

FALKIRK COUNCIL

Subject: EXTERNAL ALTERATIONS TO BUILDING, INSTALLATION OF 2 MODULAR STRUCTURES (WELFARE FACILITIES) AND ERECTION OF FENCING AT 2 CENTRAL BOULEVARD, CENTRAL PARK, LARBERT FK5 4RU FOR MALCOLM ALLAN - P/12/0168/FUL

Meeting: PLANNING COMMITTEE

Date: 22 August 2012

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Bonnybridge and Larbert
Councillor Billy Buchanan
Councillor Tom Coleman
Councillor Linda Gow

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: Stephen McClure (Planning Officer), Ext. 4702

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

1.1. The site consists of a large office/industrial unit located within an existing well established business park which contains a mix of business types. The unit has been vacant for some time. It is being proposed to alter elements of the exterior of the unit to allow the building to be occupied by a new company. Two portable cabins to accommodate staff facilities and the erection of fencing/walls to create a secure yard area are also proposed.

2. REASON FOR COMMITTEE CONSIDERATION

2.1 Falkirk Council has an ownership interest in the site and, under the Scheme of Delegation, the application therefore requires to be considered by the Planning Committee.

3. SITE HISTORY

3.1 No history which is relevant to this particular application.

4. CONSULTATIONS

4.1 The Roads Development Unit has no objection to the proposal.

4.2 The Environmental Protection Unit has no objection to the proposal.

5. COMMUNITY COUNCIL

5.1 No comments have been received.

6. PUBLIC REPRESENTATION

6.1 During consideration of the application, no letters of objection or representation were 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 There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

7a.2 Policy EQ26 - 'Trees, Woodland And Hedgerows' states:

"The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
- (3) Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
- (4) The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and*
- (5) There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character."*

7a.3 The proposals would not see any development that would adversely affect the longevity, stability or appearance of protected trees within the area that is covered by a Tree Preservation Order (TPO). The development would take place within the existing boundaries of the site, and would not affect the adjacent tree lines. It is not proposed to remove the small decorative trees planted within the site as part of the wider landscaped areas. It is therefore considered that the proposal accords with Policy EQ26.

7a.4 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 and the Glasgow Road Camelon Industrial Area which may include a food retail element to meet local needs as part of the mix.*

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.”

7a.5 The proposed use of the property would see it retained for business use within the specified use Classes for the business park. The alterations would allow the unit to be brought back into productive use. Two small portable cabins would be placed adjacent to the building and these would be used directly in connection with the proposed business for staff facilities. It is therefore considered that the proposal accords with Policy EP2.

7a.6 Policy EP4 ‘Business and Industrial Development within the Urban and Village Limits’ states:

- “(1) New business and industrial development, or extensions to such uses, will be supported within the business areas highlighted in Policy EP2 and EP3(1), where it accords with the use specified for the area, is compatible with the established level of amenity in the business area, and protected habitats and species are safeguarded in accordance with Policy EQ24. Office development will also be supported within the Town and District Centres, providing it is also consistent with the specific policies for the relevant centre, particularly with regard to the safeguarding of the centre’s retail function.*
- (2) Outwith these areas, proposals within the Urban Limit will only be permitted where the nature and scale of the activity will be compatible with the surrounding area, there will be no adverse impact on neighbouring uses or residential amenity, and the proposal is satisfactory in terms of access, parking and traffic generation.”*

7a.7 The proposal would see a new business occupy an existing unit within Central Business Park. The site is within an area to be protected for business use, with the proposal compatible with the designated uses for the area as well as the established level of amenity in the business park. A small extension to the unit would be carried out in the form of two portable cabins placed adjacent to the unit. These portable units are to be used by staff and have been placed in a location which protects the overall amenity and appearance of the business park. The proposal would not be seen to affect any protected habitats and/or species. It is therefore considered that the proposal accords with Policy EP4.

7a.8 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 There are no other material considerations in relation to this proposal.

7c Conclusion

7c.1 It is considered that the proposal is acceptable development and is in accordance with Policies EQ26, EP2 and EP4 of the Falkirk Council Local Plan. There are no material planning considerations which would justify a refusal of planning permission.

8. RECOMMENDATION

8.1 It is therefore recommended that Committee grant planning permission 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) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.
- (3) The permission for the portable cabins shall be valid for a limited period until 1 August 2017 and, at that time, unless further permission is granted, the portable cabins shall be removed and the land restored to the satisfaction 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 the ground is suitable for the proposed development.
- (3) The proposal is not considered to be a suitable form of permanent development.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02A, 03A, 04A, 05A, 06B and 07.
- (2) Separate formal Advertisement Consent may be required for any signs associated with the proposed development. It is the applicant's responsibility to obtain this before any signs are displayed on site. For advice please contact Falkirk Council Development Management, Abbotsford House, David's Loan, Falkirk, FK2 7YZ (tel: 01324 504748).

