



PLANNING APPLICATIONS COMMITTEE

Report by Director of Development and Regeneration Services

Contact: Mr I Mason Phone: 0141 287 6019

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

APPLICATION	06/03682/DC	DATE VALID	13.11.2006
SITE ADDRESS	12 Sandy Road Glasgow G11 6HE		
PROPOSAL	Erection of extension to clinic to accommodate GP practices, Psychotherapy Clinic, Mental Health Clinic and staff base with associated works including formation of vehicular access and siting of temporary accommodation building.		
APPLICANT	Greater Glasgow NHS Primary Care Division Estates. Divisional Headquarters Gartnavel Royal Hospital 1055 Great Western Road Glasgow G12 0XH	AGENT	Gareth Hoskins Architects Ltd Charlotte House 78 Queen Street Glasgow G1 3DN
WARD NO(S)	12, Hayburn	COMMUNITY COUNCIL LISTED	02_011, Thornwood
CONSERVATION AREA		PUBLISHED	
ADVERT TYPE			
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

Land Services Roads and Transportation - No objection subject to conditions.

Environmental Protective Services - no objection subject to conditions.

Petition with 60 signatories

Three letters of objection from neighbouring residents. The grounds of objection can be summarised as follows:

1. Neighbour notification letter dated 10 November but not received till 14 November, reducing period in which objectors could comment.

Comment:

The minimum period for notification set out is 14 days which commences from the date that the application is received by the local authority and declared valid. Notwithstanding this, this authority will, at present, accept representations until such times as the application is reported to Committee.

2. The neighbour notification form should have mentioned a new access would be formed.

Comment:

The purpose of neighbour notification is to inform people of development taking place which may affect them, and inform them, amongst other things, of a location where full details and plans relating to the development can be viewed. The fact that the written description on the neighbour notification form does not specifically mention the access would not, in this instance, be sufficient reason to invalidate the notification process, particularly given the fact that, as the objector acknowledges, the 1/1250 Ordinance Survey based plan attached to the notification clearly shows such an access.

3. The plans inspected show a new access being formed onto Sandy Road which is extremely narrow. This new access would be unsafe and have road safety implications.

Comment:

Land Services, who are the Council's experts on such matters, have raised no objection to the proposal on this or any other grounds. This matter is discussed further in the main body of the report.

4. The clinic as it exists already gives rise to traffic problems in terms of access and parking for local residents. This situation will be exacerbated if the current application is granted.

Comment:

Land Services who are the Council's experts on such matters have raised no objection to the proposal on this or any other grounds. This matter is discussed further in the main body of the report.

5. The proposed building will result in overshadowing of premises opposite with a resulting loss of amenity.

Comment:

It is accepted that the building may, at certain times of day, create a degree of overshadowing. It should, however, be noted that at its nearest point the building is to be 23 meters away from the Sandy Road dwellings and as such would not give rise to any daylight failures to these properties. Given this, it is not considered that this would be a valid reason to refuse the application.

5. Loss of privacy resulting in a loss of amenity.

Comment:

The proposal gives rise to no window distance or overlooking privacy failures

6. The application may be contrary to the local/structure plan as the Residents Association were previously told the Phase II building would be only 2 storeys in height.

Comment:

The proposal is not considered to be contrary to the development plan. The fact that the Health Board or its agent may have indicated a 2-storey building would be constructed is not a material consideration. The Council has to consider the application that has been submitted.

7. Adverse affects on property value.

Comment:

This is not a material consideration in the determination of a planning application.

SITE AND DESCRIPTION

The application site is currently in use by the Health Board to provide local health facilities. There are currently three buildings on the site. These are a new build clinic and nursery which face onto Dumbarton Road (Consent reference 02/02390/DC granted by Committee on 26 November 2002), a single-storey T-shaped building which faces onto Sandy Road, and a 2-storey resource centre building which is situated to the rear of the single-storey building. There is also a car park which currently accommodates 40 cars. The existing vehicular access is at the southern end of the site and is poor due in part to the restricted width at the Resource centre building. There are no listed buildings within the immediate vicinity of the site nor is the site within a Conservation Area. The site is in a residential area. The site is bounded to the north by Dumbarton Road with its sandstone tenement, to the south by 4-storey new build tenements, to the west by an electric substation, yard space and the tenement on Dumbarton Road, to the east lies Sandy Road and 2-storey brick terraced housing. There are currently double yellow lines (no parking) on both sides of Sandy Road for the length of the site, barring the lay-by parking area directly in front of the housing. There are also loading and waiting restriction in force.

