

***North
Lanarkshire
Council***

Planning Applications for consideration
of Planning Committee

Committee Date: 9th April 2026

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APPLICATIONS FOR PLANNING COMMITTEE

9th April 2026

Page No	Application No	Applicant	Development/Site	Recommendation
7-18	<u>24/01198/FUL</u>	AE Forrest	Side Extension to Existing Industrial Unit 17 Ravenshill Drive Cleland ML1 5QL	Grant
19-28	<u>25/01330/FUL</u>	Mr Henna Sheikh	Change of Use from Shop to Hot Food Takeaway, Shop Front Alterations and Roof Mounted Extraction Flue 18 Barlandfauld Street Kilsyth G65 0BU	Refuse

Application No:
24/01198/FUL

Proposed Development:
Side Extension to Existing Industrial Unit

Site Address:

17 Ravenshill Drive
Cleland
ML1 5QL

Date Registered:

18th December 2024

Applicant:

AE Forrest
17 Ravenshill Drive
Cleland
ML1 5QL

Agent:

Wilson Architects (Scotland) Ltd
4 Hareshaw Road
Cleland
ML1 5LZ

Application Level:

Local Application

Contrary to Development Plan:

Yes

Ward:

20 Murdostoun
Robert John McKendrick, Cameron McManus,
Louise Roarty, Nicky Shevlin,

Representations:

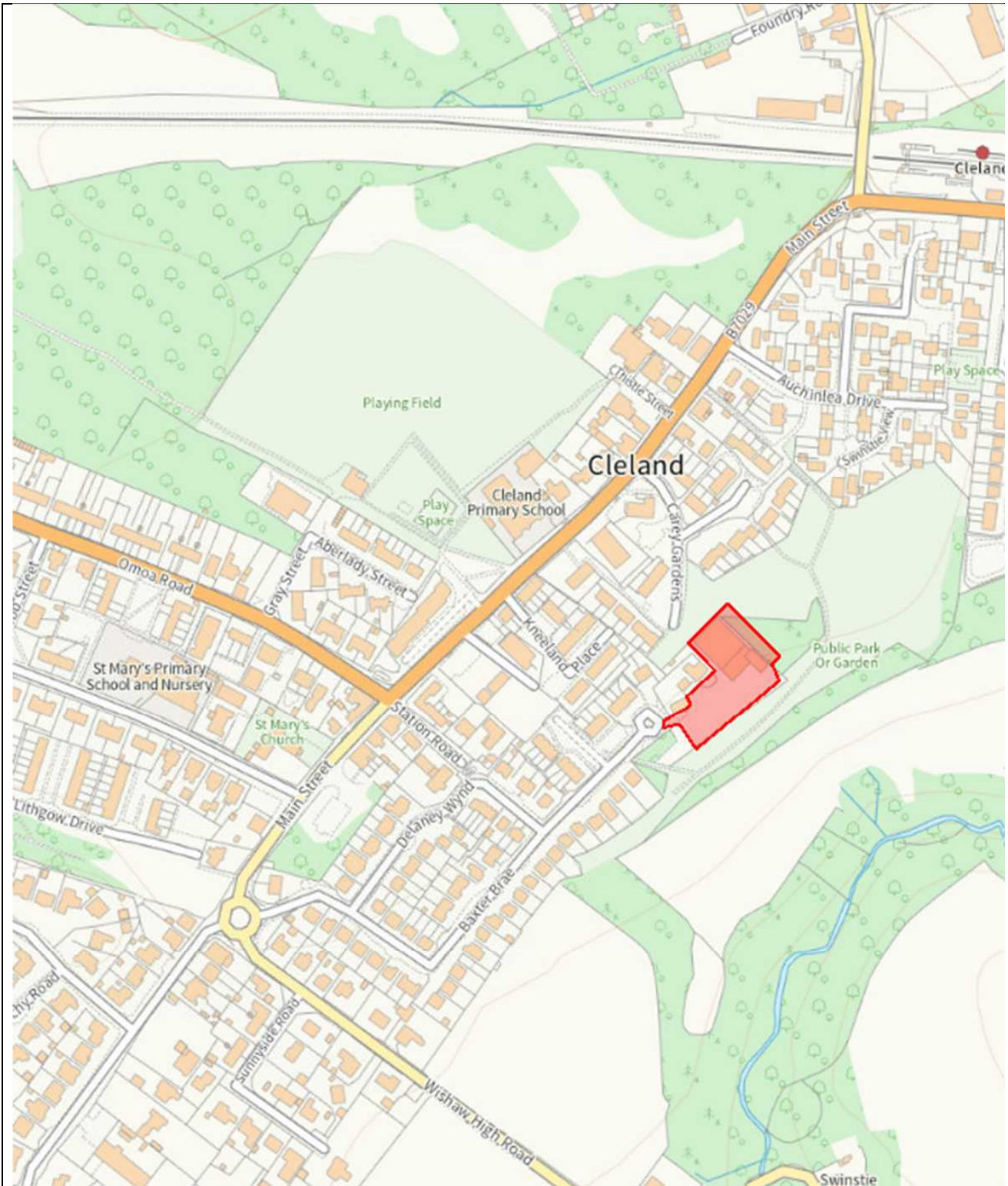
0 letter(s) of representation received.

Recommendation:

Approve Subject to Conditions

Reasoned Justification:

Although this development proposal fails to accord with the provisions of policy PP 4 and AD 4 of the North Lanarkshire Local Development Plan 2022 (NLLDP), the proposed development is consistent with NPF 4 Green belts policy 8. In the event any incompatibility between a provision of NPF 4 and NLLDP, NPF 4 must prevail. Furthermore, based on the proposed developments compliance with policies 3, 14 and 26 of NPF 4 and policies PP 3, AD 3, PROT A Category A5, EDQ 1, EDQ 2 and EDQ 3 of NLLDP, the proposed development can be incorporated into the site and surrounding area without having a significant detrimental impact on protected species and the amenity of the site.



