

Report

Report to:	Planning Committee
Date of Meeting:	8 August 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/22/0078
Proposal:	Erection of dwelling with associated works
Site Address:	Land adjacent to Holmpark, Stoney Meadow Road, East Kilbride, G74 3XY
Applicant:	Mr Euan Pringle
Agent:	Claudio Marini
Ward:	10 East Kilbride East
Application Type:	Full Planning Permission
Advert Type:	Development contrary to development plan and Non-notification of neighbours: East Kilbride News 9 February 2022
Development Plan Compliance:	No
Departures:	N/A
Recommendation:	Refuse
Legal Agreement:	N/A
Direction to Scottish Ministers	N/A

1. Reason for Report

- 1.1. The application is required to be determined by the Planning Committee under Clause 2.4 of the Decision-Making Process 2015 as Councillor Scott, as an Elected Member of the Planning Committee, has requested that the application is referred to Committee for consideration and this has been agreed by the Head of Planning and the Chair of the Planning Committee.

2. Site Description

- 2.1. This application relates to land adjacent to an existing dwelling at Holmpark, Stoneymeadow Road, East Kilbride. The site extends to approximately 0.17 hectares and is identified as Green Belt within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2) (2021). The site is bound to the north by Stoneymeadow Road, to the north-east and north-west by urban farmland, to the east by the Lee's Burn, to the south by an established tree belt and dismantled railway, and to the west by existing residential properties. It is noted that the applicant also owns the area of land to the east of the site.
- 2.2. The site sits lower than the adjacent dwelling in a valley surrounded by mature woodland. The frontage of the site onto Stoneymeadow Road, includes shrubs and bushes along this boundary. The main area of the site is maintained grassland with a mature tree belt towards the rear of the site. There is an existing outbuilding with a footprint of approximately 48 square metres towards the north-east of the site. The applicant advises this had originally been used for housing chickens with the surrounding land used for growing and selling fruit and vegetables. More recently, the building has been used for storage, but is no longer required.

3. Description of Proposed Development

- 3.1. The proposal is for the removal of the existing outbuilding and the erection of a detached dwelling positioned toward the north-east of the site with a new vehicular access into the site running parallel to Stoneymeadow Road.
- 3.2. As noted above, the frontage of the site would be towards Stoneymeadow Road with the access road and parking in front of the dwelling. The proposed dwelling would have a footprint of approximately 250 square metres providing various accommodation across three levels. It is noted that due to the levels being different between the site and Stoneymeadow Road, the dwelling would be 1.5 storeys to the front, but would include an extra level when viewed from the rear. This would provide a kitchen/dining room, playroom, living room, bedroom and garage at ground floor, 4no. bedrooms with associated bathrooms and ensembles on the first floor, and a cinema, games room and office at the lower ground level. The proposed dwelling would be finished in a mixture of natural slate, facing stone, wet dash render and with a feature stone front façade.

4. Relevant Planning History

- 4.1. Permission in Principle was granted for erection of dwelling in 2016 under application number EK/16/0014. This application expired without an approval of matters specified in conditions application being submitted.

5. Supporting Information

- 5.1 The following information was submitted by the agent in support of the application:

Design Statement 2022 – this outlines the site context, planning history, proposed siting and design of the development, and references relevant policies of SLLDP2.

Updated Design Statement 2023 – updated version of the above but also refers to National Planning Framework 4 (NPF4) and seeks to justify the proposal.

Flood Risk Assessment with self-certification and independent check – this outlines the flood risk at the site and proposed sustainable drainage.

Environmental Desktop Appraisal – this outlines the ground conditions at the site.

6. Consultations

- 6.1. **Environmental Services** - No objections to the proposal subject to the attachment of a condition and advisory notes in relation to noise and contamination.

Response: Noted.

- 6.2 **Roads Development Management** - No objections to the proposal subject to the attachment of conditions in relation to parking, surfacing, visibility splays and the provision of a Construction Traffic Management Plan (CTMP).

Response: Noted.

