

To: PLANNING AND DEVELOPMENT COMMITTEE		Subject: Planning Consultation: East Dunbartonshire Council - Erection of Industrial Units at 4 Arches Coal Yard Auchinstarry Road, by Croy
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 23rd June 1999	Ref: N/PL/30/20/MD/TP	

1 Purpose of Report

- 1.1 East Dunbartonshire Council have consulted North Lanarkshire Council as a neighbouring planning authority on the above application for Industrial Units at the 4 Arches Coal Yard, Auchinstarry Road, by Croy. The site is located west of Auchinstarry Road with the access junction being immediately north of the railway overbridge approximately $\frac{1}{2}$ km from Cumbernauld and 1km from Croy.
- 1.2 In order to meet the consultation timescale set by East Dunbartonshire Council a provisional objection has been lodged based on the points raised in this report. A final consultation response will however be made after North Lanarkshire Council's formal views have been formed by the Committee.

2 Sustainability Implications

- 2.1 The proposal has some sustainability advantages in increasing employment opportunities for local people and using a brownfield site, rather than a greenfield site. It does however have an important sustainability disadvantage in that this isolated site, with no pedestrian facilities is almost inaccessible except by car.

3. Background

- 3.1 The application is for the erection of 21 Industrial Units on a 2.2ha site with related car parking and access road improvements. The site is used as a coal reprocessing site and has former mine buildings and a spoil heap to the west, a haulage yard to the east, open land to the north and the Glasgow to Edinburgh railway line to the south.
- 3.2 The site is identified as greenbelt with an additional policy in favour of landscape improvements in the Strathkelvin District (Twechar Area) Local Plan 1978. This policy presumes against all new developments unless shown to be in the interests of agriculture, forestry or outdoor recreation. The site continues to be identified as greenbelt in the East Dunbartonshire (Strathkelvin Area) Local Plan Finalised Draft 1997. The policy relating to existing developments in the greenbelt requires that any new development be consistent in scale with the existing land use and be satisfactory in terms of local criteria such as access.
- 3.3 Although it is proposed that the internal roadway be upgraded, there is no detail of any upgrading to the access onto Auchinstarry Road. This access has severely substandard sitelines, poorly defined geometry and leads on to a derestricted, unlit rural road with poor forward visibility and no pedestrian provision.

4. Considerations and Conclusions

- 4.1 It is considered that the key issues are road safety, the development plan zoning of the site, local employment provision and the appropriateness of the proposed development under sustainable development criteria.
- 4.2 The access point, which is immediately north of the railway viaduct and the North Lanarkshire boundary, is dangerous due to extremely poor site lines and the fast nature of this derestricted rural road. Due to the constraints of the site there are no obvious improvements which could be made which would render the access significantly safer. The only local pedestrian provision is a right of way which runs to the south of the railway embankment from Croy. It is however anticipated that employees without the use of a car would walk along Auchinstarry Road which has no pedestrian provision and is unlit. This would be extremely dangerous.
- 4.3 The proposed Industrial Units would be contrary to the terms of greenbelt policy and would not meet the criteria for redeveloping existing operations in the greenbelt. As such the proposal would set a precedent for other inappropriate uses in the greenbelt. It is not considered that the existing commercial use or brownfield nature of the site outweighs the presumption against development at this greenbelt location.
- 4.4 It is recognised that the Industrial Units would create employment opportunities for residents of Croy, Cumbernauld and other areas within North Lanarkshire. The proposed Industrial Units are relatively small in size for which there may be some local unmet demand.
- 4.5 Under the terms of the North Lanarkshire Sustainable Development Checklist, the proposal has advantages in increasing employment opportunities for local people and reusing a brownfield site. It does however have the serious disadvantage of increasing the requirement for car usage due to it being almost impossible to access the site safely by foot or by bicycle or regular public transport. It is considered that the proposed development is contrary to the main thrust of sustainable development objectives.
- 4.6 Taking account of the above it is considered that the proposal should be opposed on road and pedestrian safety grounds, on being contrary to greenbelt zoning with the undesirable precedent that would be set by such development in a greenbelt location and as being contrary to sustainable development objectives by relying almost solely on car access.

5. Recommendation

- 5.1 It is recommended that the Committee agrees to object to the proposal for Industrial Units at 4 Arches Coal Yard, Auchinstarry Road by Croy for the reasons outlined above.