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Planning Application: 24/01198/FUL
Name (of applicant): AE Forrest
Site Address: 17 Ravenshill Drive
Cleland
ML1 5QL
Development: Side Extension to Existing Industrial Unit



Proposed Conditions:-

1. That, except as may otherwise be agreed in writing by the Planning Authority, the development shall be implemented in accordance with drawing numbers:-

2443-LP RevA, 2443-02 RevB,
2443-03 RevA, 2443-04 RevC

Reason: To clarify the drawings on which this approval of permission is founded.

2. That BEFORE any works of any description start within each residential phase, unless otherwise agreed in writing with the Planning Authority, a comprehensive site investigation report, including a Mine Gas Risk Assessment, shall be submitted to and for the approval of the said Authority. The investigation must be carried out in accordance with current best practice advice, such as BS 10175: 'The Investigation of Potentially Contaminated Sites' or CLR 11. The report must include a site specific risk assessment of all relevant pollution linkages and a conceptual site model. Depending on the results of the investigation, a detailed Remediation Strategy may be required and this strategy will include details of the schedule for validation reporting to confirm that the remediation works have been carried out before the development is brought into use.

Reason: To establish whether or not site decontamination is required in the interests of the amenity and wellbeing of future development users.

3. That any remediation works identified by the site investigations required in terms of Condition 2 shall be carried out to the satisfaction of the Planning Authority. A validation report (signed by a chartered Environmental Engineer) shall be submitted to the Planning Authority in accordance with the agreed schedule of validation reporting confirming that any remediation works have been carried out in accordance with the terms of the Remediation Strategy.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future development users.

4. That BEFORE the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs of the extension hereby permitted shall be submitted to, and approved in writing by the Planning Authority and the development shall be implemented in accordance with the details approved under the terms of this condition.

Reason: In the interests of the visual amenity of the area.

5. That should no development commence before April 2027 then an updated Bat Roost shall be provided for the written approval of the Planning Authority before any development starts on site. Reason: In the interests of protecting nature conservation interests.

Reason: In the interests of protecting nature conservation interests.

6. That BEFORE the development hereby permitted starts, the tree protection fencing as recommended within the Ayrshire Tree Surgeons Ltd Arboricultural Report dated 13th January 2025 shall be implemented in full and thereafter retained on site for the duration of construction. A programme of recorded checks by a qualified arborist should be undertaken at regular intervals during construction to ensure that the fencing is maintained to a suitable level.

Reason: In the interests of protecting nature conservation interests.

7. That prior to the development hereby permitted is brought into use, confirmation in writing must be provided confirming the location of the existing externally sited dust extraction plant.

Should the existing externally sited dust extraction plant be moved from its pre-development location as part of the development hereby approved, it should be re-sited utilising the proposed extension layout which breaks line of sight from the external plant to the location of the residential properties on Carey Gardens.

Reason: In the interest of the amenity of the site and the general area.

8. That prior to the development hereby permitted is brought into use, three woodcrete bat boxes as recommended within the Acorna Ecology Ltd Bat Roosting Potential Survey dated April 2025 shall be installed on site by a suitably qualified ecological professional.

Reason: In the interests of protecting nature conservation interests.

Background Papers:

Consultation Responses:

Coal Mining Remediation Authority dated 31st December 2024
NLC Estates Team dated 14th February 2025
NLC Protective Service dated 16th January 2025, 25th July 2025, 13th January 2026
NLC Infrastructure and Transportation dated 11th June 2025
NLC Arboricultural Services dated 20th May 2025

Contact Information:

Patricia Beaton at planningenquiry@northlan.gov.uk or 01236 632487

Report Date:

25th March 2026

APPLICATION NO. 24/01198/FUL

REPORT

1. Site Description

- 1.1 The application site is located on Ravenshill Drive in Cleland and is approximately 0.4 hectares in size. Much of the site is located within the established urban area with parts of the site (along the eastern and southern boundaries) having been designated as Green Belt. To the north and west of the application site are existing residential properties and to the south and east is Spindleside Park. Whilst the site levels within the application site are relatively flat there is an upwards level change along the north and eastern boundary of the site. The majority of the site is owned and operated by AE Forrest. The area of land where the extension is proposed is owned by North Lanarkshire Council.

2. Proposed Development

- 2.1 The applicant seeks planning permission to construct a side extension to the existing industrial unit on site. The existing industrial building is in use by the applicant's business AE Forrest. AE Forrest combine traditional patternmaking skill with the latest CAD technology. The proposed extension will house new technology which will enable the company to continue their business providing the latest technologies to customers.
- 2.2 The proposed extension will be located on the north eastern elevation of the existing building and will be approximately 10.2m wide and approximately 32.2m long with a total height of 9m. The applicant has advised that the proposed extension will be constructed of the same materials as the existing industrial building.

3. Applicant's Supporting Information

- 3.1 The Applicant has provided the following information:

Architectural drawings
Planning Statement
Mining Stability Report Including Past Mining Risk Assessment
Bat Roosting Potential Survey
Arboricultural Report
Plant Noise Impact Assessment

4. Site History

- 4.1 The applicant AE Forrest have operated as a family-owned patternmakers business from this site since 1987. The business currently employs 15 people and provides patternmaking services, moulding, fabrication and milling.
- 4.2 A previous application (18/01170/FUL) to extend the industrial unit within this applicant site was approved subject to conditions on 19th October 2018. This permission approved an extension to the front (south eastern) elevation.
- 4.3 In 2019 the applicant submitted a further planning application (19/00624/FUL). This application sought to change of use of an area land to enable the expansion of industrial yard associated with the patternmaking business. This area of land was (and remains) designated as being within the Green Belt. Planning permission 19/00624/FUL was approved subject to conditions on 20th January 2020. It was considered that the change of use proposed under permission 19/00624/FUL was acceptable under the then Green Belt policy NBE 3A of the North Lanarkshire Local Plan 2012.