- 6.3 **Roads Flood Risk Management** - Following submission of a flood risk assessment, self-certification and independent check, no objections have been offered subject to the attachment of conditions requiring clarification on the proposed method of drainage.

Response: Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, one representation has been received and the issues raised are summarised as follows:-

- ◆ Scale, design and materials of proposed development
- ◆ Flooding
- ◆ Impact on habitats

The above issues will be considered in the assessment below and a full copy is available to view on the planning portal.

8. Development Plan

- 8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places, and productive places.

National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 4 - Natural places
- ◆ Policy 6 - Forestry, woodland and trees
- ◆ Policy 8 - Green belts
- ◆ Policy 9 – Brownfield, vacant and derelict land and empty buildings
- ◆ Policy 14 - Design, quality and place
- ◆ Policy 15 - Local Living and 20-minute Neighbourhoods
- ◆ Policy 16 - Quality homes
- ◆ Policy 22 – Flood risk and water management

- 8.3. South Lanarkshire Local Development Plan 2 (2021)
For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2.
- 8.4. In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 16 – Water Environment and Flooding

SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy NHE13 - Forestry and Woodland
- ◆ Policy SDCC2 – Flood Risk

South Lanarkshire Council (SLC) Supporting Planning Guidance

- ◆ None

9. Guidance

- 9.1. None applicable.

10. Assessment and Discussion

10.1 Introduction

Detailed planning permission is sought for the erection of a dwellinghouse on land adjacent to Holmpark at Stoneymeadow Road, East Kilbride. The main issues to be addressed in the determination of this application include the acceptability in principle of the proposed development, its layout, siting and design, and an assessment of technical matters. The policies contained within National Planning Framework 4 and the South Lanarkshire Local Development Plan 2 are the main consideration in this case, together with an assessment of any other material planning considerations.

10.2 Principle of Development

The site is located within the defined Green Belt. NPF4 Policy 8 Green Belts sets out the types of development that would be supported in the Green Belt. Developments in these categories also require to demonstrate a specific locational need, that it would not undermine the purpose of the Green Belt, it is compatible with the surrounding established countryside and landscape character, has been designed to ensure it is of an appropriate scale that minimises visual impact, and there will be no significant long-term impacts on the environmental quality of the Green Belt.

- 10.3 The proposal is for the erection of a new build residential dwellinghouse which is not required for any of the purposes set out in Policy 8 and, therefore, there is no specific locational need for the dwellinghouse to be located in the Green Belt. The proposal is therefore considered to be contrary to NPF4 Policy 8.

- 10.4 In terms of the adopted South Lanarkshire Local Development Plan 2 (SLLDP2), the site is located within the Green Belt and therefore the application requires to be assessed under Policy 4 Green Belt and Rural Area. This states that support will not be given for development proposals within the countryside, unless they relate to uses which must have a countryside location.