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Director of Development Services

Date: 14 August 2012

LIST OF BACKGROUND PAPERS

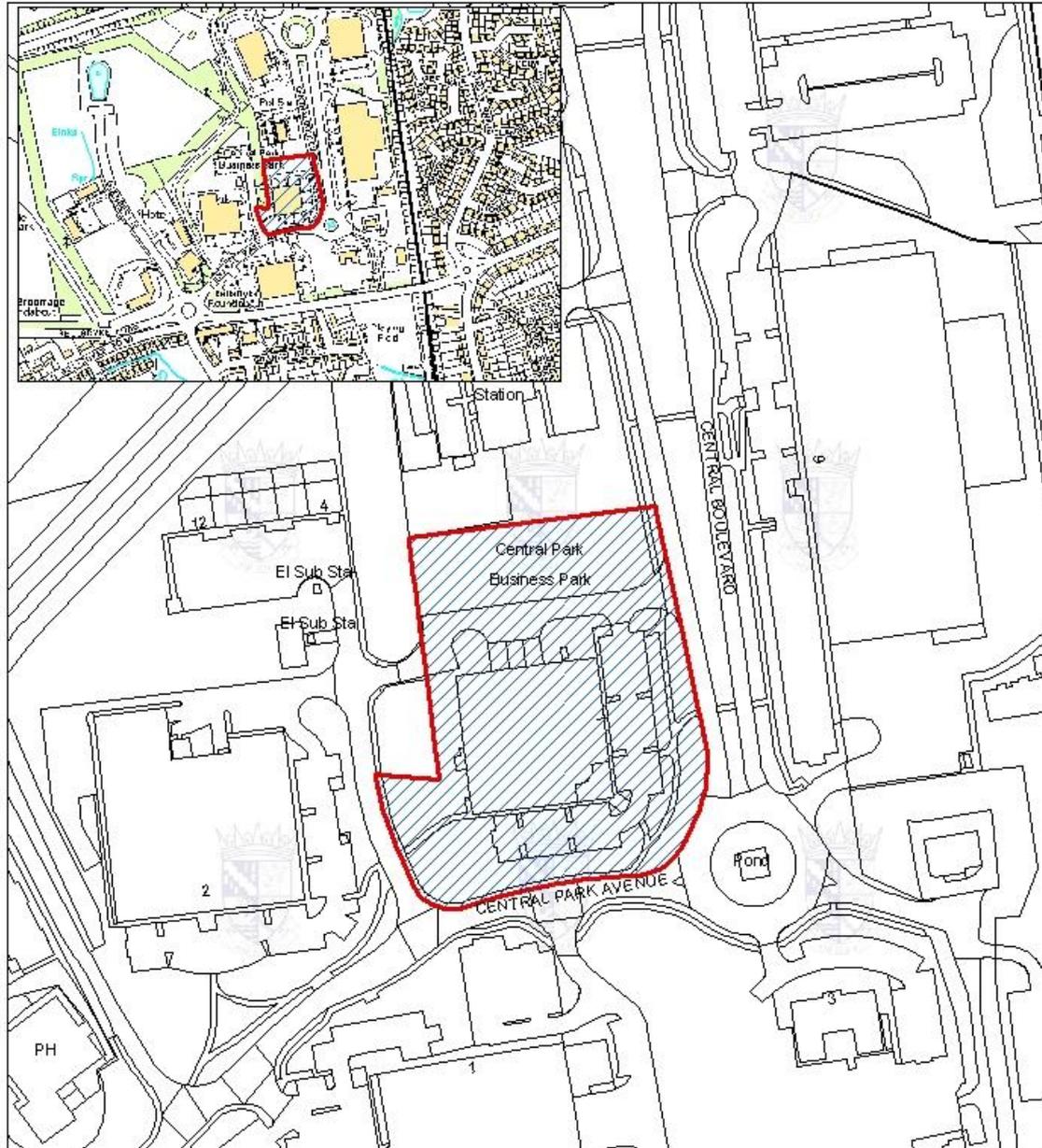
1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504702 and ask for Stephen McClure, Planning Officer.

Planning Committee

Planning Application Location Plan P/12/0168/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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