PROPOSALS

The applicants propose to demolish the existing T-shaped single-storey building and erect on part of the site a 3 and a ½-storey modern building which would abut the new building (Phase 1) on the Dumbarton Road frontage. The proposed building would be of a modern design using the same materials, these being Zinc Cladding (albeit the zinc cladding is a lesser element than on the Phase 1 building), Red Cedar timber boarding, glazing panels and render. In order to ensure the privacy of the patients using the consulting rooms on the lower ground and ground floors a rendered screen wall with timber slats has been incorporated in the design. Part of the site would also be used on a temporary basis for the sitting of temporary office accommodation associated with the clinic. There would be a new vehicular entrance to the site which would give access to the rear car park which would have 35 spaces in it (including six disabled space), a turning spaces to improve safety and an internal drop-off space large enough for two cars at a time.

POLICIES

DES1 - Reinforcing local character,
DES2 - Urban design,
DES3 - Building Design and Materials
TRANS 4 - Vehicle Parking Guidelines, and
TRANS 6 - Cycle parking Standards

DEV2 - Residential
DES1 - Reinforcing Local Characters and Identity
DES2 - Urban Design
DES3 - Building Design and Materials
DES 4 - Design Statement
TRANS 4 - Vehicle Parking Guidelines

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan comprises the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Adopted Glasgow City Plan.

The principal planning issues to be considered in this application are considered to be:

- (a) whether the proposals are appropriate in land use planning terms, having regard to the provisions of the Development Plan;

- (b) whether the proposals are appropriate in terms of form, design, layout and materials;
- (c) whether the issue of car parking and vehicular access has been carefully considered; and
- (d) whether all other material considerations have been suitably considered.

In respect of (a), The City Plan identifies the site as within a residential land use policy area. Policy DEV2 states "The areas designated 'RESIDENTIAL' are the City's housing districts. In addition to housing, they include facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and local greenspaces". The site is currently in use as a nursery and health centre. The proposal is to provide health board services which are consistent with the current use of the site. The proposal is considered compatible with this residential designation.

In respect of (b), DES1 is a broad based policy in relation to urban design matters setting out that the design of a new building should respond to its context and setting. The building would have regard to the scale of the existing surrounding buildings in general and the Phase I building in particular. Policy DES 2 is also concerned with Urban Design and list a number of criteria:-

- respond to context; reinforce or enhance the established urban character;
- reinforce scale and character to the street and their key nodes and focal points, including respecting building lines;
- contribute to a secure environment;
- ensure integral design of parking;
- have a distinction between private and public space;
- avoid difficult to maintain common areas; and
- take account of materials and design.

Many of these points reiterate the previous policy DES 1 and are a matter of good practice.

Of particular relevance the policy also states, "Encouragement will be given to social and community facilities along main roads accessible by public transport, particularly at key nodes and focal points as a means of strengthening their role as places of interest and centres of community and social activity." In this regard, the maintaining of the clinic at this location is justified, given the excellent links to public transport networks and its location.

DES 3 is concerned with building design and materials and advocates that the building should be designed for the site in question, taking account of the site's climate in terms of durability of materials and also a sensitive use of colour. While recognising that in sensitive locations traditional or replication is required, it is generally encouraged that development be contemporary while respecting any traditional surrounding form. In this instance the building is contemporary and will be conspicuous in terms of its bold architecture form and in the use of the glazing, timber materials and zinc-cladding. The scale and the massing is appropriate and will act as a visual bridge between the lower 2-storey housing on Sandy Road and the higher tenement buildings on Dumbarton road. The design and materials used will complement the existing Phase 1 building. DES4 requires the submission of a design statement which the applicant has done.

Given the above it is considered that the proposed building is acceptable in terms of its design.

In respect of (c), the proposal shows 35 car parking spaces six of which would be for disabled use. This is a reduction in the current level of spaces available. Trans 4 refers to parking standards and in relation to health centres these standards are set, in accordance with government guidelines (NPPG17 and SPPG17), as maximum permissible levels to encourage the use of public transport. Levels below these maximum levels are considered acceptable in policy terms, particularly in areas which have high accessibility to public transport. The site is in an area of high accessibility to public transport, being adjacent to Dumbarton Road and within 500m of Patrick train and underground stations. The proposed levels of parking are considered appropriate in policy terms.

Land Services, as the statutory undertakers in respect of roads, were consulted on the application. They raised no objection to the proposal but required some minor alterations to the new vehicular access to be carried and conditions to be attached to any grant of consent.

With respect to the problems of congestion raised by the objectors, I would comment as follows.

