

Appendix 2(c)

Representations

Representation From	Dated
♦ Jean Sanders, by email	02/06/18
♦ Chris Whitehead, by email	03/06/18
♦ Mr and Mrs Laing, Clydesholms Braes, St Patricks Road, Lanark ML11 9EH	04/06/18

Howe, Lorraine

From: Jean Sanders [REDACTED]
Sent: 02 June 2018 15:53
To: Planning
Subject: Application P/18/0245. House plot, St Patricks Road, Lanark, ML11 9EH

I wish to object to Planning Application P/18/0245 on the following grounds:

1) Lanark Settlement Boundary

The site is outside the Lanark settlement boundary in the Adopted Lanark Plan (2015). Council policy is that any development should seek to enhance the environmental quality of the area.

The site at present is a pleasant field overlooking St Patricks Road, a very popular walking area for local people and, as part of the Clyde Walkway. also for walkers from further afield.

A house - particularly if of the style and size of that permitted on the nearby site C/17/0044 - would damage the rural nature of the area and be in stark contrast to the adjoining older houses.

2) New Lanark Buffer Zone

Council policy here is that the area "be protected and enhanced".

The change from attractive countryside to housing site would have the opposite effect.

3) Designed Landscape zone on the south side of St Patricks Road.

The application site is separated from this designated area only by the width of St Patricks Road.

Wildlife freely traverse the road. The landscape of the Clyde Valley should be viewed as a whole. A narrow strip of valley side is inadequate to preserve the landscape quality of the area. Both sides of the road should be protected from building development.

4) Road Safety

St Patricks Road is narrow and well used by walkers. There is no pavement . Additional traffic would be a danger to road users , especially walkers.

5) St Patricks Well

South of Scotland Archaeology Service in a letter to South Lanarkshire Council dated 8 May 2015 concerning CL/15/0159, stated that transporting large volumes of earth past the well would cause ground disturbance in the vicinity of St Patricks Well. The letter stated that this option should be avoided. However, this has already happened. Despite no approval having been given for this action , which was outside the designated curtilage of CL/15/0159 , the removal of soil to the area above the well has already taken place. Have the West of Scotland Archaeology Service been consulted.? If the development is allowed to proceed there will doubtless be further disruption to this ground.

St Patricks Well is an historic feature of Lanark, one of the few remaining medieval wells of Lanark. It is a spring which collects water from a wide area most immediately in the field now the subject of this planning application. The water is substantial in flow , runs throughout the year and with very clear water quality. If the development is permitted I request that a method statement be put in place , and its implementation strictly monitored, to ensure the protection of the spring head and the water supply.

I request that these views be taken into consideration when determining this application.

Jean Sanders

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Howe, Lorraine

From: Chris Whitehead [REDACTED]
Sent: 03 June 2018 22:01
To: Planning
Subject: Planning Application P/18/0245 - St Patricks Road, Lanark ML11 9EH

Dear Sir or Madam,

I wish to voice my objections to Planning Application P/18/0245 on the following grounds.

I understand at this stage that the landowner has made an application for outline planning consent for the identified plot. The following items I believe have effect on the decision to grant such permission or to impose strict conditions upon which consent be given.

1 – The drawing submitted and titled “Cross Section aa and bb” indicates a property height which is not consistent with the neighbouring properties. Consent should only be given conditional that the roof height of any subsequent development should be in line with the neighbouring properties thereby dictating that the roof height should be set no higher than halfway between the height of the property neighbouring NW (Clydesdale Braes) and the property neighbouring SE (Limewood). I note the drawings state that the roof height will be no higher than the proposed dwelling on the land between Limewood and Rubislaw however this is an inappropriate reference point given the natural slope of the hillside.

2 – The drawing submitted and titled “Proposed site plan” shows a development footprint where the property would be positioned to the rear of the plot and set well back behind the line of existing properties (and as noted in point 1, at a greater height) which would impact on the privacy of the existing properties. In particular the proposed property would overlook the rear of Limewood with an outlook onto the rear of the property including bedrooms. Such privacy issues would also extend to the living rooms and garden, all of which would be forward of and lower than the proposed building. The outline development footprint should therefore be granted only on condition that the indicated position for development is closer to the front of the plot in line with the properties on either side. One reason for the proposed building location may be the existing waste water and sewerage pipes however this should not override the need for appropriate location and if necessary the said pipes should be relocated to accommodate building at an acceptable location.

3 – There is an existing development plot (CL/17/0044) currently with no development work active which had been left in an unsightly condition following a lengthy build project to establish a new driveway originally indicated to be a 6 to 8 week build project that has to date taken close to nine months. The works do not comply fully with the approved plan drawings and are still incomplete with no confirmed completion date. The excess earth removed from this site has been deposited in the plot under this planning application. This soil is positioned at the site boundary and presents an unsightly drainage, dust/dirt issue to our neighbouring property. Any consent for planning should be given conditional that the site isn't used as a waste storage location and that the deposited earth be removed in order to return the site to its original natural condition - Please note that the deposit of excess soil is contrary to the development conditions granted for the site between Limewood and Rubislaw (CL/15/159) which require that excess soil be removed from the site appropriately.

