

**APPLICATION FOR PLANNING
PERMISSION FOR THE CHANGE OF USE
FROM OFFICE (CLASS 4) TO VETERINARY
SURGERY (CLASS 2), UNIT 1, MOORPARK
HOUSE, 11 ORTON PLACE, GLASGOW,
G51 2HF**

SUPPORTING PLANNING STATEMENT

Submitted on behalf of Karen Campbell Limited



MH Planning
Associates

APPLICATION FOR PLANNING PERMISSION FOR THE CHANGE OF USE FROM OFFICE (CLASS 4) TO VETERINARY SURGERY (CLASS 2), UNIT 1, MOORPARK HOUSE, 11 ORTON PLACE, GLASGOW, G51 2HF

SUPPORTING PLANNING STATEMENT

1. Site Description:

- 1.1 The site the subject of this application comprises a ground floor unit forming part of Moorpark House. The application building is located at the junction of Orton Place and Broomloan Road.
- 1.2 The site is located within the larger Moorpark Economic Development Area, as defined within the adopted City Development Plan.

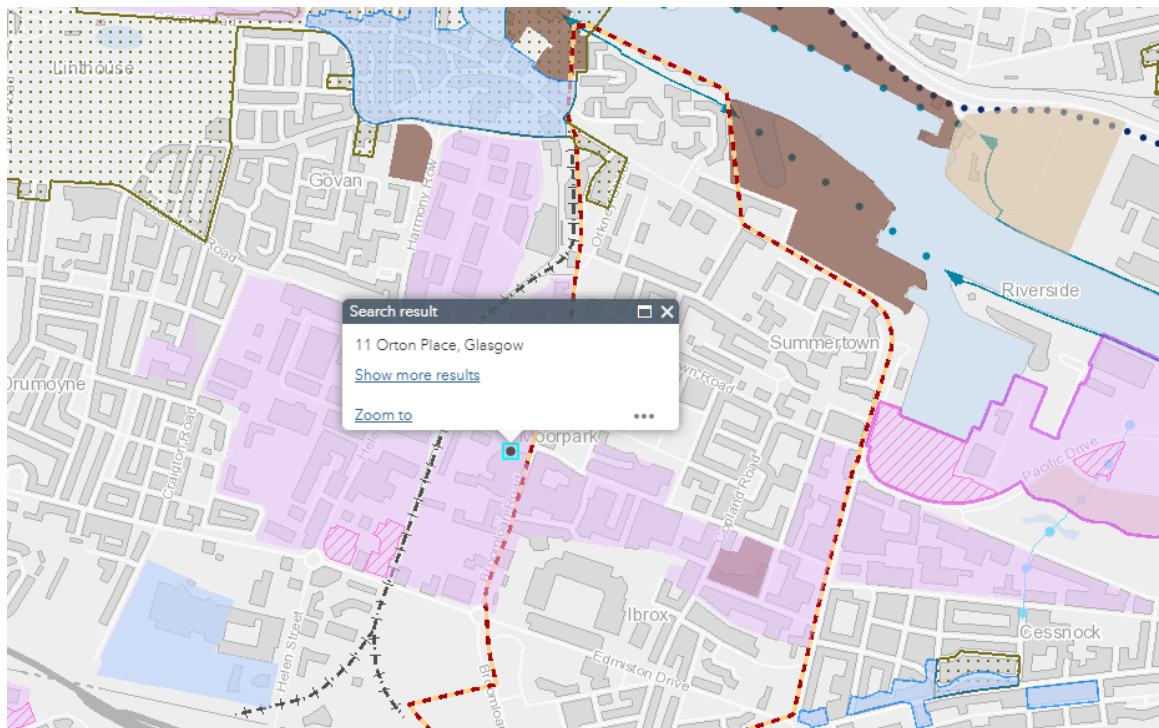


Figure 1: Extract from City Development Plan

2. Relevant Planning History:

- 2.1 Planning permission for the erection of a Class 4 office building, with ancillary parking, the formation of an access and landscaping was granted subject to conditions in 2004 (LPA reference 04/01100/DC).
- 2.2 Subsequently, in 2007, planning permission for the change of use of one of the Class 4 office units, to a Class 2 veterinary surgery, was approved (LPA reference 07/00235/DC). This unit is currently occupied by the applicants.

Proposed Development:

- 3.1 The development proposed comprises the change of use of Unit 1, Moorpark House, from an office (Class 4) to a veterinary surgery (Class 2). The applicants would relocate from their existing unit to Unit 1.
- 3.2 Also proposed is the formation of a new external doorway.

4. Relevant Development Plan Policies:

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 4.2 The Development Plan relevant to the current planning application comprises the:
 - Glasgow and Clyde Valley Strategic Development Plan (2017); and
 - The Glasgow City Development Plan (2017).
- 4.3 The City Development Plan consists of high-level policies, along with statutory Supplementary Guidance. The following Local Development Plan following policies are relevant to the assessment of the current application:

Policy CDP1 (The Placemaking Principle), which states that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets. These qualities are that new development should be distinctive, safe and pleasant, easy to move around and beyond, welcoming, adaptable and resource efficient. The level of detail and design tools required to deliver Policy CDP 1 will be considered in the context of the size of development and the relationship to delivering on **Policy CDP 2** (Sustainable Spatial Strategy).

