

Report

Report to:	Planning Committee
Date of Meeting:	14 November 2023
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/1070
Proposal:	Extension of existing feed bins (retrospective)
Site Address:	Roadhead Farm Shieldhill Road Quothquan Biggar ML12 6ND
Applicant:	Mr Geoff Hewitt
Agent:	BHC Ltd
Ward:	03 Clydesdale East
Application Type:	Full Planning Permission
Advert Type:	Advertised under Schedule 2 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As Amended)
Development Plan Compliance:	Yes
Departures:	N/A
Recommendation:	Grant subject to conditions
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 4.1 of the Decision-Making Process 2015: any application which has attracted more than five objections.

2. Site Description

- 2.1. Situated approximately 225 metres west of the settlement boundary of Quothquan, the site is an existing farm and feed operation accessed via Shieldhill Road directly to the north of Quothquan Village Hall and the ruins of the former Quothquan church and graveyard. Roadhead Farm is a large farm and feeds facility and the application site comprises the area of the feed bins and the access route out to Shieldhill Road.
- 2.2. The farm is generally surrounded by agricultural land to the west, south and east with Quothquan to the west. The closest building after the village hall is the residential property at Gatefoot, on the same side of Shieldhill Road as the farm and around 170m from the feed bins which are the subject of this application. The farm lies within the Upper Clyde Valley and Tinto Special Landscape Area as set out in the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

3. Description of Proposed Development

- 3.1. The proposal is seeking consent in retrospect for the erection of additional feed bins adjacent to existing bins and silos at Roadhead Farm. The new feed bins are enclosed in a steel framed structure clad in single skin corrugated steel cladding panels. The structure is an increase on the building approved under permission P/20/1246 and increases the floor area by 249m², with a ridge height of approximately 20.3 metres.
- 3.2. The submitted drawings also show the formation of a hardstanding in the farm yard outside the new building, which measures 160m² (8m x 20m). No other changes are proposed to the existing site.

4. Relevant Planning History

- 4.1. Roadhead Farm has a long history of planning applications related to its long-term use as a cattle farm. In 2005, the partial use of the existing farm as a feed business was consented (CL/05/0360). Since that time there have been subsequent applications for additional agricultural buildings which increased the farm's operational capacity (CL/11/0437, CL/16/0248, CL/17/0174, P/18/0633, P/18/0801, P/19/0675) both in terms of cattle and feed production. In 2020, an application was submitted for the erection of an agricultural shed to house feed bins (P/20/1246) and this was approved in November 2020. The current application is for additional feed bin capacity next to those previously approved in 2020. It was submitted following investigations by Council Officers following complaints from nearby residents that the construction ongoing on site exceeding the scope of what was permitted under application P/20/1246.

5. Supporting Information

- 5.1. The application was submitted with location and plans and elevational drawings of the feed bin buildings including CGIs showing the appearance of the structure in 3D.

6. Consultations

- 6.1. West of Scotland Archaeological Service - Highlighted the proximity to the ruins of Quothquan church and graveyard, however, have advised that the long-established farm and previous disturbance which has taken place in the relatively small site area mean that archaeological work is not required for this application.
Response - Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, 6 letters of representation objecting to the application have been received from separate third parties with a neutral comment being submitted by Quothquan and Thankerton Community Council. The issues raised are summarised as follows:-

- ◆ Increase in traffic
- ◆ Road Safety – traffic speeds
- ◆ Road Safety – inadequate access
- ◆ Late night / early morning activity
- ◆ Noise disturbance
- ◆ Light pollution
- ◆ Impact on visual amenity
- ◆ Intensification of the use to an industrial scale

The above issues will be considered in the assessment below and full copies are 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. The development plan comprises the South Lanarkshire Local Development Plan 2 (adopted 29 March 2021) and National Planning Framework 4 (which was laid before the Scottish Parliament on 8 November 2022 and adopted by Scottish Ministers on 13 February 2023).

Section 24(3) of the 1997 Act confirms that if there is an inconsistency between NPF4 policies and a Local Development Plan which was adopted before 13 February 2023, then the policies in NPF4 prevail.

National Planning Framework 4

- 8.2. 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 (2023)

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 29 - Rural Development

South Lanarkshire Local Development Plan 2 (2021)

- 8.3. The South Lanarkshire Local Development Plan 2 (SLLDP2) was formally adopted on 9 April 2021. For the purposes of determining planning applications the Council will, therefore, assess proposals against the policies contained within the adopted SLLDP2.

SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking

SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy GBRA2 – Business proposals in the Green Belt and Rural Area

9. Guidance

9.1. None.

10. Assessment and Discussion

10.1. Introduction

The main issues to be addressed in the determination of this application are the acceptability in principle of the proposed development, the impact upon amenity 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 raised during the application process.

