



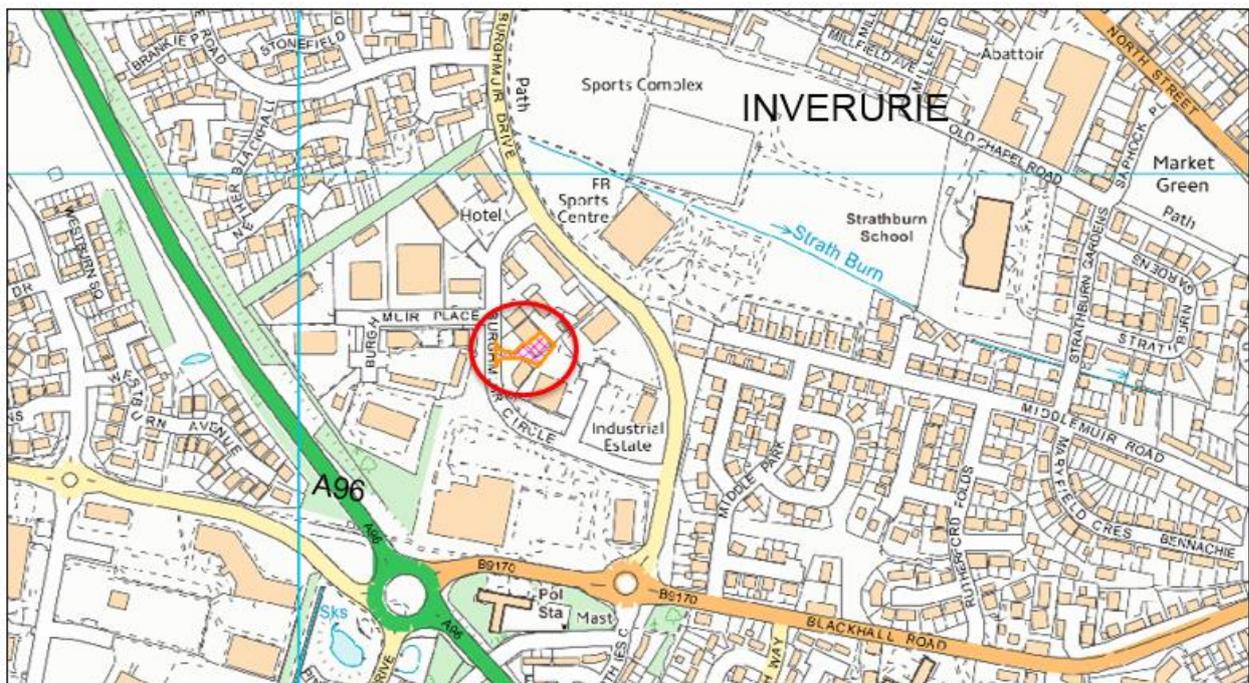
Garioch Area Committee Report – 31 October 2017

Reference No: APP/2017/2268

Full Planning Permission for Sub-division and Change of Use of Warehouse (Class 6) to Form a Unit for Gymnastic Club (Class 11) at Building 1, Unit 2, Advertising House, Burghmuir Circle, Blackhall Industrial Estate, Inverurie, Aberdeenshire, AB51 4FS