Graham Lawson

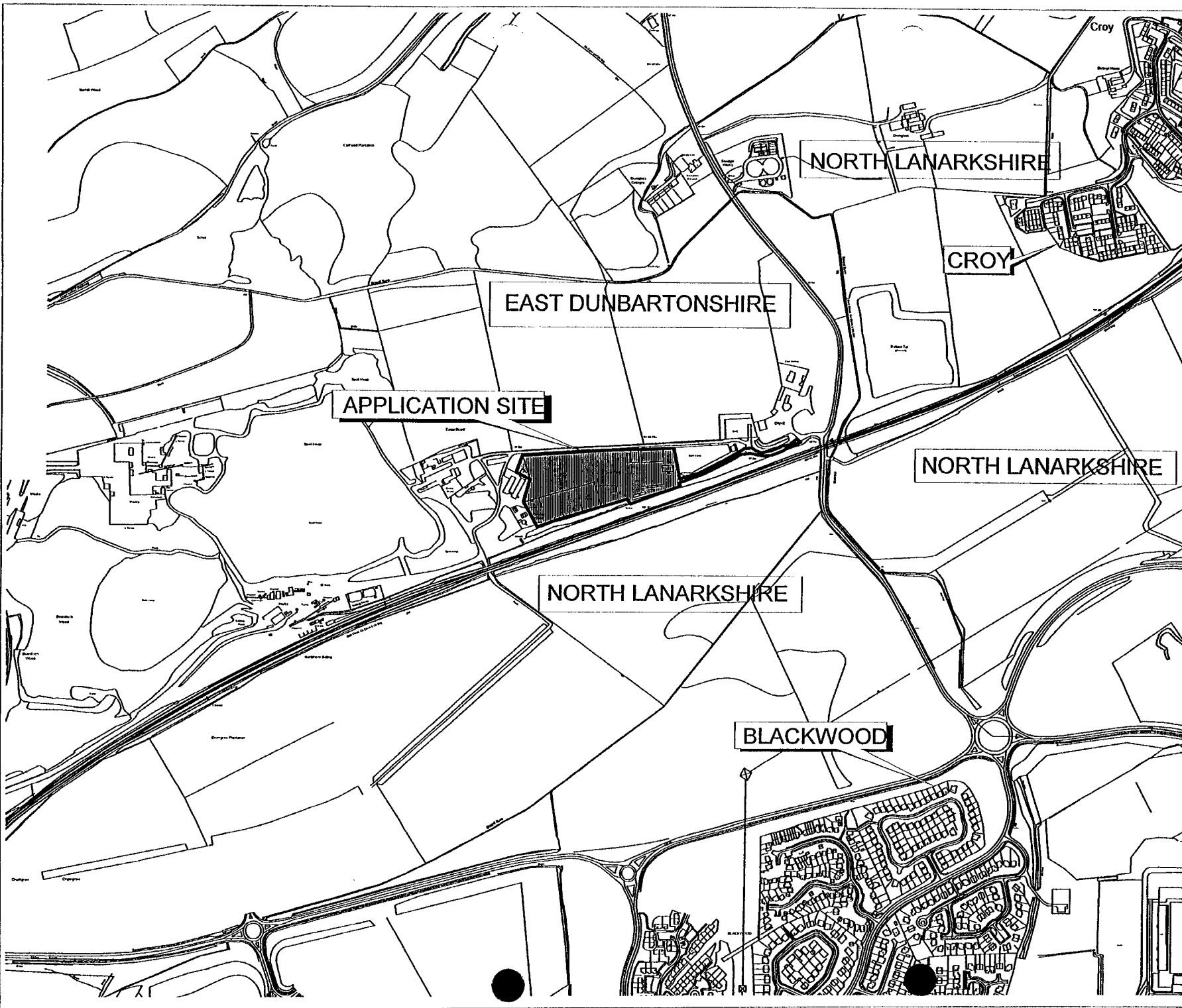
ACTING DIRECTOR OF PLANNING AND ENVIRONMENT

26 May 1999

Any person wishing further information on the above should contact Martin Dean at 01236-616459

Background Papers:

East Dunbartonshire Council Consultation Letter and Plans dated 20th April 1999.
Sustainability Checklist.



Planning Consultation
 Ref: ED/TP/99/260
 Erection of Industrial Units
 and External Works at
 4 Arches Coalyard,
 Auchinstarry Road,
 Croy, By Kilsyth

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