

Report

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

Reference no:	P/23/0596
Proposal:	Erection of detached dwellinghouse on agricultural land
Site Address:	Stockwell Farm Braidwood Road Braidwood Carluke ML8 5NG
Applicant:	Mr and Mrs C Smith
Agent:	Richard Pears
Ward:	01 Clydesdale West
Application Type:	Planning Permission in Principle
Advert Type:	None
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 As required by the approved South Lanarkshire Council Planning Application *Decision-Making Process 2015*, a request that this otherwise delegated application be determined by the Planning Committee was received from local ward member, Councillor David Shearer and this was agreed by the Head of Planning and Regulatory Services and the Chair of the Planning Committee.

2. Site Description

- 2.1. Situated approximately 90 metres west of the settlement boundary of Braidwood, this application relates to an agricultural field belonging to Stockwell Farm. The area is generally surrounded by agricultural land to the west, south and east, with the former Braidwood Estate grounds and category C listed Braidwood House (LB52615) to the north.
- 2.2 The buildings of Stockwell Farm consist of the farmhouse, situated on the southern access, stable block, several sheds, a garage, polytunnel and an open shed which is situated within the proposed site. To the north of the site access is an area identified as long-established woodland of plantation origin, included within the Ancient Woodland Inventory (AWI) of Scotland. The whole site and the immediate vicinity is situated within the Green Belt, as designated in the adopted South Lanarkshire Local Development Plan 2 (LDP2).

3. Description of Proposed Development

- 3.1. The proposal is seeking consent for the erection of a new dwellinghouse which will utilise the existing north-south access of Stockwell Farm.
- 3.2 As the applicant is applying for Planning Permission in Principle (PPiP), detailed design is not required at this stage. An indicative design, of a detached garage, driveway and a 1 and a half storey dwelling with a 96m² footprint has been provided, as well as previous designs by the applicant's agent comprising of pitched roof buildings with timber, zinc and corrugated metal sheeting as indicative materials.

4. Relevant Planning History

- 4.1. (CL/07/0830) An application for the erection of a dwellinghouse was submitted in 2009 which was refused primarily due to constituting new residential development in Green Belt without appropriate justification. This decision was appealed by the applicant and was not successful.
- 4.2 (CL/13/0193) An application for the erection of an agricultural shed for storage purposes was approved in 2013 and has since been implemented.
- 4.3 (CL/16/0467) An application for the erection of a timber stable block and tack room was approved in 2017 and has since been implemented.

5. Supporting Information

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

- 5.1 Supporting Statement – this outlines and justifies the proposed siting and design of the development.

6. Consultations

- 6.1 **Roads Development Management Team:** A Passing place should be provided within the private access to allow vehicles to pass. Where the proposed driveway meets the existing access, a visibility splay of 2m x 20m should be provided and confirmed on a plan. Car parking to be in modules of 3m x 6m should be dimensioned on a plan.

Response: Noted.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, no representations were received.

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 and National Planning Framework 4.

8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is the 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. The relevant policies are:-

National Planning Framework 4 Policies (2023)

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 3 – Biodiversity
- ◆ Policy 8 - Green Belts
- ◆ Policy 14 - Design, Quality and Place
- ◆ Policy 15 - Local Living and 20 Minute Neighbourhoods
- ◆ Policy 16 - Quality Homes

8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council will, therefore, also assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (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

SLLDP2 Volume 2 Policies

- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy GBRA8 – Development of Gap Sites
- ◆ Policy GBRA9 - Consolidation of Existing Building Groups

9. Guidance

9.1. None

10. Assessment and Discussion

10.1. Introduction

Planning permission in principle is sought for the erection of a dwellinghouse on agricultural land at Stockwell Farm, which is located southwest of the settlement of Braidwood. The purpose of the application is to determine whether the principle of the development is acceptable. Assessment against national and local policy are the main considerations, together with an assessment of any other material planning considerations.

10.2. Principle of Development

The site is located within the defined green belt. Policy 8 of NPF4 aims to encourage compact urban growth and use the land around towns and cities in a sustainable way. Regarding proposals for residential development within the green belt, Policy 8 of NPF4 states that these will only be supported where the following is applicable:-

- ◆ Required and designed for a key worker in a primary industry within the immediate vicinity of their employment or retired workers where there is no suitable alternative accommodation available;
- ◆ the reuse, rehabilitation and conversion of historic environment assets; or
- ◆ one-for-one replacements of existing permanent homes.

10.3. Furthermore, Policy 8 requires proposals to demonstrate a specific locational need that would not undermine the purpose of the green belt, is compatible with the established countryside character and landscape, and has been designed to ensure there will be no significant long-term impacts on the environmental quality of the green belt. Whilst the supporting statement has explained the locational need of the house, adjacent to family to help with childcare, it is contrary to this policy as it is not designed for a key worker in a primary industry within the immediate vicinity, it does not seek to reuse or convert an historic asset nor is it a one-for-one replacement.

10.4. Policy 4 of SLLDP2 states that development within the green belt will be strictly controlled and any proposals should accord with the appropriate uses set out in Scottish Planning Policy (SPP) (this is now superseded by NPF4). This policy discourages isolated and sporadic development and aims to direct development to appropriate locations, protect and enhance the character and landscape setting of settlements and provide access to open space. The green belt and rural area's primary function is for agriculture, forestry, recreation and other appropriate uses. Development which is not required to be located within the countryside will be expected to be accommodated within the settlements identified on the proposals map. As noted above, the dwellinghouse is not needed to serve any appropriate identified industry and therefore should be located within an established settlement. The proposal is therefore contrary to Policy 4 of SLLDP2 as it is out with the settlement boundary of Braidwood and does not serve a specific locational need which is identified within either local or national policy.