Applicant: Inverurie Gymnastics Club
Agent: James Greig - Architect

Grid Ref:	E:376222 N:821827
Ward No. and Name:	W11 - Inverurie And District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	2
Relevant Proposals Map	Within Inverurie settlement, BUS2
Designations:	
Complies with Development Plans:	No
Main Recommendation:	Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 The proposal is to sub-divide Unit 1 of Advertising House, Burghmuir Circle, Inverurie to create two separate units. The existing Warehouse (Use Class 6) with office space would remain with the unit on the north side of the building as existing, while the change of use from Class 6 to Class 11 is proposed for a new Unit 2 to provide accommodation for a Gymnastic Club (Class 11) is proposed for the southern side of Advertising House. The new Unit 2 will have an upper gallery floor with limited access to be used primarily for storage, while the lower floor with an area of 308m² will be used as coaching / studio space, office and related facilities. Class 11 Use is for developments relating to Assembly and Leisure.
- 2.2 The proposed change will have limited impact on the outward appearance of the building as only a new ramp and handrail to access the existing door on the south elevation is to be provided. Internally doors will be sealed off between the existing and new development and partitions removed to allow for a coaching/studio space on the ground floor. There will also be some office space and operational facilities provided on the ground floor. Parking is allocated immediately outside the building and seven spaces are provided, allowing for two spaces for staff, one disabled space and four available for dropping-off and picking-up.
- 2.3 The site lies within the Business Land allocation BUS2 within the Inverurie Settlement boundary in the 2017 Local Development Plan. As a BUS site it is reserved for business uses. This BUS2 area is a well-established business site brought forward within the 2006 Local Plan. It is approximately 11ha in size and presently accommodates significant land allocations for retail (Morrisons), as well as a hotel (Strathburn Hotel). This BUS site therefore does already include a range of business uses, some service industries, some food processing activities and some office and storage uses. In the immediate area to the east of the proposed site is a food processing plant and to the west across the road there are nursery/crèche facilities as well as a veterinary practice. To the north there are a number of business units housing automotive, building and plumbing services.
- 2.4 There are a further nine established business sites identified for the settlement of Inverurie, as well as a further two strategic reserve sites. While the site is identified as established employment land within the 2017 LDP it is

not however listed in the 2016 Employment Land Register as the site has been built out. The summary of land allocations included within the 2017 LDP identifies a plentiful supply of employment land allocated within the Inverurie – Blackburn Area.

- 2.5 Advertising House is made up of two existing buildings namely Buildings 1 and 2. In relation to Unit 2 which has a shared curtilage with Unit 1, where the development is proposed, there have been a number of previous applications and approvals and these are:

APP/2016/0595 - Alterations and Extension and Relocation of 2 No. Parking Spaces

Fly Cup Catering Ltd, Unit 2, Advertising House, Full Planning Permission Approved 6 May 2016.

APP/2011/3184 - Change of Use of Ground Floor Store & Showroom Unit to form Cooking Training Facility and Café, Unit 2, Advertising House, Full Planning Permission Granted on 16 November, 2011.

- 2.6 These approvals have established a range of uses even within the common curtilage of development site.
- 2.7 The applicant earlier requested pre-application advice on the principle of the development and was advised that it was likely to be able to be supported providing adequate car parking and access could be provided. The applicant approached Roads Development to establish requirements relating to necessary parking requirements associated with the proposal.
- 2.8 The Applicant has submitted a “Parking Statement and Justification” in support of the application which explains the provision made and requirements with reference to the proposed use. The applicant advised within this statement that club coaching will be provided for primarily school age children 16.00 hrs to 20.30 hrs Monday to Friday and 11.00 hrs to 15.00 hrs on Saturdays. Anticipated attendance is 6 to 20 pupils per session, with coaching provided by a maximum of three coaches during these sessions. Normally 17 spaces would be required for this business operation based on use and floor area. However a lower number of designated parking spaces are provided and considered acceptable by Roads Development because of the business operating hours, the catchment area served and the current high rate of walk-in by pupils. In addition, approximately 30 parking spaces serving adjacent business premises with the shared curtilage are also anticipated to be available due to different operating hours to that of the gymnastics club.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Infrastructure Services (Roads Development)** has advised that discussions were held with the applicants prior to the application and is content by what has been proposed and justified for car parking and it has no further comments to make.
- 4.2 **Infrastructure Services (Contaminated Land)** has commented that there are no issues associated with the development.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments. The proposed development is not significant in terms of impact on Employment Land requirements.