- 10.5 As set out above, the proposal is for the erection of a new build dwelling which is not required for any of the purposes set out in Policy 4 and therefore there is no specific locational need for the dwellinghouse to be located in the Green Belt. In respect of Policy GBRA1 - Rural Design and Development, it sets out a number of criteria which developments in the Green Belt require to comply with. As set out above, there is no specific locational need for the dwellinghouse to be located in the Green Belt. The proposal is therefore considered to be contrary to Policies 4 and GBRA1 of SLLDP2.
- 10.6 Policy 9 Brownfield, vacant and derelict land and empty buildings of NPF4 seeks to promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. The policy further advises that proposals on greenfield sites will not be supported unless the site has been allocated for development. The applicant's supporting statement advises that the site should be considered as brownfield given the existing outbuilding. However, this site is not considered to be brownfield therefore this policy is not applicable in this instance.
- 10.7 Climate Change
NFP4 Policy 1 Tackling the Climate and Nature Crises and NPF4 Policy 2 Climate Mitigation and Adaptation aim to ensure that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The site is located outwith the settlement boundary and, therefore, is not considered sustainable development as it will increase emissions by encouraging vehicular travel. It is remote from services and facilities and would require the occupants to travel by private vehicle for activities including work, retail and leisure. It is, therefore, considered that the principle of the development is contrary to NFP4 Policy 1 Tackling the Climate and Nature Crises and NPF4 Policy 2 Climate Mitigation and Adaptation. As such, the proposal further conflicts with SLLDP2 Policy 2 - Climate Change which states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change.
- 10.8 Layout, Siting, and Design
Policy 14 Design, Quality and Place of NPF4 aims to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. It sets out six qualities of successful places, including whether the development is connected and sustainable. Whilst the design of the proposed dwelling is considered to be acceptable, the erection of a dwelling within the green belt, contrary to the policy designed to preserve the green belt, is not considered to be characteristic of a sustainable place. Given its location is removed from any main settlements, the proposal is also not considered to be connected. It is remote from services and facilities and would require the occupants to travel by private vehicle either to East Kilbride or Blantyre for activities including work, retail and leisure. It is, therefore, considered that the principle of the development is contrary to NFP4 Policy 14. As such, this proposal is contrary to Policy 14 of NPF4.
- 10.9 Policy 15 Local Living and 20-minute neighbourhoods of NPF4 seeks to create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling, or using sustainable transport options. In this case, the proposed dwelling would be located adjacent to some existing residential properties, however, access to amenities would rely on travelling outwith this area and given the lack of footpath connections along Stoney Meadow Road, this would likely result in driving to amenities which conflicts with the intention of this policy as it is not connected or sustainable. As such, the proposal would also be contrary to Policy 15 of NPF4.

- 10.10 Policy 16 Quality Homes of NPF4 aims to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities. It states that development proposals for new homes on land allocated for housing in Local Development Plans (LDPs) will be supported. The site is not identified as a housing site in the LDP. It is therefore considered that the proposed development is contrary to NPF4 Policy 16.
- 10.11 Policy 5 – Development Management and Placemaking of SLLDP2 advises that to ensure development takes account of the principles of sustainable development, all proposals require to be well designed and integrated with the local area. Proposals should have no significant adverse impacts on the local community and the environment. Where appropriate, proposals should include measures to enhance the environment. Policy DM1 – New Development Design of SLLDP2 also requires development to promote quality and sustainability in design and layout.
- 10.12 In terms of these policies, the proposed dwelling is 1.5 storeys from the front elevation but includes an extra level when viewed from the rear due to the site sitting lower than road level. As noted above, the footprint of the proposed dwelling is larger than the building on site to be removed and incorporates both traditional and contemporary features within its design. A representation was submitted requesting consideration be given to the scale, design and materials of the proposal. Following assessment of the proposal, the size, scale, design and materials of the dwelling is considered to be acceptable in this instance, and due to its distance from the closest dwelling and the placement of windows, it would have no impact on adjacent properties in terms of loss of privacy or overshadowing. However, new development should also have no significant adverse impacts on the local community. As detailed above, the proposed dwelling is considered to be contrary to NPF4 and the adopted LDP in respect of being located in the Green Belt and being an unsustainable development.
- 10.13 Biodiversity, Trees and Woodland
Policy 3 Biodiversity of NPF4 aims to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. It is noted that the representation received requested impact on any habitats be considered. Policy 4 Natural Places of NPF4 advises proposals, by virtue of type, location or scale that will have an adverse impact on the natural environment will not be supported. Policy 6 Forestry, woodland and trees of NPF4 advises proposals that enhance, expand and improve woodland and tree cover will be supported and those that result in the loss of ancient woodlands, native woodlands, hedgerows and individual trees of high biodiversity value will not be supported. Similarly, Policy NHE13 Forestry and Woodland of SLLDP2 seeks to protect and enhance ancient woodland, other woodlands, hedgerows and individual trees.
- 10.14 In this case, the site is bounded to the rear by mature trees with some bushes and shrubs along the frontage of the site. The main section of the site is currently maintained grass. The applicant notes that the trees to the rear of the site will be retained. The proposal will require the removal of the shrubs/bushes at the front of the site to facilitate the new access and required visibility splay, however, given it is of low quality, this is considered acceptable in this instance. As the proposed dwelling would generally be located on the maintained grass, it is not considered there would be any significant impact on biodiversity or any significant loss of trees and as such, the proposal is considered to comply with Policies 3, 4 and 6 of NPF4 and Policy NHE13 of SLLDP2.