5. Development Plan

- 5.1 The statutory development plan consists of National Planning Framework 4 (NPF 4), adopted 13th February 2023 and the North Lanarkshire Local Development Plan, Adopted 6th July 2022 (NLLDP). Section 23(3) of the Town and Country Planning (Scotland) Act 1997 as amended sets out that in the event of any incompatibility between a provision of the National Planning Framework (NPF) and a provision of a local development plan, whichever of them is the later in date is to prevail.
- 5.2 NPF 4 policy 3 Biodiversity sets out criteria by which development should be assessed. Development proposals should contribute to the enhancement of biodiversity, and development proposals for major development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity.
- 5.3 NPF4 policy 8 Green belts seeks to encourage, promote and facilitate compact urban growth and use the land around our towns and cities sustainably.
- 5.4 NPF 4 policy 14 Design, Quality and Place seeks to ensure that developments are of a good design that are not detrimental to the amenity of surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable.
- 5.5 NPF 4 policy 26 Business and industry sets out to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.
- 5.6 The following policies are relevant within the North Lanarkshire Local Development Plan:
- PP 3 and AD 3 – General Urban Area
 - PP 4 and AD 4 – Green Belt
 - PROT A Category A5 – Protecting Assets Natural Environment and Green Network Assets - Protected Species
 - EDQ 1 – Site Appraisal
 - EDQ 2 – Specific Features for Consideration
 - EDQ 3 - Quality of Development

Policy PP 3 and AD 3 General Urban Area

- 5.7 This policy which seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with its often primarily residential character and encouraging diversity in more mixed-use areas. General Urban Areas are either primarily residential in character or have a mixture of recognisably urban uses.

Policy PP 4 and AD 4 Green Belt

- 5.8 This policy sets out that developments for agriculture, forestry, recreation, or developments that need a non-urban location, including, where appropriate, Visitor Economy related development will be supported. The council will encourage development appropriate for a Green Belt location by resisting development that is not for agriculture, forestry, recreation, tourism, or needs a Green Belt location, whilst allocating appropriate land for urban expansion.

Policy PROT A Category A5 Protected Species

- 5.9 This policy sets out that development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions.

Environmental and Design Quality Policies EDQ 1-3 (Site Appraisal, Specific Features for Consideration & Quality of Development)

- 5.10 These three policies look for proposed developments to create a successful place or enhance existing places by integrating successfully into the local area and avoiding harm to neighbouring amenity. To do this a range of criteria is listed within these policies which includes amongst other things aspects of design, massing, materials, topography and aspects to protect the existing urban area and its specific characteristics, assets and attributes. They consider hazardous zones, utilities infrastructure and management areas and look to promote biodiversity and the environment.

6. Consultations

- 6.1 The following consultation responses have been received in respect of the application.
- 6.2 The Coal Mining Remediation Authority has no objection to this application.
- 6.3 NLC Estates has no comments regarding this application.
- 6.4 NLC Protective Services has no objections to the proposed development subject to site investigations being undertaken. Should this application be approved conditions requiring the submission of site investigation information and the undertaking of any necessary remedial works should be attached to any permission. NLC Protective Services has also required that a Noise Impact Assessment be undertaken. The applicant has submitted a Plant Noise Impact Assessment by SCOTTEC dated 18th November 2025 was subsequently submitted. NLC Protective Services has reviewed this and has confirmed to have no objections to the proposed development subject to a condition in relation to the potential re-siting of equipment being attached to any permission. NLC Protective Services has so given advice on potential lighting glare which will be included as an informative should permission be approved.
- 6.5 NLC Infrastructure and Transportation has no objection to this application and has advised that the existing onsite parking provision can accommodate the proposed development.
- 6.6 NLC Arboricultural Services has advised that the site forms part of the woodland copse containing a mix of native trees. Arboricultural Services are reluctant to see the loss of this habitat.

7. Representations

- 7.1 No representations were received as a result of the neighbour notification and advertisement of this application.

8. Planning Assessment

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning decisions are made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the North Lanarkshire Local Development Plan (NLLDP) and the National Planning Framework 4 (NPF 4) with NPF 4 prevailing over any NLLDP policies that are incompatible with its aims and objectives.

National Planning Framework 4

- 8.2 NPF 4 policy 3 Biodiversity indicates that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity. Measures should be proportionate to the nature and scale of development. Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. It is noted that the application site includes an area of land where trees are present which are not protected by Tree Preservation Order or by Conservation Area designation.