Policy CDP3, which states that the Plan will support development proposals that:

1. Promote economic growth by:
 - a. Directing development in the GEL key growth sectors to the River Clyde Development Corridor and the City's Strategic Economic Investment Locations (SEILs) set out in Figure 10;

- b. Directing industry and business uses to the city's Economic Development Areas (see Policy and Proposals Map) and safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses;
- c. Integrating other compatible, employment supporting land uses to Economic Development Areas in accordance with the findings of the Existing Industrial Areas Review and Supplementary Guidance;
- d. Supporting investment in new infrastructure and environmental improvements to unlock the development potential of constrained Economic Development locations including through the use of planning agreements;
- e. supporting and encouraging existing employment-generating business and industry;

Supplementary Guidance

4.4 The following Supplementary Guidance (SG) is also relevant:

SG1 (Placemaking) – Part 1, which states that the Placemaking Priorities for Economic Development Areas are:

- a) Encouraging a mix of compatible uses and developments;
- b) Promoting high quality public realm and improved amenity;
- c) Creating adaptable and sustainable industrial/business areas; and
- d) Promoting active travel options for employees.

IPG3 (Economic Development), which states that the Council will seek to ensure that Economic Development Areas (without SEIL or ACWEI status) continue to give preference to proposals in Use Classes 4 'Business', 5 'General Industrial' or 6 'Storage or Distribution', of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The Council however also recognise that there may be circumstances where proposals for uses outwith these Use Classes will be acceptable. The Council may consider such proposals favourably, provided that it would not:

- (i) have a detrimental impact on the character of the economic development area, and its continuation as an industrial and business location;
- (ii) have an adverse impact on the quantity, quality or distribution of EDA land supply; and
- (iii) would not prejudice the operation of adjoining businesses.

5. Other Material Considerations:

Scottish Planning Policy (2014)

- 5.1 The Scottish Government have recently stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. Furthermore, the SPP now introduces a presumption in favour of development that contributes to sustainable development. This means that the planning system must support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Policies and decisions should therefore give due weight to net economic benefit, and should support the delivery of accessible housing, business, retailing and leisure development. It is clear from this that the Scottish Government are of the firm opinion that the planning system exists to promote, not to prevent, development.
- 5.2 Under the heading 'Supporting Business and Employment' SPP notes that NPF3 supports the many and varied opportunities for planning to support business and employment. These range from a focus on the role of cities as key drivers of our economy, to the continuing need for diversification of our rural economy to strengthen communities and retain young people in remote areas. Planning should address the development requirements of businesses and enable key opportunities for investment to be realised. It can support sustainable economic growth by providing a positive policy context for development that delivers economic benefits. The planning system therefore should:
- Promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments as national assets;
 - Allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities; and
 - Give due weight to net economic benefit of proposed development.

6. Planning Assessment

- 6.1 As noted in Section 5 above, the Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term

benefits for the public while protecting and enhancing natural and cultural resources (Scottish Planning Policy).

- 6.2 With respect to the submitted application, having regard to the provisions of the adopted Local Development Plan (and its Supplementary Guidance), and the relevant material considerations, the following are the key planning issues that will require to be assessed.

The Principle of the Change of Use

- 6.3 As noted above, the application site is located within an Economic Development Area, as defined within the adopted City Development Plan. In this context **Policy CDP3** seeks to promote economic growth by directing industry and business uses to the city's Economic Development Areas, and by safeguarding the City's SEILs and Areas of City-Wide Economic Importance for these uses, and by integrating other compatible, employment supporting land uses to Economic Development Areas in accordance with the findings of the Existing Industrial Areas Review and Supplementary Guidance.
- 6.4 Whilst in addition to the above **IPG3** (Economic Development) states that the Council will seek to ensure that Economic Development Areas (without SEIL or ACWEI status) continue to give preference to proposals for uses in Classes 4 'Business', 5 'General Industrial' or 6 'Storage or Distribution', the CDP also recognises that there may be circumstances where proposals for uses outwith these classes will be acceptable. The Council will consider such proposals favourably, provided that they would not:
- (i) have a detrimental impact on the character of the economic development area, and its continuation as an industrial and business location;
 - (ii) have an adverse impact on the quantity, quality or distribution of EDA land supply; and
 - (iii) would not prejudice the operation of adjoining businesses.
- 6.5 The applicants operate a very successful veterinary practice and require to be able to relocate to a larger premises. It is not considered that the proposed change of use of the existing Class 4 unit would have a detrimental impact on the character of the economic development area, or its continuation as an industrial and business location. There would be no adverse impact on the quantity, quality or distribution of EDA land supply; and the change of use would not prejudice the operation of adjoining businesses. On this basis it is not considered that there would be

any conflict with the requirements of **Policy CDP3** of the City Development Plan.

The Proposed External Doorway

- 6.6 Access to Unit 1 is currently gained via a shared entrance. Given the nature of the proposed use a separate entrance is required. This will be formed on north elevation of the building, by replacing existing glazing panels (see **Figure 2** below). The new doorway will be framed and finished to match the existing fenestration.



Figure 2: Location of Proposed New Doorway

- 6.7 The proposed new doorway will have no adverse impact on the character and appearance of the area, and on this basis, there is no conflict with the requirements of **Policy CDP1** of the City Development Plan.

7. Conclusions:

- 7.1 In conclusion there should be no reason why planning permission for the change of use of Unit 1 of Moorpark House, from an office (Class 4) to a veterinary surgery (Class 2), should not be able to be approved.