10.2. Principle of Development

Full planning permission is sought retrospectively for the erection of an extension to existing feed bins at Roadhead Farm, which is located west of the settlement of Quothquan. The farm partially diversified into a feed production, storage and distribution business in 2005 and has expanded incrementally since that point. In 2020, an application for a clad feed bins structure was approved.

10.3. During the implementation of that permission residents raised concerns about the scale and the planning enforcement team subsequently established that the works taking place went beyond the scale of what had previously been approved. This application is to regularise the discrepancy and, therefore, the principle of development hinges on the acceptability of the additional feed bins and structure in the wider context of the site.

10.4. Policy 29 Rural Development of NPF4 advises that development proposals which contribute to the viability, sustainability and diversity of the local rural economy will be supported including the diversification of existing businesses and the creation of production and processing facilities for local produce and materials. In that regard, the proposed feed bins to supplement the existing feed mill part of Roadhead Farm would directly accord with Policy 29 of NPF4.

10.5. Policy GBRA2 of SLLDP2 advises that extensions to existing rural businesses are considered appropriate within the Rural Area. In this instance, the provision of feed bins within the site was considered acceptable in the assessment of application P/20/1246 and the additional 249m² of additional feed bin floorspace in this application is also considered appropriate given the scale of the site.

10.6. Climate Change

Policies 1 and 2 of NPF4 identify that: development shall take account of the global climate and nature crises; and that development should minimise emissions and be adapted to take account of current and future climate risks. In addition, Policy 2 – Climate Change in SLLDP2 states that all new development proposals should seek to minimise and mitigate against the effects of climate change. In this instance, the proposal is only for additional feed bin capacity at an existing rural farm and feed business. The site is not at risk of flooding and there would be no adverse impacts on biodiversity, soils or air quality of the blue/green network as a result of the proposal.

Design

- 10.7 Policy DM1 of SLLDP2 requires new development to respect the local context and be appropriate to the character and topography of the site in terms of layout, scale, proportion, massing and appearance of buildings, structures and landscaped and hard surfaced areas.
- 10.8 The proposed feed bins and steel-clad structure are considered appropriate in scale and appearance for the large-scale farming and feed enterprise that takes place on site. The materials are appropriate for a rural setting and accord with the other agricultural buildings which have been constructed on site in the last decade or so.

Impact Upon Amenity

The proposed feed bins will increase the capacity of the animal feed operation, however, the noise associated with this process, outwith the period of construction, is not anticipated to differ significantly from that generated by the existing operations on site. Conditions regarding noise levels and mitigating light pollution are already in place on the feed mill use as part of planning permission CL/05/0360 and, as such, it is not considered necessary or appropriate to duplicate those conditions on this application. The traffic generated by the existing use and the expansion of the business over the last decade is outwith the scope of this application and likewise issues of traffic safety and road users on Shieldhill Road failing to respect statutory speed limits are outwith the scope of this application for feed bin storage.

Other Concerns Raised

- 10.10 Consultees raise no objections to the proposal. With regards to issues raised by objectors that have not been referenced above, the creation of a new vehicle access through an adjacent field, referenced by the Community Council as already under construction, is not part of this development proposal and is outwith the scope of this application. Should this access be outwith permitted development rights and require permission, its merits, and any consequential impacts upon traffic movements or adjacent archaeological heritage assets would be considered in any associated application.

Conclusion

- 10.11. The proposal, subject to appropriate conditions, accords with national and local policies regarding the expansion of a rural business. The scale and nature of the proposals, when compared to the scale of the wider farm and feed operation, naturally limit the impact they can have on the amenity of the surrounding area. Issues of noise and light pollution have been addressed via continuing conditions on previous consents. It is therefore recommended that approval is granted subject to conditions.

11. Recommendation and Conditions

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

Grant Planning Permission Subject to the following Conditions:-

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this decision notice.

Reason: To comply with Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. That before any cladding materials are brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority. The external cladding shall thereafter be installed as approved.

Reason: To ensure that the accommodation does not become occupied by long-term or permanent residents without the express grant of planning permission and to ensure compliance with local plan policy.

03. Any lighting installed upon the new structure or within the yard to illuminate the new hardstanding shall accord with the measures to prevent light spillage already imposed by condition 13 of planning permission CL/05/0360.

Reason: Reason: In the interests of traffic safety and visual amenity.

12. Reasons for Decision

- 12.1 The proposal complies with Policies 1, 2 and 29 of National Planning Framework 4 (adopted 2023) and Policies 2, 4 and 5 of the South Lanarkshire local Development Plan and is appropriate at this existing rural business. There are no material considerations which would justify the refusal of planning permission.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 2 November 2023

Background Papers

Further information relating to the application can be found online:

[P/23/1070 | Extension of existing feed bins \(retrospective\). | Roadhead Farm Shieldhill Road Quothquan Biggar ML12 6ND \(southlanarkshire.gov.uk\)](#)

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:-

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E-mail: planning@southlanarkshire.gov.uk

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 Lancashire County Council

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