- 8.3 As the proposed development will result in the loss of existing trees the applicant has submitted an Arboricultural Report by Ayrshire Tree Surgeons Ltd dated 13th January 2025 and a Bat Roosting Potential Survey by Acorna Ecology Ltd dated April 2025. The Arboricultural Report by Ayrshire Tree Surgeons Ltd advises that the trees proposed for removal are predominately Birch and Elm with the occasional Holly and Oak. These trees are young and densely spaced and are of moderate to low quality and are of relatively minor biological value and have no features suitable for bats. Ayrshire Tree Surgeons Ltd recommends that tree protection fencing be installed on site during construction to protect the tree rooting areas, stems and canopies of the trees planned for retention. A programme of recorded checks by a qualified arborist should be undertaken following fence installation to ensure the fence is fit for purpose until construction is completed. The Bat Roosting Potential Survey by Acorna Ecology Ltd advises that no evidence was found of any tree with use by roosting bats and the roosting potential of these trees was considered to be low. Acorna Ecology Ltd recommends that, as compensation for the loss of trees as part of the development, three bat boxes be installed on site following the completion of the proposed development. These bat boxes would provide opportunities for bats to roost within the site.
- 8.4 It is noted that the site is located adjacent to Spindleside Park which includes woodlands and open amenity green space. Following consultation NLC Arboricultural Services has advised that it is reluctant to see the loss of the trees proposed for removal. Whilst NLC Arboricultural Services comments are noted, it is considered that the impact of the loss of trees would have a limited impact on the area's biodiversity given the relatively low biological value of the trees proposed for removal. NPF 4 policy 3 requires any adverse impacts on biodiversity be minimised and for local developments to include appropriate measures to enhance biodiversity. The proposal for the installation of bat boxes would provide for bat roosting within the site and the proposed tree protection fencing will protect trees adjacent to the site which are not considered part of the proposed development. These proposed mitigation measures are considered to be acceptable and would minimise any adverse impacts stemming from the loss of the trees. Conditions to ensure the implementation of the boxes and tree protection fencing should be attached to any permission. Furthermore, an updated Bat Roosting Potential Survey shall be undertaken (secured by condition) if the development fails to commence within 12 months of any permission. On assessment, it is considered that the proposed development would sufficiently be compatible with policy 3 (Biodiversity) within NPF 4 so long as the appropriate mitigations are undertaken.
- 8.5 With regard to NPF 4 policy 8 Green belts, part of the application site is designated as Green Belt within the NLLDP. Policy 8 advises that development proposals within the Green Belt will only be supported if it is for the intensification of established uses. This includes extensions to an existing building where that is ancillary to the main use. Developments within the Green Belt should meet the requirements set out in this policy including ensuring that the purpose of the Green Belt at that location is not undermined and that there will be no significant long-term impacts on the environmental quality of the Green Belt. In this case the proposed extension will enable a long-standing existing building to expand to ensure its operation and viability. Given the location of the proposed extension and the level changes along the north and eastern boundary of the site it is considered that the loss of this area would not undermine the purpose of Green Belt and is consistent with the acceptable types of development set out in this policy. It is also considered that the loss of trees with the application site would not have a significant long-term impact on the environmental quality of the wider Green Belt in this area. It is therefore considered that the proposed development is compliant with policy 8 of NPF 4.
- 8.6 NPF4 policy 14 Design, Quality and Place seeks to ensure that developments are of a good design that are not detrimental to the amenity of surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Proposals which are poorly designed or detrimental to the amenity of the surrounding area will not be supported. LDP policies EDQ 1 and EDQ 3 collectively have similar requirements, specifying that development proposals be subject to an appropriate site appraisal and achieve a high quality of development. The proposed extension is considered well designed and would integrate well within the existing urban area. The proposed extension will be finished in materials and colours consistent with the existing industrial building. A condition seeking confirmation of the proposed finishing materials (including colours) will be attached to any permission.

- 8.7 NPF 4 policy 26 Business and industry advises that development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where it is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and the nature and scale of the activity will be compatible with the surrounding area. It is noted that the application site is not designated as a site for business or industry. However, the site has been in use for by the applicant's business for over 20 years without concerns regarding its compatibility with the surrounding area. The applicant has advised that the proposed extension is required in this location as it will house new machinery essential for the operation of the existing business. Having this equipment off site is not a viable option for the long term stability of the business. It is considered that the existing use of this site for industry is compatible with the neighbour residential areas and given the nature and scale of the proposed extension, it is considered that the existing use will remain compatible with the surrounding area in compliance with policy 26 of NPF 4.
- 8.8 Based on the above assessment the proposed development complies with policies 3, 8, 14, and 26 of NPF 4.

North Lanarkshire Local Development Plan

- 8.9 The application site is largely designated as being within the General Urban Area under policies PP 3 and AD 3 with the existing buildings and part of the yard building located in areas under this designation. These policies seek to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas. General Urban Areas are either primarily residential in character, or have a mixture of recognisably urban uses. Policy PP 3 advises that the maintenance of the existing mix of other urban uses, or introduction of a limited range of ancillary uses and can be appropriate to maintain and support the operation of the General Urban Area. Policy AD 3 requires applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development. As detailed above the majority of the application site has been home to a long-established industrial business which is well integrated with the surrounding area. It is considered that the proposed development will enable the continued operation of this use and is consistent with the aims of policies PP 3 and AD 3.
- 8.10 Part of the application site along the eastern and southern boundaries are designated as Green Belt under policy PP 4 and AD 4 of NLLDP. Policy PP 4 advises that the council will support developments for agriculture, forestry, recreation, or developments that need a non-urban location, including, where appropriate, Visitor Economy related development. The council will encourage development appropriate for a Green Belt location by resisting development that is not for agriculture, forestry, recreation, tourism, or needs a Green Belt location, whilst allocating appropriate land for urban expansion. With regard to development that needs a Green Belt location, the need will be balanced against any adverse effects on the purposes of the Green Belt. Policy AD 4 requires applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development.
- 8.11 The development proposed consists of the extension to an existing business which has operated on this site since 1987. Whilst the site is largely within the urban area, part of the yard associated with the business is located within the designated Green Belt. An application for planning permission (19/00624/FUL) was submitted by the applicant which sought the change of use of an area of land (designated as Green Belt) for the expansion to the business premises. This application was approved in January 2020 and was subsequently implemented.

