

Application No: S/03/01553/FUL

Date Registered: 15th October 2003

**Applicant:** **M & D Leisure Ltd.**  
**Scotlands Theme Park**  
**Strathclyde Park**  
**Motherwell**

Agent: A. MacFarlane R.I.B.A.  
84 Buchanan Drive  
Cambuslang  
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G72 8BA

**Development:** **Erection of Extension for the Purposes of Forming a Travel Agency**

**Location:** **Strathclyde Country Park Hamilton Road Motherwell Lanarkshire ML1 3ED**

Ward: 25: Orbiston Councillor Richard Lyle

Grid Reference: 273292 656536

File Reference: **S/PL/B/7/100/PW**

Site History: None Relevant

Development Plan: Policies L2, L8 and ENV 6 in The Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Contrary to Development Plan: No

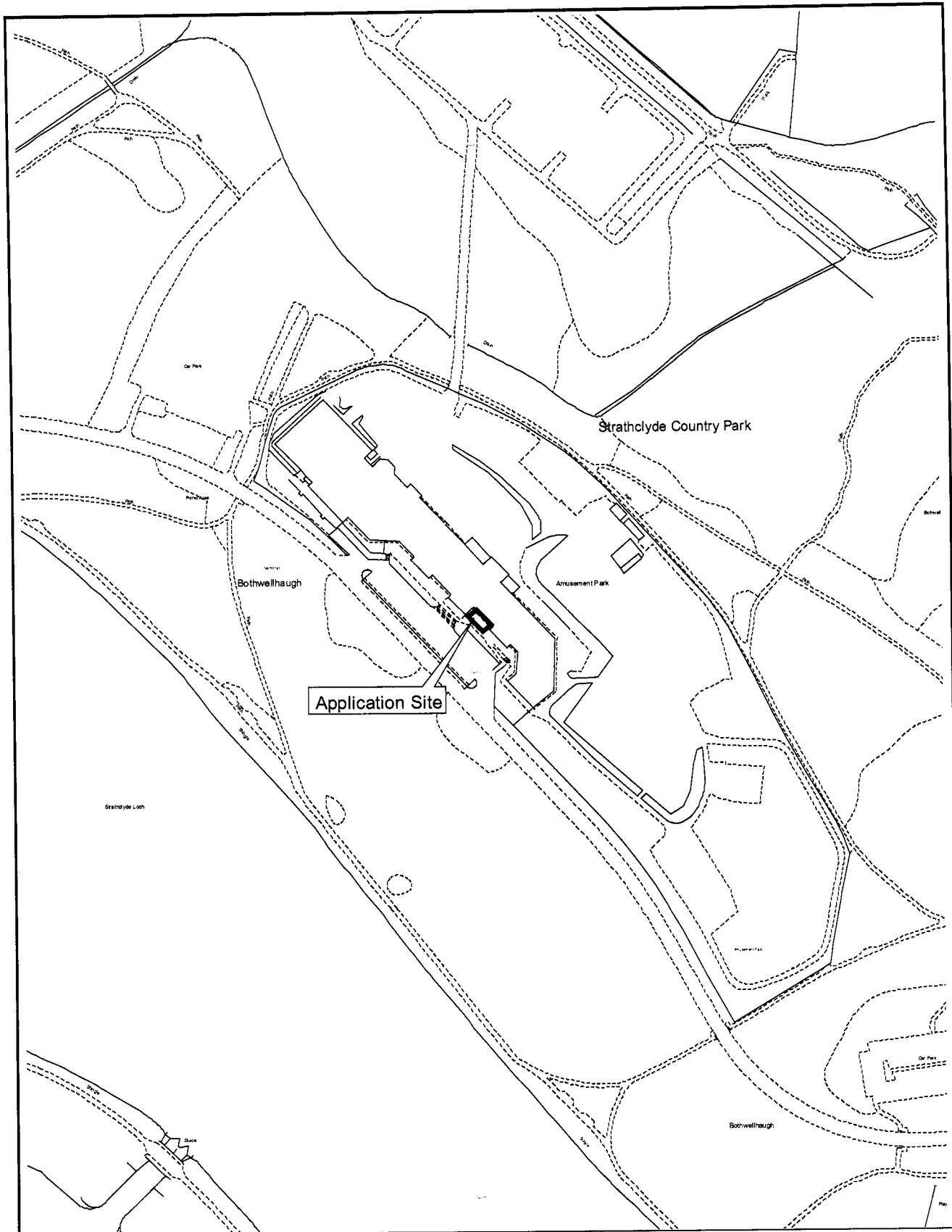
**Consultations:** Scottish Water (No Objections)  
British Gas Transco (No Objections)  
Scottish Power (No Objections)  
The Coal Authority (No Objections)

**Representations:** None Received

Newspaper Advertisement: Not Required

**Comments:**

This application seeks consent for the erection of an extension to the main M and D's building for the purpose of providing a self contained Travel Agent's unit. This application seeks consent for the erection of an extension onto the front of the existing internal amusement centre to form a self-contained unit with separate front access and signage with a floor area of 55 square metres. The proposed unit is intended to provide accommodation for a self-contained Travel Agency to be operated by M and D's, which currently operates from within the main building. In terms of design, the proposed extension has a dual-pitched roof with external finishing materials to match those of the existing building and is therefore considered to be acceptable in design terms. However, the proposal has to be assessed in terms of the principle of the retail travel agents use and under the terms of Policy L 8 in the