10.15 Flood Risk and Drainage

Policy 22 – Flood risk and water management of NPF4 advises that promoting avoidance as its first principle is the best way to strengthen resilience to flood risk. It also advises that proposals should not increase the risk of surface water flooding, should manage all surface water through sustainable drainage systems and should seek to minimise the area of impenetrable surface.

10.16 Policy 16 – Water Environment and Flooding of SLLDP2 advises that any development which has an unacceptable impact upon the water environment will not be permitted. Policy SDCC2 – Flood Risk advises that all development within an area with the potential for flooding shall be accompanied by a flood risk assessment.

10.17 In this regard, one of the comments raised in the representation received relates to ensuring any flooding issues have been satisfactorily addressed. In this case, the applicant has submitted a Flood Risk Assessment, with independent check and associated drainage design. The Council's Roads Flooding section has reviewed the documentation and advised that they would have no objection to the proposal subject to the further clarification on the proposed method of drainage as it is unclear if the applicant would opt to take the drainage to a tank and discharge to Lees Burn, or if they would use a soakaway.

10.18 Technical Matters

In terms of any technical matters, as noted above, consultees raised no objections to the proposal subject to conditions being attached to any permission granted.

10.19 Conclusion

In conclusion, a full assessment of the proposal against the development plan has been carried out above. Whilst there is compliance with some aspects of the development plan, the application site is located in the Green Belt and there is no specific locational requirement for the dwelling to be located in the Green Belt. The proposal is therefore contrary to Policies 8, 14, 15 and 16 of NPF4, and Policies 4 and GBRA1 of SLLDP2. It is, therefore, recommended that planning permission be refused.

11 Recommendation and Reasons for Refusal

11.1. The Committee is asked to agree the following recommendation:-

Refuse Full Planning Permission for the reasons outlined below:-

01. The proposal is contrary to Policy 8 (Green belts) of National Planning Framework 4 (NPF4) as it does not meet the criteria listed in the policy for green belt development and therefore fails to encourage, promote and facilitate compact urban growth, and use the land around our towns and cities sustainably.

02. The proposal is contrary to Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) as it is not consistent with the 6 qualities of successful places. Specifically, it fails to achieve the characteristics of a sustainable and connected place.

03. The proposal is contrary to Policy 15 (Local Living and 20 minute neighbourhoods) of National Planning Framework 4 (NPF4) as it fails to create a connected neighbourhood.
04. The proposal is contrary to Policy 16 (Quality homes) of National Planning Framework 4 (NPF4) as it does not constitute the delivery of high quality homes in the right locations as set out in the policy criteria.
05. The proposal is contrary to Policy 4 (Green Belt and the Rural Area) of the South Lanarkshire Local Development Plan 2 as the site is located in the Green Belt and there is no specific locational need for the dwellinghouse to be located in the Green Belt.
06. The proposal is contrary to Policy GBRA1 (Rural Design and Development) of the South Lanarkshire Local Development Plan 2 as the site is located in the Green Belt and there is no specific locational need for the dwellinghouse to be located in the Green Belt.
07. The site is located outwith the settlement boundary therefore the proposal is not considered to be sustainable development and will increase emissions by encouraging vehicular travel. As such, the proposal is contrary to Policies 1 and 2 of the National Planning Framework 4 (2023).

David Booth

Executive Director (Community and Enterprise Resources)

Date: 31 July 2023

Background Papers

Further information relating to the application can be found online:

[P/22/0078 | Erection of dwelling with associated works | Land Adjacent To Holmpark Stoney Meadow Road East Kilbride Glasgow South Lanarkshire G74 3XY](#)

Corporate Considerations

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

P/22/0078 Land Adjacent To Holmpark, Stoney Meadow Road, East Kilbride



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Scale:
1:2,000
Date:
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