- 8.12 In terms of policies PP 4 and AD 4, it is noted that the proposed development is not associated with any of the acceptable Green Belt uses. However, although the proposed development will require the loss of Green Belt, the limited extension onto peripheral edge of the Green Belt in this location will enable the continued operation of the business providing a positive economic impact to the area. Whilst the development is considered as contrary to Green Belt policy, the proposed development could be considered as a justifiable exception to Green Belt policy due to the overall context of the site.
- 8.13 Policy PROT A Category A5 Protecting Assets Natural Environment and Green Network Assets - Protected Species sets out that development that significantly affects a species protected by law will only be permitted where an appraisal has demonstrated that the protected species would not be compromised; or any significant adverse effects on the protected species are mitigated through planning conditions. The proposed development is approved will require the removal of trees from where the extension is to be constructed. It is noted that the application site includes an area of land where trees are present which are not protected by Tree Preservation Order or by Conservation Area designation.
- 8.14 The applicant has submitted an Arboricultural Report by Ayrshire Tree Surgeons Ltd dated 13th January 2025 and a Bat Roosting Potential Survey by Acorna Ecology Ltd dated April 2025. The Arboricultural Report and Bat Roosting Potential Survey found that the trees proposed for removal are of moderate to low quality and are of relatively minor biological value and have no features suitable for bats. No evidence was found of any tree with use by roosting bats and the roost potential of these trees was considered to be low. Given this, it is considered that the loss of these trees will not have an adverse effect on the protected Bat species. The applicant has proposed the use of tree protection fencing by installed on site during construction to protect the tree rooting areas, stems and canopies of the trees planned for retention as well as the installation of three bat boxes on site following the completion of the proposed development. The bat boxes would provide opportunities for bats to roost within the site.
- 8.15 It is considered that the loss of trees to facilitate the proposed development will not significantly adversely impact any protected species (in this case bats) within the application site. The proposed bat boxes would provide opportunities for bat roosting within the site, and the proposed tree protection fencing will protect trees adjacent to the site throughout construction. Conditions to ensure the implementation of the boxes and tree protection fencing should be attached to any permission. Furthermore, an updated Bat Roost Potential Survey shall be undertaken (secured by condition) if the development fails to commence within 12 months of any permission.
- 8.16 Policy EDQ 1 Site Appraisal requires any development to be appraised in terms of the site and its surroundings to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity. This appraisal addresses matters such as design, massing, topography and transportation aspects. The applicant has provided information in relation to their assessment of the application site including architectural drawings, Planning Statement, Mining Stability Report Including Past Mining Risk Assessment, Bat Roosting Potential Survey, Arboricultural Report and Plant Noise Impact Assessment.
- 8.17 Policy EDQ 2 Specific Features for Consideration details that the council will consider development in areas subject to hazards (Hazardous Zones such as Coal Authority High Risk Areas) and other specific features (utilities infrastructure and management areas) in accordance with plans and protocols of the relevant managing agencies. The Council will expect applications for Planning Permission to be accompanied by an assessment of how constraints affect sites dependant on the characteristics of the site, its surroundings and the form of development. The application site is located within a Coal Authority High Risk Area and the applicant has submitted a Mining Stability Report Including Past Mining Risk Assessment by JWH Ross dated December 2024. As detailed above Coal Mining Remediation Authority has no objection to this application.

- 8.18 With regards of policy EDQ 3, it is considered that the scale, design and overall layout of the proposed development would be acceptable and would integrate successfully into the local area. Due to the site layout and design of the development, it will not adversely affect the amenity of primarily residential to the north and west of the site in terms of privacy or overshadowing. The applicant has advised that the proposed extension will be constructed of the same materials as the existing industrial building. To ensure this a condition requiring the submission of written confirmation of the proposed finishing materials should be attached to any permission.
- 8.19 In terms of the transportation and parking aspects of policy EDQ 3 NLC Infrastructure and Transportation has no objection to this application and has advised that the existing onsite parking provision can accommodate the proposed development.
- 8.20 Policy EDQ 3 also includes the requirement for the assessment of and (where necessary) the mitigation of noise or pollution impacts cause either by the development or within the development site. Information in relation of ground contamination and a proposed remediation strategy were submitted as part of this development. NLC Protective Services has advised that advised that conditions relating to the implementation and verification of remedial works should be attached to any permission.
- 8.21 The application site is located to the south and east of existing residential properties at Carey Gardens, Baxter Brae and Ravenshill Drive. It is considered that the key issue in assessing this application is the impact of noise and disturbance the proposed extension on the amenity of surrounding residential properties. Planning Advice Note (PAN) 1/2011: Planning and Noise and associated Technical Advice Note sets out that the statutory planning system has a role to play in helping to prevent and limit the adverse effects of noise. Good acoustic design and a sensitive and pragmatic approach to the location of new development needs to be actively promoted to ensure that quality of life is not unreasonably affected, and that new development continues to support sustainable economic growth. The Technical Note provides guidance in the preparation and evaluation of noise impact assessments. North Lanarkshire Local Development Plan Planning and Noise Supplementary Guidance dated September 2023 provides guidance to developers and decision makers to identify issues to be addressed in any application for development in which noise will be an important consideration when assessing that application. The Planning and Noise Supplementary Guidance also provides advice on the production of Noise Impact Assessments.
- 8.22 A Plant Noise Impact Assessment by SCOTTEC dated 18th November 2025 has been submitted as part of this application and sets out that the installation of the proposed extension would have no noticeable impact of the noise levels at Baxter Brae and would have a noise mitigating effect on the properties at Carey Gardens. The proposed development once in use is unlikely to be exceed the noise criteria set out in BS 4142 and no additional noise mitigation measures will be required to ensure compliance with BS 4142. NLC Protective Services has reviewed this and has confirmed to have no objections to the proposed development subject to a condition in relation to the potential re-siting of equipment being attached to any permission.
- 8.23 In terms of landscaping and biodiversity aspects of policy EDQ 3, as discussed above it is considered that the loss of trees within the Green Belt section of the application site is acceptable in this instance and conditions to ensure tree protection and bat roosting mitigation measures should be attached to any permission.
- 8.24 Taking into account the assessment above it is considered that although the proposed development is not considered compatible with Green Belt policies PP 4 and PP4, it is considered consistent with policies PP 3, AD 3, PROT A Category A5, EDQ 1, EDQ 2 and EDQ 3 of NLLDP.

9. Conclusions

- 9.1 Based on the assessment above it is considered that the proposed development is considered contrary to policies PP 4 and AD 4 Green Belt within the NLLDP. However, it is also considered that the proposed development complies with policy 8 Green belts of NPF 4. As set out within the Town and Country Planning (Scotland) Act 1997 as amended, in the event of event of any incompatibility between a provision of the NPF and a provision of a local development plan, whichever is the later in date then it should prevail. As NPF 4 was adopted after the NLLDP, the proposed development's compliance with NPF 4 policy 8 should prevail despite being contrary to PP 4 and AD 4.
- 9.2 In terms of NPF 4 it is further considered that the proposed development is acceptable with regards to policies 3, 14 and 26 as the proposed development can be integrated with the application site and surrounding area.
- 9.3 The proposed development is also considered acceptable in terms of NLLDP policies PP 3, AD 3, PROT A Category A5, EDQ 1, EDQ 2 and EDQ 3 as the scale and design of the proposed development is acceptable and will not have a significant impact on protected species such as bats.