Application Site

Strathclyde Country Park

Bothwellhaugh

Amusement Park

Strathclyde Loch

Bothwellhaugh

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PLANNING APPLICATION No. S / O3 / 01553 / FUL

ERECTION OF EXTENSION FOR THE PURPOSES  
 OF FORMING A TRAVEL AGENCY

STRATHCLYDE COUNTRY PARK,  
 HAMILTON ROAD, MOTHERWELL



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Southern Area Local Plan Finalised Draft (Modified 2001). This policy relates to Leisure and Tourism in the park and seeks to enhance facilities consistent with the Park Development Strategy and related policies in the Local Plan. The strategy encourages outdoor recreation as do the relevant local plan policies. The applicant has failed to provide a justification for the proposed development in terms of the relevant local plan policies and the Park Development Strategy and as such, this application is recommended for refusal.

**Recommendation: Refuse for the Following Reasons:-**

1. The applicant has failed to justify the proposed retail travel agents shop within Strathclyde Country Park in terms of policies L 8 (Strathclyde Country Park), L 2 (Leisure Development) and ENV 6 (Green Belt) in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).
2. If approved, the proposal would set an undesirable precedent for other similar proposals within the park which are contrary to policies L 8, L 2 and ENV 6 in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004), to the detriment of the existing character and amenity of the Country Park.

**Background Papers:**

Application form and plans received 15th October 2003  
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)  
Letters from M and D's 17<sup>th</sup> February 2004 and 29<sup>th</sup> of July 2004  
Letter from Scottish Water received 3rd November 2003  
Letter from British Gas Transco received 23rd October 2003  
Letter from Scottish Power received 23rd October 2003  
Letter from The Coal Authority received 27th October 2003

Any person wishing to inspect these documents should contact Paul Williams at 01698 302091.

## **APPLICATION NO. S/03/01553/FUL**

### **REPORT**

#### **1. Description of Site and Proposal**

- 1.1 This application seeks consent for the erection of a self-contained shop unit to be built onto the front elevation of the existing M and D's internal amusements building within Strathclyde Park, Motherwell. The proposed unit is intended to provide accommodation for a Travel Agents shop to be operated by M and D's, which currently operates from an office within the main building.
- 1.2 In terms of design, the proposed extension is single-storey and has a dual-pitched roof with external finishing materials to match those of the existing building. It has separate front access and signage from the main amusement building with a public floor area of 33.5 square metres and 17 square metres of storage space.

#### **2. Development Plan**

- 2.1 The site is zoned within the Greenbelt in the adopted Central Area Part Development Plan 1964 but is also shown as a colliery site. This reflects the site's previous use as part of Bothwellhaugh Colliery. It is zoned within the Greenbelt in the emerging Southern Area Local Plan finalised Draft (Modified 2001 and 2004), which is considered to be the relevant and overriding local plan when taking into account the age relevancy of the adopted local plan. The site is covered by policies L2, L 8 and ENV 6 in the emerging local plan. Policy L2 supports leisure development in order to promote economic regeneration. Policy L8 states that the Council will seek to further enhance facilities within Strathclyde Country Park provided that they are consistent with the Council approved Strathclyde Park Development Strategy. Policy ENV 6 identifies the site within the Greenbelt and presumes against any development or change of use other than that directly associated with and required for agriculture, fishery, the generation of power from renewable sources, outdoor leisure and recreation, telecommunications or other appropriate rural uses.
- 2.2 Policy L 8 states that the application has to be assessed against the Strathclyde Country Park Development Strategy approved by the Council in 2000. The strategy seeks to encourage appropriate development within the park which accords with the Parks main function of providing community leisure and sporting activities which do not compromise the country environment of the park.

#### **3. Consultations and Representations**

- 3.1 No objections have been received as a result of neighbour notification or consultation.

#### **4. Planning Assessment and Conclusions**

- 4.1 The design of the proposed shop unit is considered to be acceptable. However, the main consideration in assessing this application and thus the main determining factor, is the proposed use and its compatibility with the relevant local plan policies.
- 4.2 The applicant states that the travel agency is for staff and existing customers, however, it is considered that the development of a self contained shop fronting onto the main road of the park with separate access and signage is likely to attract significant additional customers.
- 4.3 The proposed Travel Agents shop is a Class 1 retail use and the relevant local plan policies only allow for outdoor recreational uses or uses appropriate to a rural area. Policy L 8 is intended to

protect the special character of Strathclyde Country Park and ensure that any development provides for suitable outdoor leisure and recreation facilities within the park. Previously, the applicant has been able to demonstrate that 'funfair rides' within the park can be justified in this policy context along with other related uses. The applicant has been invited to provide written justification of the proposed use. However, it is considered that the applicant's letter of the 29<sup>th</sup> of July 2004 fails to provide this justification in the policy context, as a travel agents shop does not directly relate to outdoor recreation within the country park. This application is therefore recommended for refusal.