4 – The planning permission for any building should be consistent with previous consents such as that for C/17/0044 in that the dwelling should be a single story building. I note the example building in the drawings suggest it will be a split 2 story building.

5 – The proposed site entrance is part of an existing layby/passing place. The addition of a driveway entrance at this position will reduce the usable space for stopping/passing and increase the difficulties for passing traffic. Furthermore, St Patricks Road is a narrow lane with no footpaths well used by walkers and cyclists. Additional traffic will be a danger to road users

6 – The proposed site entrance shows an entrance positioned at an acute angle to the traffic approaching the site along St Patricks Road. This will mean a sharp turn on entry to the property but also a restricted sightline for traffic exiting the site. This will increase the likelihood of road traffic accidents with vehicles as well as horse riders and cyclists who often travel at speed down the lane.

7 – Council policy towards the New Lanark Buffer zone is that the area should be protected. The area is currently an attractive wild grass and tree filled area frequented by wildlife. A change of use to a building plot would have the reverse effect to this policy.

8 – The proposed site sits outside the Lanark settlement boundary in the Adopted Lanark Plan (2015). Council policy dictates that development should seek to enhance the environmental quality of the area. The proposed development would be contrary to this statement. There is a designated landscape zone on the south side of the lane. This zone encourages a wide variety of wildlife including deer that traverse St Patricks Road and use the land under this application as an area for grazing and for habitat. The land also serves as access through to the woodland to the rear of this plot and neighbouring plots. Any building work will close off this access, disrupting the wildlife and leaving it vulnerable to accidents from traffic on the lane as well as reducing important habitat. Building work on the site can therefore only be considered detrimental to the environment and contrary to the Lanark Plan.

9 – St Patricks Spring is an historic feature of Lanark which collects water from the surrounding fields and hillside through the plot under this application. The water collected is of high quality and flows substantially year round. Any building on this site will disrupt the natural water flows and potentially cause the spring to cease flowing or damage the water quality. A condition of any building work should be that a clear documented procedure be put in place to ensure the maintenance of this natural feature in its current form. Recent deposits of earth excavated from another plot and deposited on the site have already disrupted the water flow from the spring causing it to overflow into the drains on St Patricks Road – such risks have previously been identified by the West of Scotland Archaeology Service in a letter to the Council on 8th May 2015 in relation to application CL/15/0159 which noted that the transportation of earth in the vicinity of the spring could cause ground disturbance and affect the spring. Given that the indicated risk has already been proven correct it can reasonably be expected that further disruption will be caused by the increased traffic past the spring and across its natural course during an extended building project. It should be noted that the WoSAS recommended that traversing the spring's water course with building plant should be avoided.

Should planning consent be given with conditions I request that monitoring of such conditions be strictly enforced. The landowner to-date has not completed the development under planning consent for the driveway (CL/15/159) as per the submitted drawings and furthermore the disposal of excess soil from the excavation of the site has not been undertaken in line with the stated conditions of the consent. It is therefore imperative that any and all conditions are complied with.

Thank you for your consideration of these points.

Regards,
Chris Whitehead

Limewood, St Patricks Road, Lanark ML11 9EH

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**Clydesholm Braes
St Patrick's Road
Lanark
ML11 9EH**

4 June 2018

Clydesdale Area Planning Office
For the attention of Ailsa Shearer

Your Ref: Planning Application P/18/0245

We wish to register our objections to the proposed housing development west of Limewood, 16 St Patrick's Road, Lanark on the grounds detailed below.

This development will further increase traffic on St Patrick's Road which at this point is part of the Clyde Walkway. It will detract from the rural environment that brings many to the Walkway and Lanark itself. As daily users of this road both as drivers and on foot we can attest that there is barely enough space for cars to pass pedestrians. Each new development granted brings increased traffic and an increased risk to users of the Walkway and other pedestrians.

The site falls within the New Lanark World Heritage Site buffer zone, Lanark has many other areas allocated for housing and urbanisation of areas such as this can only damage the prospects for leisure and tourism in the Lanark / New Lanark area. There is a Settlement Boundary specified within the Buffer Zone - the site of this application is out with that zone.
Ref :

<http://www.newlanark.org/uploads/file/New%20Lanark%20World%20Heritage%20Site-%20Map%20of%20Designations.pdf>

The location of the Scottish Water drains on the applicant's drawings varies significantly from the details shown on Scottish Water's consultation response. Using Scottish Water data, they are at the same location as the proposed house.

There is no justification for placing the house at the same height as the proposed house between no. 14 and no.16. St Patricks Road has a natural gradient, falling as it progresses towards the Clyde (NW). Building an oversized house in the proposed location would make it too high for the setting and the design shown in the applicants drawings would be out of place with its environs and it would dominate and disrupt the landscape rather than fitting in to it. The height of the proposed development is 8m, much taller than surrounding properties (only the tip of one part of the roof of the CL/17/0044 house reaches such a height).

Conclusion

In conclusion, for the reasons documented above, we urge the Planning Committee to refuse this application.

Yours Sincerely,
Steven Laing
Valerie Laing