Application No:

25/01330/FUL

Proposed Development:

Change of Use from Shop to Hot Food Takeaway, Shop Front Alterations and Roof Mounted Extraction Flue

Site Address:18 Barlandfauld Street
Kilsyth
G65 0BU**Date Registered:**

28th January 2026

Applicant:Mr Hennah Sheikh
18 Barlandfauld Street
Kilsyth
G65 0BU**Agent:**Scotdraw Architetural Services
32 Inchnock Avenue
Gartcosh
Glasgow
G69 8EA**Application Level:**

Local Application

Contrary to Development Plan:

No

Ward:01 Kilsyth
Jean Jones, Heather Brannan-McVey, Denis
Johnston,**Representations:**

6 letter(s) of representation received.

Recommendation:**Refuse****Reasoned Justification:**

The proposed development is considered to be unacceptable in terms of the North Lanarkshire Local Development Plan in that it would lead to additional disturbance and activity in a primarily residential area to the detriment of road safety and the residential amenity of the area.



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Planning Application: 25/01330/FUL
Name (of applicant): Mr Henna Sheikh
Site Address: 18 Barlandfauld Street
Kilsyth
G65 0BU
Development: Change of Use from Shop to Hot Food Takeaway, Shop Front Alterations and Roof Mounted Extraction Flue



Recommendation: Refuse for the Following Reasons: -

1. The proposal does not comply with Policy PP3 (Purpose of Place) and Policies EDQ1 and 3 of the North Lanarkshire Local Development Plan (2022) as the proposed hot food takeaway would not integrate successfully to the local area and would have a detrimental impact on road safety and parking. In addition, increased vehicular movements and activity associated with the proposed use would cause general disturbance such that the amenity of the surrounding residential area would be adversely impacted.
2. There are no existing or proposed off-street parking spaces which is unsuitable from a road safety perspective and that it would lead to increase on-street parking from customers. This would lead to increased parking and activity to the front of the existing shop where parking is limited and which in turn will lead to increase in noise, disturbance and activity which will have a negative impact on the residential amenity of the area. Given this, the proposal is considered to be contrary to policies EDQ1 and EDQ3 of the North Lanarkshire Local Development Plan (2022).
3. Without confirmation of the extraction equipment details there are significant concerns over the impact on residential amenity from both potential of noise and fumes. Given this, the proposal is considered to be contrary to policies EDQ1 and EDQ3 of the North Lanarkshire Local Development Plan (2022).

Background Papers:

Consultation Responses:

Traffic & Transportation 16th Feb 2026

Environmental Health (including Pollution Control) 9th Feb 2026

Food Safety / Business Regulations 10th Feb 2026

Contact Information:

Stewart MacCallum at esplanning@northlan.gov.uk or 01236 632487

Report Date:

23rd March 2026

APPLICATION NO. 25/01330/FUL

REPORT

1. Site Description

- 1.1 The application site is located at 18 Barlandfauld Street in Kilsyth. This site has been a long-established small local convenience shop. This is a single storey, stand-alone commercial building which also has an integral garage; however, this garage is not owned by the site owner and is not part of the application. The site is bordered by residential properties on all sides and there is also a pedestrian pathway immediately bordering the north of the site which links Barlandfauld Street to streets to the west of the site. The site is generally flat.

2. Proposed Development

- 2.1 Planning permission is sought for the change of use of an existing shop to hot food takeaway, including shop front alterations and installation of an ancillary roof mounted extraction flue.
- 2.2 The external shopfront alterations would see the existing shop frontage which is currently a blank frontage, to be altered to have larger areas of glazing installed on this elevation. An external roof mounted flue would be installed to provide odour extraction from the kitchen area and this would reach 1 metre in height above the ridge line of the building to provide adequate clearance for odour extraction.

3. Applicant's Supporting Information

- 3.1 The applicant submitted the following supporting information:

- Architectural Drawings
- Supporting Statement/Details of Operation of the Business

4. Site History

- 4.1 There is no other relevant planning history on the site.

5. Development Plan

- 5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 states that a planning application should be assessed against the relevant development plan policies unless material considerations indicate otherwise.
- 5.2 The Development Plan consists of the North Lanarkshire Local Development Plan and the National Planning Framework 4 (NPF4). NPF4 was adopted by the Scottish Parliament in February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives.

National Planning Framework 4 – NPF4

- 5.3 NPF4 Policy 12 Zero Waste requires to ensure development proposals will seek to reduce, reuse or recycle materials. Development proposals will be supported where they reuse existing buildings and infrastructure. In this case reusing the existing building would be considered to comply with this policy
- 5.4 NPF4 Policy 13 Sustainable Transport sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.
- 5.5 NPF4 Policy 14 Design, Quality and Place seeks to ensure that developments are of a good design that are not detrimental to the amenity of surrounding area and are consistent with the 6 qualities of successful places - Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable.

North Lanarkshire Local Development Plan

5.6 The following policies are relevant within the North Lanarkshire Local Development Plan (NLLDP):

PP3 - General Urban Area
AD 3 – Amount of Development
EDQ 1 - Site Appraisal
EDQ 2 – Specific Features for Consideration
EDQ 3- Quality of Development

5.7 PP3 – General Urban Area Under North Lanarkshire Local Development Plan policy PP3 the site is identified as General Urban Area. The council seeks to maintain and improve the level of amenity appropriate to the local context and by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas. The maintenance of the existing mix of other urban uses, or introduction of a limited range of ancillary uses and activities out with Classes 8&9 of an appropriate scale within recognisably mixed-use areas can be appropriate to maintain and support the operation of the General Urban Area. This requires a business plan or statement justifying that the development is ancillary development designed to serve the area in which it is located and that it has been assessed using the Town Centres First Sequential Approach. This also requires as a statement on the mix of uses, scale and nature of existing development in the General Urban Area, a statement on if it is an intensification of an existing use, its impact on the attractiveness of the General Urban Area, evidence there is a specific locational need for the proposal, evidence that the proposal will result in significant economic benefit and its impact on travel patterns and accessibility by sustainable modes of transport.