The area is already congested with cars and there are no waiting and no parking restrictions already in place in Sandy Road. Should the drivers of commercial vehicles and/or cars choose to deliberately break the law in respect of these restrictions then this becomes a matter for Land Services and/or the Police not the planning system. The surrounding area around has probably reached a saturation point and therefore the current proposal is unlikely to make the situation any worse. The uses purposed are no different to the existing uses on the site, albeit there will be additional health care facilities introduced.

In respect of (d), government guidelines including NPPG 17 and SPPG17, consultation responses and letters of representation are material considerations which have been given the appropriate weight in determining the application.

Given the above, it is recommended that the application be granted approval, subject to a number of conditions.

CONDITIONS AND REASONS

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

Drawing Number SRC2 P(LO)001 Location Plan
 Drawing Number SRC2 P(GA)101 Rev E Lower Ground Floor Plan
 Drawing Number SRC2 P(GA) 102 Rev E Ground Floor Plan
 Drawing Number SRC2 P(GA) 1031 Rev E First Floor Plan
 Drawing Number SRC2 P(GA) 104 Rev E Second Floor Plan
 Drawing Number SRC2 P(GA) 105 Roof Plan
 Drawing Number JOB E(GA) 200 Rev C East Elevation
 Drawing Number SRC2 P (SP) 004 Site Plan as Proposed (Phase II) complete)
 Drawing Number SRC2 E(GA) 201 Rev C South Elevation
 Drawing Number SRC2 E(GA) 202 Rev C West Elevation,
 Drawing Number SRC2 E(GA) 100 Rev B Section A-A
 Drawing Number SRC2 E(GA) 101 Rev B Section B-B
 Drawing Number SRC2 E(GA) 103 Section D-D, and
 Drawing Number SRC2 E(EX) 201 East Elevation-Temporary Accommodation

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. 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.

03. 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.

04. 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.

05. 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.

06. The car parking area(s) shall be suitably hard surfaced with car parking spaces (each space measuring 2.5m x 5.0m) clearly delineated on the ground and maintained in good condition. The car parking area shall be formed before the use of the premises commences. That area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: In the interest of traffic safety and to safeguard the amenity of the surrounding area.

07. Samples of all external materials shall be submitted for the written approval of 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. Details of the treatment to the site boundaries, including the wall and railing arrangement and enclosure to the rear garden, shall be submitted for the written approval of the Planning Authority prior to the commencement of any works.

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

09. Detailed drawings, including section or elevation and plans (in part as appropriate) shall be submitted at a scale of 1:20 or 1:50 of the following details for the written approval of the Planning Authority prior to the commencement of works

- (a) Entrances
- (b) Ramps and security feature
- (c) Window types
- (d) Curtain walling

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

10. The temporary accommodation shall be removed and the area landscaped within three months of the occupation of the Phase II building.

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

11. The vehicular access from Sandy Road to be taken via a dropped kerb footway crossing in accordance with Figure 10.18 of the GCC Roads Development Guide.

Reason: In the interests of pedestrian safety.

12. Existing vehicular access to be reconfigured at the access as a dropped kerb footway crossing in accordance with Figure 10.18 of the GCC Roads Development Guide.
Reason: In the interests of pedestrian safety.
13. Gates to be set back a minimum of 6 metres from the edge of the carriageway to avoid possible waiting on Sandy Road.
Reason: In the interests of pedestrian safety.
14. All existing footways shall be repaired before the use of the premises commences.
Reason: In the interests of pedestrian safety.
15. Provision shall be made for the parking of bicycles in Sheffield Type racks. Details, including number and location, shall be submitted to and approved by the Planning Authority prior to the commencement of works. The facilities hereby approved shall be provided before the use of the premises commences.
Reason: In the interests of pedestrian safety.
16. The proposed access and parking arrangements are not approved. Amended details to be submitted for the written approval of the Planning Authority showing access and parking arrangements more fully in compliance with council guidelines.
Reason: In the interests of pedestrian safety.

ADVISORY NOTES TO APPLICANT

01. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
02. The applicants are reminded of the following policies of Environmental Protection Services (Cleansing):
REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.
03. Prior to the installation of the lighting system, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the Planning Authority confirming that the proposed system will satisfy the requirements of the above condition.
04. Prior to 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.

05. The applicant is advised that they will be required to meet all costs associated with any amendment and/or alteration of the Traffic Regulation Order along Sandy Road, should this be required.

for Director of Development and Regeneration Services

DC/ IMA/t/2
06/02/2007

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