



## PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Ms L Scully Phone: 0141 287 6053

**APPLICATION TYPE** Full Planning Permission  
**RECOMMENDATION** Grant Subject to Condition(s)

<b>APPLICATION</b>	06/03085/DC	<b>DATE VALID</b>	04.10.2006
<b>SITE ADDRESS</b>	127 Fergus Drive Glasgow G20 6BY		
<b>PROPOSAL</b>	Use of ground floor accommodation from offices (Class 4) to fitness centre (Class 11) and external alterations.		
<b>APPLICANT</b>	C W Fitness Ltd 28 Ayr Road Giffnock Glasgow G46 6AY	<b>AGENT</b>	MCM Architects Dundas Court 38/40 New City Road Glasgow G4 9JT
<b>WARD NO(S)</b>	19, North Kelvin	<b>COMMUNITY COUNCIL LISTED</b>	02_023, North Kelvin
<b>CONSERVATION AREA</b>		<b>PUBLISHED</b>	
<b>ADVERT TYPE</b>			
<b>CITY PLAN</b>	Residential		

### REPRESENTATIONS/ CONSULTATIONS

Environmental Protection Services (Environmental Health) - No objection subject to conditions.  
Land Services (Roads) - No objection subject to conditions.  
North Kelvin Community Council - No reply.

Four letters of objection (local residents)

Ground of objection may be summarised as relating to:

Parking: Current parking difficulties at present; Fergus Drive is narrow and one way; proposed development would make the local situation worse.

Noise/Hours: Impact from music from gym and excessive hours (0900-2000).

## SITE AND DESCRIPTION

The application premises comprise the ground floor of the 2-storey vacant office premises (Class 4). Located on the south side of Fergus Drive, the application site also includes in-curtilage parking for 8 cars, serving both the ground and upper floor. The entrance for both floors of the building is currently taken from the west elevation. A dwelling is linked to the south eastern face of the building. It is proposed to utilise a (currently) disused pedestrian entrance facing Fergus Drive to access a separated-off part of the ground floor for which planning permission is sought for use as a fitness centre (Class 11). A disabled access ramp would be formed to this entrance to comply with building regulations (details to be provided). It is proposed to operate the use between the hours of 09:00-20:00 Monday to Friday and 09:00-13:00 on Saturdays and Sundays.

## POLICIES

City Plan	
DEV 2	Residential Development Policy Principle
TRANS 4	Vehicle Parking Guidelines
SC2	Sequential approach for retail and commercial leisure development

## ASSESSMENT AND CONCLUSIONS

The application premises lie within a residential development policy area, just outside the Glasgow West Conservation Area.

Effectively the development would subdivide what are understood to be former architects' offices (Class 4) following mainly internal alterations, utilising most of the ground floor as a (ladies) gym.

The proposed hours of operation do not involve late evening use (ceasing at 20:00 hours Monday to Friday, with morning use only at weekends), and such pattern could be controlled by planning condition. The concerns expressed by objectors relating to disturbance and noise from the use are not reflected in the consultation response from the Director of Environmental Protection Services, and it is considered that any noise can be adequately contained in the building. It is considered that any windows orientated towards the curtilage of the house should be obscure glazing. Relative to parking, the use would have access to the off-street parking area to the west of the building. The floor area of the fitness centre is of modest size (some 163 sq metres) for which Policy TRANS 4 of the City Plan would have a theoretical parking provision of some 6 spaces. The Director of Land Services does not have any objection to the proposals in such regard (as raised by the objectors in their comments).

The purpose of Policy SC2 is to presume in favour of locating (inter-alia) indoor sports complexes within identified centres. In this instance however, the particularly modest size of the unit (163 sq metres) allied to the position of the former offices close to Queen Margaret Drive (a busy cross-town route), are considered to justify an exception to the normal presumption of policy.

The proposed development is considered acceptable, and it is recommended that planning permission be granted subject to conditions.

## CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing numbers 303(0-):001, 003, 010 and 011, 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. Details of the proposed disabled access ramp to the Fergus Drive pedestrian entrance shall be submitted to and approved in writing, prior to any works in such regard.

**Reason:** To enable the Planning Authority to consider these aspects in detail.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

03. All windows on the proposed development if facing south shall be fitted with obscure glazing, prior to the commencement of the use hereby approved.

**Reason:** In order to safeguard residential amenity.

04. The use as hereby approved shall operate only between the hours of 0800 - 2000 Monday to Friday and 0900 - 1300 on Saturdays and Sundays.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

**Reason:** In order to safeguard residential amenity.

05. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve (NRC) 35 between the hours of 0700 hours and 2200 hours and Noise Rating Curve (NRC) 25 at all other times.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

06. All mechanical ventilation and air conditioning plant shall be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

07. Suitable provision shall be made for refuse storage facilities including provision of appropriate refuse bins. Full details shall be submitted to and approved by the Planning Authority prior to the commencement of works.

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

08. Light from the use of the facility shall not give rise to:

- a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%.
- b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
- c) A "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

**Reason:** In order to safeguard the property itself and the amenity of the surrounding area.

#### ADVISORY NOTES TO APPLICANT

01. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institution of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of Condition 8 above.

02. Prior to the commencement of use of the facility, the applicant should, following the testing of the lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person to the Planning Authority confirming that the system complies with its design specification.
03. Access to main car park to be reconfigured as a dropped kerb footway crossing in accordance with Figure 10.18 of the GCC Roads Development Guide.
04. Access to single parking space to be reconfigured as a dropped kerb footway crossing in accordance with Figure 10.16 of the GCC Roads Development Guide.
05. Adequate measures to be installed to prevent the discharge of water from a private area onto the public road.

for Director of Development and Regeneration Services

DC/ LAS/LE  
19/01/2007

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