5.8 AD3 – Amount of Development This policy states that applications for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (use class) scale and location of development.

5.9 Environmental and Design Quality Policies EDQ 1-3 These policies look for proposed developments to create a successful place or enhance existing places by integrating successfully into the local area and avoiding harm to neighbouring amenity. To do this a range of criteria is listed within these policies which include amongst other things aspects of design, massing, topography and aspects to protect the existing urban area and its specific characteristics, assets and attributes. They consider hazardous zones, utilities infrastructure and management areas and look to promote biodiversity and the environment whilst meeting the challenges of the climate change via suitable and safe access for all users to promote sustainable public travel and other considerations.

6. **Consultations**

6.1 The following consultation responses have been received in respect of the application.

6.2 **NLC Infrastructure and Transportation** have reviewed information submitted to support the application. They have indicated that they object to the proposal and recommend refusal in regards to having no adequate off-street parking provision and also the subsequent on-street parking demand which would be likely to intensify existing parking pressures on Barlandfauld Street, which would increase congestion and reduce overall road safety.

6.3 **NLC Protective Services** do not object to the proposal subject to recommendations. However, Protective Services have requested further technical specification details about the ventilation and extraction equipment to be used at the site to be submitted for approval due to the nature of the development (cooking odour and fumes) and close proximity to residential dwellings. This information has not been provided due the applicant having not yet chosen what equipment that they would be using to provide extraction.

6.4 **NLC Protective Services (Food Safety)** do not object to the proposal. Should the application be supported then separate permissions and requirements would be sought to adhere to within their relevant legislation.

7. **Representations**

7.1 During the public consultation period (neighbour notification and press advertisement) for this application a total of 6 representations comprising of 6 letters of individual representation were received.

7.2 In summary, the objections to this application raise the following matters:

- Increase in vehicular traffic and detrimental impact upon on-street parking/Impact on disabled access in regards to parking
- Odour from the site extraction from the building
- Noise from the extraction equipment
- Noise and Disturbance (including increase in litter and waste)
- Anti-Social Behaviour
- Amount of similar developments nearby
- Impact of illuminated signage

8. **Planning Assessment**

8.1 Under Section 25 of Town and Country Planning (Scotland) Act 1997 requires that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. The assessment will therefore identify the development plan policies relevant to the proposal, will make an assessment against these policies and come to a conclusion on which decision (grant or refuse) would accord with them. It will then look at other material considerations to establish if there are any that would suggest a decision different from the one reached in relation to the development plan. National Planning Framework 4 (NPF4), and the North Lanarkshire Local Development Plan (LDP) make up the development plan.

National Planning Framework 4

8.2 The National Planning Framework 4 (NPF4) a long-term plan for Scotland that sets out where development and infrastructure is needed. NPF4 sets out policies in relation to creating a sustainable place, a liveable place and a productive place.

8.3 NPF4 Zero Waste Policy 12 requires to ensure development proposals will seek to reduce, reuse or recycle materials. Development proposals will be supported where they reuse existing buildings and infrastructure. In this case reusing this building would be considered to comply with this policy

8.4 NPF4 Sustainable Transport Policy 13 seeks sets out to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Whilst the proposal would expect to have an element of immediate local customer base, the nature of hot-food takeaways mean that this can attract customers from outwith the immediate vicinity of the site who are likely to travel and increase traffic to the area. Therefore, it is considered that the proposal would not fully comply with this policy.

8.5 NPF4 Policy 14 Design, Quality and Place requires proposals to be designed to improve the quality of an area whether in an urban or rural locations and regardless of scale. Proposals will be supported if the development is consistent with the six qualities of successful places namely Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. It is considered that the proposal meets these requirements. Whilst it would be recognised that the site currently operates as a small local shop, it would be noted that the hot-food use is likely to create a detrimental impact on residential amenity. The nature of this type of business would see additional traffic in regards to customers collecting orders and also delivery vehicles regularly visiting the site. This raises implications in regards to parking and would impact on what is primarily a residential street. It is therefore considered contrary

