

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>8</h1>
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Report to: **Planning Committee**  
 Date of Meeting: **23 February 2010**  
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/10/0013  
 Planning Proposal: Formation Of Extension To Cemetery And New Vehicular Access

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Land to north of existing cemetery on the B7016, Carnwath

## 2 Recommendation(s)

### 2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Detailed Planning Permission – (Subject to Conditions – Based on Conditions Stated).

### 2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this application.

## 3 Other Information

- ◆ Applicant's Agent: South Lanarkshire Council
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**

- Policy STRAT4: Accessible Rural Area
- Policy ENV34: Development in the Countryside
- Policy DM1: Development Management

- ◆ Representation(s):
  - ▶ 0 Objection Letters
  - ▶ 0 Support Letters
  - ▶ 0 Comments Letters
- ◆ Consultation(s):

Environmental Services

Roads and Transportation Services (Area Manager, Clydesdale)

S.E.P.A. (West Region)

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site consists of undulating agricultural land located in the rural area adjacent to the northern boundary of the existing Carnwath Cemetery, approximately half a mile to the west of the town. The site extends to approximately 1.9 ha and is bounded by open agricultural fields to the north and west, by the existing Council maintained cemetery facility to the south, and by a Council Roads Depot to the east, sited beyond the B7016 Braehead Road. The existing cemetery takes vehicular access from the Braehead Road, utilising a single, narrow access and egress point with limited visibility. Mature woodland effectively screens the existing cemetery from the south and west, with limited public views from the north and east due to the topography of both the site itself and the immediate surrounding landform.

## **2 Proposals**

- 2.1 The applicants propose to extend the existing 1.65 Ha cemetery into the adjoining agricultural land to the north, adding an additional 1.95 Ha. The submitted plans indicate that the lairs will be set out in a manner that reflects the current layout of the existing cemetery, with vehicular access by means of a series of internal access roads. In addition a new vehicular exit point onto Braehead Road is also proposed, positioned at a point where vehicular visibility can be maximised. In order to achieve the required visibility splays at this location the existing grass verge and adjoining land will require to be regraded. Additional tree planting is also proposed along this boundary on Braehead Road, behind the visibility splays, and it is proposed to screen the remainder of the site by creating a small (0.75m high) landscape bund along the northern and western boundaries. To separate the cemetery from the adjoining agricultural land stob and wire fencing is also proposed. No additional parking provision is proposed as the existing facility has capacity for 26 vehicles.

## **3 Background**

### **3.1 Local Plan Status**

- 3.1.1 In the South Lanarkshire Local Plan (Adopted March 2009) there are several relevant policies which apply in respect of this proposal. The site is covered by Policy STRAT4: Accessible Rural Area which aims to promote the development of the settlements within this area as more sustainable communities. Isolated and sporadic development will generally not be supported except under the exceptional circumstances set down in Policy CRE2 for development for agriculture or appropriate uses in the rural area.
- 3.1.2 Policy ENV34: Development in the Countryside emphasises the need to respect the existing landscape and avoid adversely interfering with existing views in and out of the site.
- 3.1.3 Policy DM1: Development Management aims to avoid detrimental impacts upon visual and environmental amenity, that the proposal should respect the local context and encourages sustainability.

### **3.2 Relevant Government Advice/Policy**

- 3.2.1 None relevant

### **3.3 Planning History**

3.3.1 There are no records of any previous planning applications on the application site.

#### **4 Consultation(s)**

4.1 **SEPA** – have no objections to the development and confirm that they have been provided with ground investigation reports and had pre application consultations with the applicants. As a result of these discussions SEPA are content that any groundwater issues have been satisfactorily resolved with respect to the site and its intended use.

**Response:** Noted.

4.2 **Environmental Services** – have confirmed they have no objections to the proposals.

**Response:** Noted.

4.3 **Roads and Transportation Services (Area Manager, Clydesdale):** no objection subject to conditions requiring the provision of a minimum 5.5 metre wide vehicular junction, a suitable drainage system to prevent the flow of water onto the public road network and the provision and maintenance of visibility splays at the vehicular exit point onto Braehead Road. They also note that the proposed exit point onto Braehead Road has restricted visibility and therefore recommend that it is relocated 75 metres to the north.

**Response:** Noted. The applicant has amended the position of the proposed exit point as suggested and I am satisfied that the other matters can be covered by appropriate conditions.

