

Application No: S/05/01435/AMD

Date Registered: 29th August 2005

Applicant:
B & S Hill
Woodypoint
Bonkle
Newmians
North Lanarkshire
ML2 9QF

Agent
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Glasgow
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Development: **Variation of Condition (14) of Planning Permission Ref S/04/02223/OUT To Amend Off Site Road Improvements Required Before Development is Commenced**

Location: **Land At And East Of**
The Kilt
2 Main Street
Newmains
Wishaw
Lanarkshire

Ward: 16 Newmains Councillor David McKendrick

Grid Reference: 282442 655952

File Reference: **S/PL/B/3/77/GORL**

Site History:

1. Numerous applications to upgrade the Kilt Bar.
2. Outline permission granted in 1986 for residential development on land fronting Morningside Road, permission not implemented.
3. Permission granted 21/12/01 for erection of a 2,500 square metre food store, a petrol filling station, fast food outlet and leisure facility App S/01/01228/OUT.
4. Application (S/02/00658/AMD) submitted 9/5/02 for amendment to previous consent to replace the 2,000 sq m leisure unit with retail. Application not determined due to lack of a retail impact assessment.
5. Reserved matters approval granted 17/9/03 for foodstore, bowling alley, petrol station and fast food unit (S/03/00653/REM).
6. Outline planning permission granted 21/06/05 for construction of 3827 sq m Gross Internal Floor Area / 2322 sq m net retail sales foodstore and associated access, parking, landscaping and earthworks

Development Plan:	Industrial on Central Industrial Area Part Development Plan Zoned partly for Retail Development Opportunity and partly as Green Belt on Southern Area Local Plan Finalised Draft (Modified 2001 & 2004)
Contrary to Development Plan:	No
Consultations:	None required
Representations:	None
Newspaper Advertisement:	Not Required

Outline planning permission (S/04/02223/OUT) was granted, subject to conditions, for the erection of a 3,827 square metre class one retail food store on the site of the Kilt Bar and adjoining land on Morningside Road, Newmains at the Planning and Environment Committee on 27th June 2005. This application seeks to amend condition 14 (requiring road improvements) of that consent.

For reference, the site in question is located at Newmains Cross at the junction of the A71 and the A73. The approved plans show an indicative site layout detailing the building located towards the south of the site with car parking to the front and servicing to the rear. Access is proposed from the A71, Morningside Road, at the far southern corner of the site.

As part of application S/04/02223/OUT the applicant submitted a Transport Assessment (TA) to detail the traffic and transportation implications of the development. Of note were road improvements required to the A71 Morningside Road/A73 Main Street/A722 Manse Road/A73 Westwood Road/Bonkle Road roundabout. The TA indicated that (amongst other things) improvements to the roundabout are required as the proposed development will significantly affect the capacity and operation of the junction. Specifically, the necessary works involve carriageway widening, which can all be provided within the site boundary, or road boundary with the exception of the Westwood Road approach. In the case of the latter the works require land which currently forms a landscaped area, under the ownership of the Council.

The necessity for these improvements was a view shared by my Traffic and Transportation Team Leader and as such condition 14 was attached to the consent to ensure that prior to commencement of development full details of the works are submitted for the approval of the Department and prior to the food store being brought into use, the required improvements are implemented in full.

A revised TA has been submitted with this application which effectively omits the improvements to the Westwood Road arm of the roundabout. The applicant proposes an amendment to condition 14 to reflect this. Having assessed the current TA my Traffic and Transportation Team Leader considers there to be no justification for this omission and that the lack of any such improvement will significantly affect the capacity and operation of the junction. Furthermore, no alternative improvement is proposed. In effect, it is envisaged that queues will be approximately 3 times longer during the PM peak periods on this arm. Ten years after the year of opening the queues will be 7 times longer than in 2006.

Policy TR13 of the Southern Area Local Plan (Assessing the Transport Implications of Development) requires the Council in determining applications to consider the level of traffic generated by development proposals and the impact of the development on road traffic circulation and road safety. National policy detailed in NPPG 17 Transport and Planning offers further guidance. This requires that the impact of development proposals on transport networks should not compromise their safety or efficiency. In this case there is no adequate justification for the omission of the road improvement to the Westwood Road arm of the roundabout. Without this improvement I consider that there will be an unacceptable impact on the traffic circulation of the existing road network at this location following

development of the site. As such I consider the application to be contrary to NPPG 17 and policy TR13 of the Southern Area Local Plan and recommend that it is refused.

Recommendation: Refuse for the Following Reason:-

Reason: That the proposed road improvements detailed and required under Dougall Ballie Associates Transportation Assessment dated 22nd August 2005 are contrary to NPPG17 and Policy TR13 of the Southern Area Local Plan Finalised Draft (modified 2001 & 2004) in that there is no improvement to the Westwood Road Arm of the roundabout and there will therefore be an unacceptable impact on road traffic circulation on the road network at this location.

Background Papers:

Application form and plans received 29th August 2005
Transportation Assessment by Dougal Ballie Associated dated 22nd August 2005
Transportation Assessment by Dougal Ballie Associates dated 29th April 2003
Memo from Transportation Manager received 10th September 2005

Any person wishing to inspect these documents should contact Mr Gordon Liddell at 01698 302128.