North Lanarkshire Local Development Plan

- 8.6 The application site is designated as General Urban Area under policies PP3 and AD 3 of the North Lanarkshire Local Development Plan. Policy PP3 seeks to maintain and improve the level of amenity appropriate to the local context and by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas. The maintenance of the existing mix of other urban uses, or introduction of a limited range of ancillary uses and activities outwith Classes 8&9 of an appropriate scale withing recognisably mixed-use areas can be appropriate to maintain and support the operation of the General Urban Area. In this instance, the site has been in commercial use for as a small local shop, the nature of which is generally people would walk to this and the operation of a shop has minimal impact to the amenity of the surrounding area. However the nature of hot food takeaways is that it would attract customers from outwith the immediate area and encourage more vehicular traffic for customers and also takeaway deliveries. The lack of parking would put pressure on an already busy street and it would be considered that the operation of this would have a significant intensification of the site which would be detrimental to the residential character of the area.
- 8.7 The proposal requires to be assessed against policies EDQ 1(Site Appraisal) and EDQ 3 (Quality of Development)
- 8.8 Policy EDQ 1 (Site Appraisal) sets out that development will only be permitted where high standards of site planning and sustainable design are achieved. Aspects such as siting; overall layout; density; form; scale; height; massing; proportion; detailing; colour; materials for the proposed development need to be considered. Policy EDQ 3 also includes aspects related to creating areas which provide a sustainable, safe, secure and convenient access to and from the development that makes it easy to move around, and is attractive to pedestrians, cyclists and people with disabilities. Any development would need to integrate well with public transport, green networks and wider links Information. Whilst the introduction of windows to the frontage of the building would be an improvement visually to the appearance, there is no parking provided for the use which would be detrimental to the residential area and considered unacceptable and not complying with Policy EDQ1.
- 8.9 Policy EDQ 2 (Specific Features for Consideration) has consideration in regards to areas subject to hazards (Hazardous Zones) which in this case has no such issues to consider.
- 8.10 Policy EDQ 3 looks to create areas which provide a sustainable, safe, secure and convenient access to and from the development that makes it easy to move around, and is attractive to pedestrians, cyclists and people with disabilities. Any development would need to integrate well with public transport, green networks and wider links.
- 8.11 With regards to Transportation aspects of policy EDQ 3, the NLC Traffic & Transportation assessment considers that the proposed hot food takeaway development would have a detrimental impact on vehicular and pedestrian safety brought about by increased pick up and delivery activity and a lack of parking and, as such, would justify a refusal of this proposal.
- 8.12 Policy EDQ 3 also includes the requirement for the assessment of and (where necessary) the mitigation of noise or pollution impacts caused either by the development or within the development site. Information has not been supplied regarding extraction of odour and noise details for the equipment. The later operational hours of a hot food takeaway would impact upon the residential character of the area. Noise matters in regards to extraction equipment have not been addressed and whilst mitigation measures could be considered in regards to planning conditions should the application be supported, the lack of information leaves this part of the proposal not fully considered. In addition to this the nature of development goes against the existing use of the area, therefore the development goes against Placemaking Policy 3, General Urban Area as it is not in keeping with the residential character of the area.
- 8.13 Taking into account the above assessment, it is considered that proposed development would be contrary to Policies EDQ 1 and EDQ3.

8.14 A summary of the objections and our response thereon are detailed below:

Comment: Concern in regards to an increase in traffic and lack of off street parking and pressure on existing on street parking provision. Also of note is impact to disabled parking space/accessibility.

Response: After consultation with NLC Traffic & Transportation it has been determined that the proposal has the potential to be detrimental to road safety. The lack of any dedicated off-street parking creates an issue and this would compromise the current on-street parking by putting additional pressure on a residential street which and could lead to vehicular and pedestrian conflict. The potential impact of disabled parking access is noted and this would be included as assessment of the impact on on-street parking pressures within this area.

Comment: Environmental Factors (noise creation, bin odour, disturbance and litter)

Response: It is agreed that the increased activity and disturbance typically associated with hot food uses is likely to have an unacceptable impact on the residential amenity of this area which in this instance is primarily residential.

Comment: Odour Creation from Cooking Smells

Response: NLC Protective Services were consulted and had requested technical information in regards to the extraction equipment to be used. The applicant had not chosen any specified equipment and as such did not have this information available to provide. This meant Protective Services would have been unable to confirm if the extraction equipment was acceptable in regards to addressing suitable odour extraction. The ancillary flue proposed however was acceptable in regards to the height achieved above the ridgeline of the building. It would be noted that cooking fumes might have been acceptably addressed through the imposition of planning conditions, should the appropriate information have been provided.

Comment: Impact on Residential Character and Amenity

Response: The nature of the development does not fit within the wider context of the site as a residential area. The additional activity would cause general noise and disturbance to the detriment of residential amenity and road safety. It is considered the impact of these issues on residential character warrant a refusal of this application in this instance.

Comment: Noise Creation from Extraction Equipment

Response: Protective Services had requested additional information in regard to the technical information of the equipment to be used. This information would allow clarification if there was any Noise Impact Assessment (NIA) required as they would be unable to confirm this matter until the information was provided. If required, then a NIA would have to be sought for further consideration and any mitigation measures to be required.

Comment: Anti-Social Behaviour

Response: Anti-social behaviour was raised as an objection point however this is not a planning consideration and therefore not relevant to the application.

Comment: Installation of Illuminated Signage

Response: Should the application be approved then any proposed illuminated signage would require to seek separately advertisement consent.

Comment: Amount of hot-food establishments nearby.

Response: This is not a planning consideration. However, it would be noted that the area is characterised by predominantly residential properties, and this is one of the few commercial units in this immediate locality.

- 8.15 It is considered that the concerns raised by the objectors, do raise valid points of consideration and the assessment of the application reflects this.
- 8.16 The applicant has advised that they are struggling to operate with having two similar units in reasonably close proximity and are seeking to diversify to an alternative use. It is however acknowledged that the site is a long established shop unit. Whilst a similar Class 1 use could be undertaken with no need for planning permission the issue is that any alternative use which requires a change of use is going to be problematic when it is likely to increase traffic and require parking, which is not going to be achievable and detrimental to the residential amenity of an area. Any alternative use needing planning permission would require to have low level traffic generation and create a minimal impact upon the residential amenity of the area.
- 8.17 In view of the above, it is considered that the proposal does not comply with the relevant Policies 13 and 14 of NPF4 and is also considered contrary to Policy PP3, AD3, EDQ 1 and EDQ 3 of the North Lanarkshire Local Development Plan.

9. **Conclusions**

- 9.1 It is considered that the proposed development is contrary to Policy PP3 (Purpose of Place) and Policies EDQ 1 & 3 and as such is considered unacceptable and likely to result in a detrimental impact on surrounding residential amenity and road safety sufficient to warrant refusal of the application in this instance.
- 9.2 Information was requested from the applicant in regard to technical details about the proposed extraction equipment to be installed, however this was not provided due to the applicant not currently having this information. As such it meant Protective Services were unable to confirm their position regarding both potential odour and noise from this proposal. Therefore the suitability of this element of the development cannot be assessed.
- 9.3 It is considered that the proposed development will not integrate successfully into the local area or avoid harm in relation to road safety, environmental factors and impact on residential character. Accordingly, it is recommended that planning permission be refused for the reasons noted above.