#### **5 Representation(s)**

5.1 In response to the advertisement of the application in the local press as Development Potentially Contrary to the Development Plan, Nature or scale of Development and Non-notification of neighbours, no letters of objection have been received.

#### **6 Assessment and Conclusions**

6.1 The application seeks detailed consent for the formation of an extension to the existing Carnwath cemetery facility, and a new associated vehicular access point. The main determining issues are compliance with the adopted Local Plan policies and impact upon visual and rural amenity.

6.2 The adopted South Lanarkshire Local Plan covers the application site, identifying the site as being located within the countryside, subject to Policy STRAT4: Accessible Rural Area. The policy aims to promote the development of the settlements within this area as more sustainable communities and states that isolated and sporadic development will generally not be supported except under the exceptional circumstances set down in Policy CRE2 for development for agriculture or appropriate uses in the rural area. The proposed development does not fall within the definition of agriculture and in addition, the proposed use does not fall within those referred to as appropriate under Policy CRE2. Notwithstanding this I am satisfied that the proposal represents a necessary extension to an existing community facility that has historically been located in the rural area. I also consider the retention and expansion of the cemetery at this location will in fact assist with promoting the settlements in this area as more sustainable communities as the alternative to extending the existing cemetery would be to provide additional cemetery space

elsewhere in the South Lanarkshire Area, requiring further vehicle movements for undertakers and the family/friends of the deceased.

- 6.3 Policies ENV34 and DM1 encourage development which respects the local surroundings, landscape, biodiversity, avoiding infringing upon views in and out of the site, discourage sub-urbanisation and adhere to the principles of sustainability. Following a detailed assessment of the proposals I am of the opinion that the development will be visually contained by existing woodland and the topography of the site in relation to the wider area. This would be re-inforced by the additional landscape bund that is proposed and therefore any visual impact upon the landscape setting of the wider rural area will be minimal. In terms of sustainability the proposed cemetery extension will serve the surrounding small settlements and consequently I consider the proposal fully supports the objective of sustainability.
- 6.4 There have been no objections or adverse comments to the proposals from statutory consultees nor representations from the surrounding area. The application includes a proposed new vehicular exit point onto the derestricted Braehead Road, and I am satisfied that this provision will improve the existing situation from a road safety point of view as vehicular access is severely restricted at the historic access point into the cemetery.
- 6.5 Following a detailed assessment, I am satisfied that the proposals represent an appropriate form of development for the site and recommend that detailed planning consent be granted. A departure from the adopted South Lanarkshire Local Plan can be justified for the following reasons;
- (1) The proposal involves an extension to an existing, valuable community facility,
  - (2) The proposal would not have an adverse impact on the landscape character or visual amenity of the area,
  - (3) The proposed access would improve road safety,
  - (4) There are no infrastructure implications.

## **7 Reasons for Decision**

- 7.1 For the reasons set out in 6.5 above.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**5 February 2010**

### **Previous References**

- ◆ None

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
  - Environmental Services 01/02/2010
  - SEPA 28/01/2010

**Contact for Further Information**

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

Stuart Ramsay

(Tel :01555 673187 )

E-mail: [Enterprise.lanark@southlanarkshire.gov.uk](mailto:Enterprise.lanark@southlanarkshire.gov.uk)

**CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers: Planning DWG, No.2 Master Plan.
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or layout shall take place without the prior written approval of the Council as Planning Authority.
- 4 That notwithstanding the terms of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 or (or any such order revoking or re-enacting that order), no fences, walls or other means of enclosure shall be erected on the site other than post and wire fences up to 1 metre in height or those expressly authorised by this permission without the prior written permission of the Council as Planning Authority.
- 5 That the approved landscaping scheme for the area coloured in green on the approved plans shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following completion of the development hereby approved, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.
- 6 That before the development hereby approved is brought into use, a minimum 5.5 metre wide dropped kerb access to the site shall be constructed in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 7 That before the development hereby approved is completed or brought into use, a 2 metre wide grass verge shall be constructed along the frontage of the site on Braehead Road, to the specification of the Council as Roads and Planning Authority.
- 8 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 180 metres measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 9 That before the development hereby approved is completed or brought into use, a drainage system capable of preventing any flow of water from the site onto the public road or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.

**REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 In the interests of amenity and in order to retain effective planning control.
- 4 These details have not been submitted or approved.
- 5 In the interests of amenity.
- 6 In the interest of public safety.
- 7 In the interest of public safety.
- 8 In the interest of road safety.
- 9 To ensure the provision of a satisfactory drainage system.



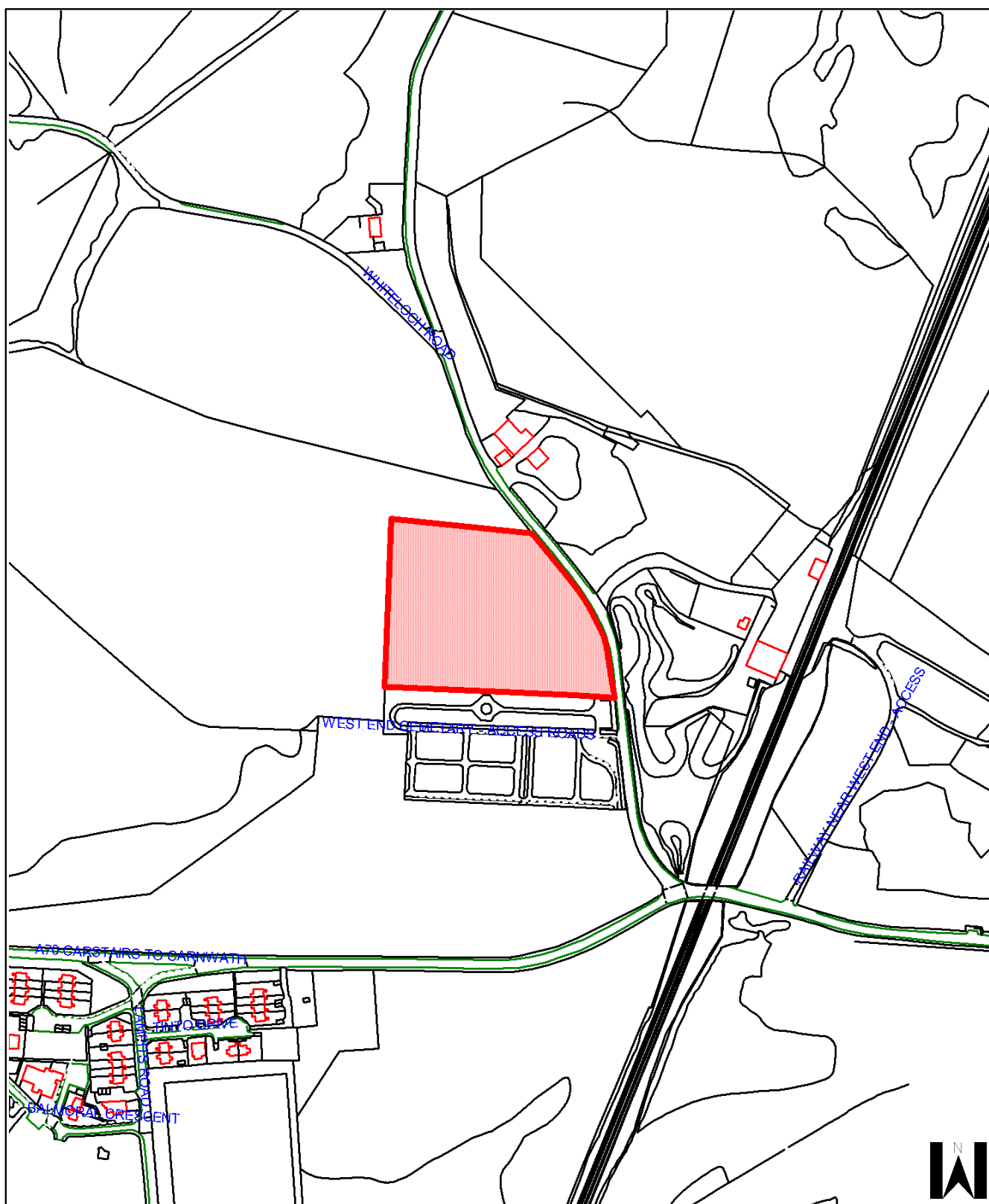
CL/10/0013

Planning and Building Standards Services

Land to north of existing Cemetery, Carnwath

Scale: 1: 5000

For information only



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