



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Mr N Rutherford Phone: 0141 287 6055

ITEM 1 (I)

29th November 2011

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	11/02256/DC	DATE VALID	04.10.2011
SITE ADDRESS	66 Whirlow Road Garrowhill Glasgow G69 6QE		
PROPOSAL	Use of land for parking		
APPLICANT	Mr Patrick Giblin Garrowhill Business Centre 68 Whirlow Road Garrowhill Glasgow G69 6QE	AGENT	Hareshaw Properties Ltd Per Robert Sneddon 17 Wilsons Road Hareshaw MOTHERWELL ML1 5NA
WARD NO(S)	20, Baillieston	COMMUNITY COUNCIL LISTED	02_067, Garrowhill
CONSERVATION AREA			
ADVERT TYPE		PUBLISHED	
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

DRS Transport Planning (Roads) - No comments.

The application has generated four letters of objection, including a letter from Baillie David McDonald. In addition, a petition with 20 signatures has been submitted by Councillor Turner. The letters of objection may be summarised as follows:

1. The current parking was formed without planning permission.
2. The proposal is contrary to policies RES16 Alterations to Dwellings and Gardens and TRANS4 Vehicle Parking Standards and Development Guide DG/RES1.
3. The formation of an access will be detrimental to traffic safety.
4. The operation of the business centre causes problems in respect of disturbance, to the detriment of residential amenity.

The application has also generated 6 letters of support, which may be summarised as follows:

1. The operational requirements of the Business Centre entail more parking provision.
2. Additional off-street parking in the Business Centre will ease parking in the vicinity; contribute towards pedestrian, and traffic safety.

SITE AND DESCRIPTION

The application site forms part of the rear garden of a semi-detached residential property adjacent the Garrowhill Business Centre, which forms the eastern boundary. There are 22 offices in the Centre, including Cordea Home Help. The Post Office sorting office is immediately to the east of the Centre. To the west and north, there are 2-storey residential properties. To the south, a telephone exchange.

It is proposed to use the small area of garden ground, which measures 93 m² and in the control of the applicant for parking, thus bringing it within the curtilage of the Business Centre. It is envisaged that this will create four spaces resulting in a total of 12 spaces for the Centre. Vehicle access to the Centre will come from a new access at the front of the building, rather than the shared access with the Post Office. A very small area of ground is used to widen the access to the side of the Centre. Approximately 236 m² garden area is left after the loss of ground.

POLICIES

Glasgow City Plan 2

1. DEV2 Residential and Supporting Uses Development Policy Principle
2. RES16 Alterations to Dwellings and Gardens

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each of the points to be addressed is detailed below.

- A. Summary of the main issues raised where the following were submitted or carried out
 - i. An environmental statement - An environmental statement has not been submitted in support of this application
 - ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994 - Not applicable to this application.
 - iii. A design statement or a design and access statement - A design statement has not been submitted in support of this application.
 - iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding) - A transport statement and flood risk and drainage impact assessment have been submitted by the applicant in support of the application.
- B. Summary of the terms of any Section 75 planning agreement
Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

- i. With regard to Environmental Impact Assessment Regulations (Regulation 30) - No direction has been made by Scottish Ministers/Not applicable.
- ii.
 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31) - No direction has been made by Scottish Ministers/Not applicable.
 2. Restricting the grant of planning permission - No direction has been made by Scottish Ministers/Not applicable.
- iii.
 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers - Not applicable to this application.
 2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition - Not applicable to this application.

ASSESSMENT AND CONCLUSIONS

Section 25 of the Planning Act requires the determination of this application to be made in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

The site falls within a Residential zoning and the use of land for parking is compatible in principle with this designation, given that housing areas incorporate a wide range of uses, such as schools, shops and businesses. Other material considerations include residential amenity.

The proposal does not result in overlooking, loss of privacy or daylighting. Consequently, the application complies with RES16 Alterations to Dwellings and Gardens because it does not adversely affect residential amenity of the property itself, or the neighbouring property. Whilst Development Guide DG/RES1 seeks to retain a minimum of 66% usable garden space, this is after the construction of garages, extensions and other outbuildings, rather than the change of use of land. Notwithstanding this, 61% usable garden area remains after the change of use and because of the large plot size and that the proposal does not adversely affect daylighting, or breach privacy, this is considered acceptable. Conditions will be imposed to ensure suitable SUDS and perimeter treatment.

Although the provision of TRANS4 Vehicle Parking Standards apply to the erection of new development, under the terms of this policy, a maximum of 210 parking spaces would be allowed at the Business Centre, well in excess of the current proposal.

In response to the points of objections, the following comments are offered:

1. Class 25 of the General Permitted Development Order (GPDO) 1992 allows for the formation of hard surfaces within the curtilage of industrial buildings for the purposes of the building concerned without requiring planning permission. The application site is not within the curtilage and planning permission is therefore required.
2. The proposal is not contrary to RES16 Alterations to Dwellings and Gardens. Whilst TRANS4 does not apply, the level of parking provision proposed would comply with this in any case.
3. Under the terms of the GPDO, Class 8 allows for the formation of an access onto a non-classified road without applying for planning permission.
4. Planning conditions cannot be imposed to restrict existing use rights. The provision of additional off-road spaces should assist in easing parking pressures in the area, to the benefit of residents.

In view of the above, it is recommended that planning permission be granted, subject to the following conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):

05

as qualified by the undernoted condition(s), or as otherwise agreed in writing with the Planning Authority.

Reason: As these drawings constitute the approved development.

02. Before any work on the site is begun, details of perimeter fencing shall be submitted to and approved in writing by the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

03. The parking spaces shall be clearly delineated and defined as private and for the use of the business centre only.

Reason: In the interests of traffic safety at the locus.

04. Surface water shall be treated in accordance with the principles of sustainable urban drainage systems.

Reason: In the interests of flood prevention.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised that any access gates onto Whirlow Road shall open inwards only.
02. The applicant is advised that the formation of the access onto Whirlow Road shall be in accordance with the Roads Development Guide.



for Executive Director of Development and Regeneration Services

DC/ NRU/t/1
24/11/2011

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 <p>Glasgow City Council Development and Regeneration Development Management 229 George Street Glasgow G1 1 QU Executive Director: Gerry Gormal</p>	<p>Reference No. 11/02256/DC</p> <p>Address: 66 Whirlow Road</p>
<p>Scale: 1:1250</p>	<p>Indicative Site Location</p> <p>Ward: 20</p> 



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 Location of Site
(For details, refer to Report)