5.3 Aberdeenshire Local Development Plan 2017

Policy B1: Employment and business land

Policy RD1: Providing suitable services

5.4 Other Material Considerations

None.

6. Discussion

- 6.1 The proposal is for a change of use from the current Class 6 use of storage and related office space to Class 11 (Assembly and Leisure). The key issues

for consideration are whether the proposed use is acceptable in principle and whether the new use is capable of being appropriately serviced.

Policy B1: Employment and business land states:

1. We will approve new employment uses on land allocated or identified in the plan for business” within the LDP settlement statements.
2. We will not approve non-employment uses on these sites.
3. Existing land used for business, usually identified as BUS within settlement statements will be retained for this use unless there is a constraint on the site whereby there is no reasonable prospect of it ever becoming marketable for business development or it is poorly located for employment use.
4. Where considered under bullet 3 then “The alternative use must benefit the local community and must not prejudice the strategic employment land requirement.
5. We will not allow houses, even if also designed as workplaces, on land identified in the plan specifically for business uses.

- 6.2 While Policy B1 does not set out what is defined as business use, the glossary to the 2017 LDP does state that employment land / employment uses are “normally classes 4, 5 and 6 of the Use Classes Order”.
- 6.3 In terms of Policy B1 the proposal seeks to utilise part of a currently vacant building currently listed under Use Class 6. It seeks change of use for part of (308 m²) of this larger building. While the glossary to the 2017 LDP identifies that employment land/ employment uses are “normally classes 4, 5 and 6” it can be accepted that other uses can provide employment opportunities. Further where a property lies vacant, alternative uses can be considered particularly where such a use might be of “benefit the local community”. Given the scale of this proposal it will “not prejudice the strategic employment land requirement.” The proposed development will not introduce a conflicting or bad neighbour use in relation to other businesses operating nearby. Further given the range of businesses and other uses already established and operating within this larger BUS site, the proposed change will result in a minor change with no adverse effect, either individual or cumulative.
- 6.4 Notwithstanding the above, it is considered that the proposal does not accord with the requirements of Policy B1. However, the Planning Service is aware of the pressure for this type of facility within Inverurie and the benefits having a ‘home’ for the gymnastics club. This, along with the possibility of the unit being capable of returning to employment use in the future means the proposal can be supported as an acceptable departure.
- 6.5 Policy RD1 Providing suitable services identifies the need to ensure that appropriate services are provided for new development. The necessary services and infrastructure to serve this development relate to access and parking, water and waste water, as well as waste management provision. There is currently water and drainage servicing the building. There is not anticipated to be any extraneous waste management requirements from this new business.
- 6.6 Car parking provision was anticipated to be a potential issue during earlier informal discussions and the applicant discussed with Roads Development the potential requirements for this proposal. The applicant has provided

supplementary information in support of this application to address the parking requirements relating to this proposal. Infrastructure Services (Roads Development) has advised it is content by what has been proposed and justified in relation to car parking and it has no further comments to make. Road access is already available to the site.

- 6.7 To conclude, the proposal is considered to be an acceptable departure to Policy B1 of the 2017 Local Development Plan. It is of limited scale, provides additional benefits and is capable of being reversed in the future. In addition the proposal meets the requirements set out by Policy RD1. There are no material considerations that would justify refusing the application.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An equality impact assessment is not required because [state reasons using the guidance provided by the Equalities team] and does not have a differential impact on any of the protected characteristics.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

Policy B1: Employment and business land

- 10.3 The application has been advertised as a Departure from the valid Local Development Plan. No representation have been received and the period for receiving representations has expired.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications)

(Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT Full Planning Permission

11.2 That the Committee agree the reason for departing from the Aberdeenshire Local Development Plan 2017.

The proposed development is of a limited scale, provides additional benefits and is capable of being reversed in the future. In addition the proposal fully meets the requirements set out by Policy RD1.

Stephen Archer
Director of Infrastructure Services
Author: Sheena Lamont (Planner)
Date: 11/10/2017