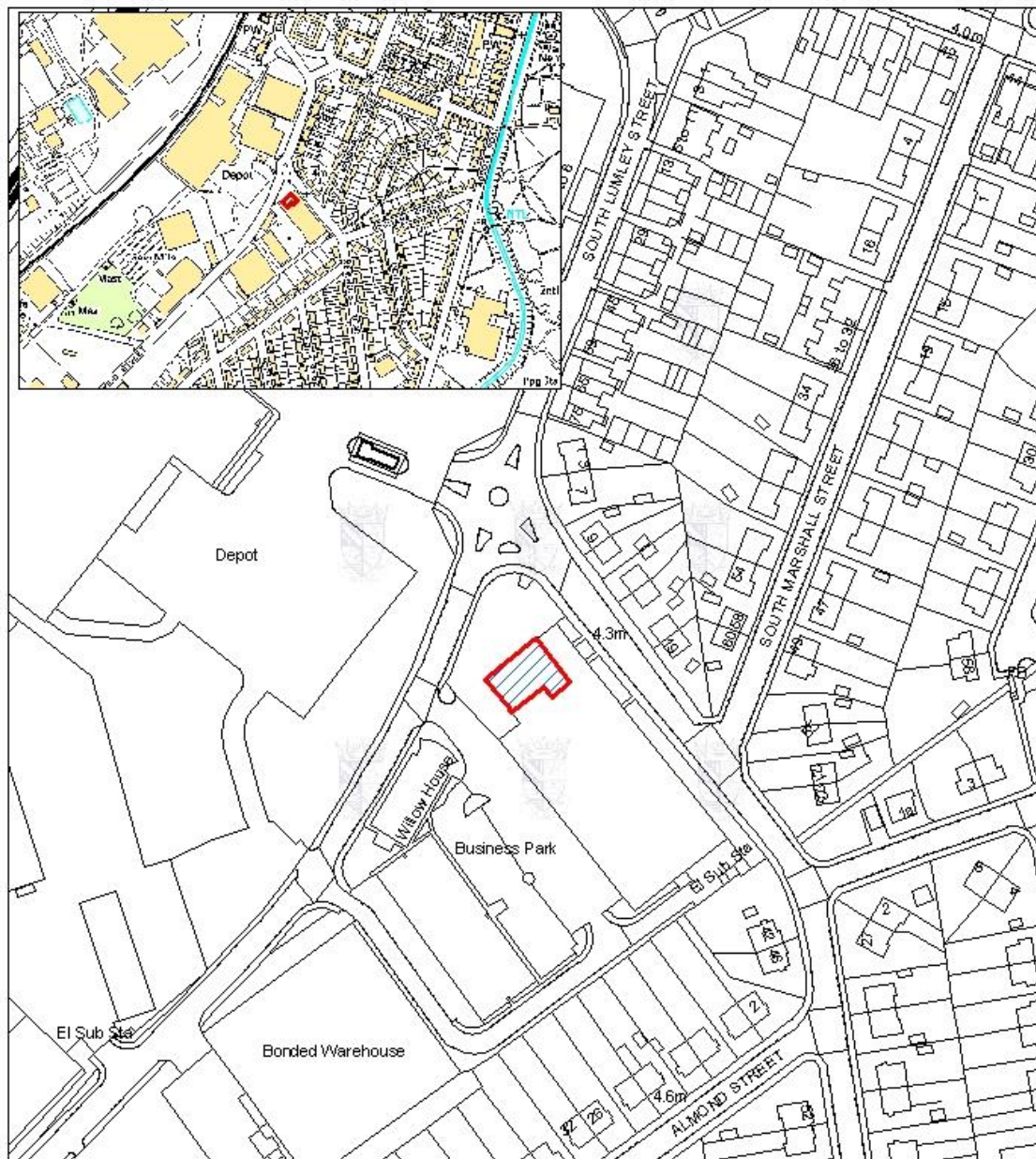
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson, Planning Officer.

Planning Committee

Planning Application Location Plan

P/11/0229/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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