10.5. Policy GBRA1 of SLLDP2 requires that development within the green belt adheres to specific criteria which primarily relate to appropriate materials, scale, design, the natural environment, and the historic environment. As this is a PPiP application, design details are not available. As such, at this stage and based on the information submitted, it is not possible for the applicant to demonstrate compliance with the policy criteria at this time.

- 10.6. Policy GBRA8 of SLLDP2 identifies that proposals for new houses within the green belt and rural area will be supported where 6 specific criteria are met. In summary, these criteria comprise of the building group forming a clearly identifiable nucleus with strong visual cohesions, the proposed house size to plot ratio being comparable to existing properties within the group, any new dwelling shall include provision for private amenity space and the location siting and design meets the existing rural design policy as set out in GBRA1. The existing buildings denoted on the location plan are one dwellinghouse and several outbuildings, sheds and a polytunnel. This existing group of structures do not create a 'clearly identifiable nucleus' as defined by GBRA8 and do not have a 'strong visual cohesion' as required by this policy. The proposal therefore contravenes this policy.
- 10.7. Policy GBRA9 of SLLDP2 requires that new houses within existing building groups within the green belt meet 5 specific criteria. As per GBRA8 above, the "building group" in question is a single house with some outbuildings rather than a cluster of homes in close proximity that is characteristic of much of the countryside in South Lanarkshire. Much like policy GBRA1, the criteria in policy GBRA9 primarily relates to the design of the proposal and as this is an application for planning permission in principle and, based on the limited information submitted, it is not possible for the applicant to demonstrate that they comply with the relevant criteria at this time.
- 10.8. Climate Change
Policy 1 and 2 of NPF4, 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 out with the nearest settlement boundary of Braidwood, therefore, it is not considered sustainable. This is due to the predicted emissions by encouraging vehicular travel due to the lack of suitable public transport methods. 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 Policy 1 and, as such, further conflicts with SLLDP2 Policy 2 - which states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change.
- 10.9. Layout, Siting, and Design
Policy 14 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.
- 10.10. Policy 15 of NPF4 aims to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by sustainable methods. When assessing development proposals, consideration will be given to the existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to a range of facilities and services.
- 10.11. As stated previously, due to being located out with a settlement boundary, the proposal is not considered to be a connected or sustainable development, instead increasing emissions through reliance of private vehicular travel. The proposal does not meet the aims of Policies 14 or 15 of NPF4.

10.12. Policy 16 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.

10.13. Policy 5 and DM1 of SLLDP2 state that proposals should consider and be integrated within the local context and built form. As the applicant has applied for planning permission in principle based on a site plan but with no detailed plans of a house design put forward at this time, it is not possible to reach a view on whether they will integrate with local context and built form as required by SLLDP2 policy. Furthermore, new development should also have no significant adverse impact upon the local community.

10.14. Woodland and Trees

It is acknowledged that the northern part of the access for the site is situated within the AWI designation. The level of detail provided within the application alludes to none of the trees within this designation being removed or altered.

10.15. Policy 3 of NPF4 seeks to protect biodiversity, reverse biodiversity loss and deliver positive effects from development. The applicant has supplied no information on how the proposal will contribute to the enhancement of biodiversity, although it is acknowledged that this information is not necessary for a Planning Application in Principle.

10.16. Conclusion

The proposal is not compliant with national and local policies regarding the green belt designation. The locational need, as stated within the accompanying Supporting Statement, is not supported by the relevant policy, chiefly Policy 8 of NPF4. The development of new housing on a green belt site located out with the settlement boundary is not considered to be sustainable development and will increase emissions by encouraging vehicular travel. The proposed development does not accord with policy in the approved NPF4 or the adopted SLLDP2. It is, therefore, recommended that planning permission be refused.

11. Recommendation and Conditions

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

Refuse Full Planning Permission for the reasons outlined below:-

01. The site is within the green belt and there is no specific locational need for the dwellinghouse to be located in the green belt which can be supported by national policy. It is therefore contrary to Policy 8 of the National Planning Framework 4 (2023).
02. The site is within the green belt and there is no specific locational need for the dwellinghouse to be located in the green belt which can be supported by local policy. It is therefore contrary to Policy 4 of the adopted South Lanarkshire Local Development Plan 2 (2021).

03. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 1 of the National Planning Framework 4 (2023).
04. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 2 of the National Planning Framework 4 (2023).
05. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 14 of the National Planning Framework 4 (2023).
06. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 15 of the National Planning Framework 4 (2023).
07. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 1 of the adopted South Lanarkshire Local Development Plan 2 (2021).
08. The site is located out with any settlement boundary; therefore, the proposal is not considered to be a sustainable development and will increase emissions by encouraging private vehicular travel. It is therefore contrary to Policy 2 of the adopted South Lanarkshire Local Development Plan 2 (2021).
09. The proposal would be contrary to Policy GBRA 9 – Consolidation of Existing Building Groups of South Lanarkshire Local Development Plan 2 as the dwellings constitute sporadic development not located in a settlement and do not meet the criteria for consolidation of a building group.

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/23/0596 | Erection of detached dwellinghouse on agricultural land. | Stockwell Farm Braidwood Road Braidwood Carluke ML8 5NG](#)

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.

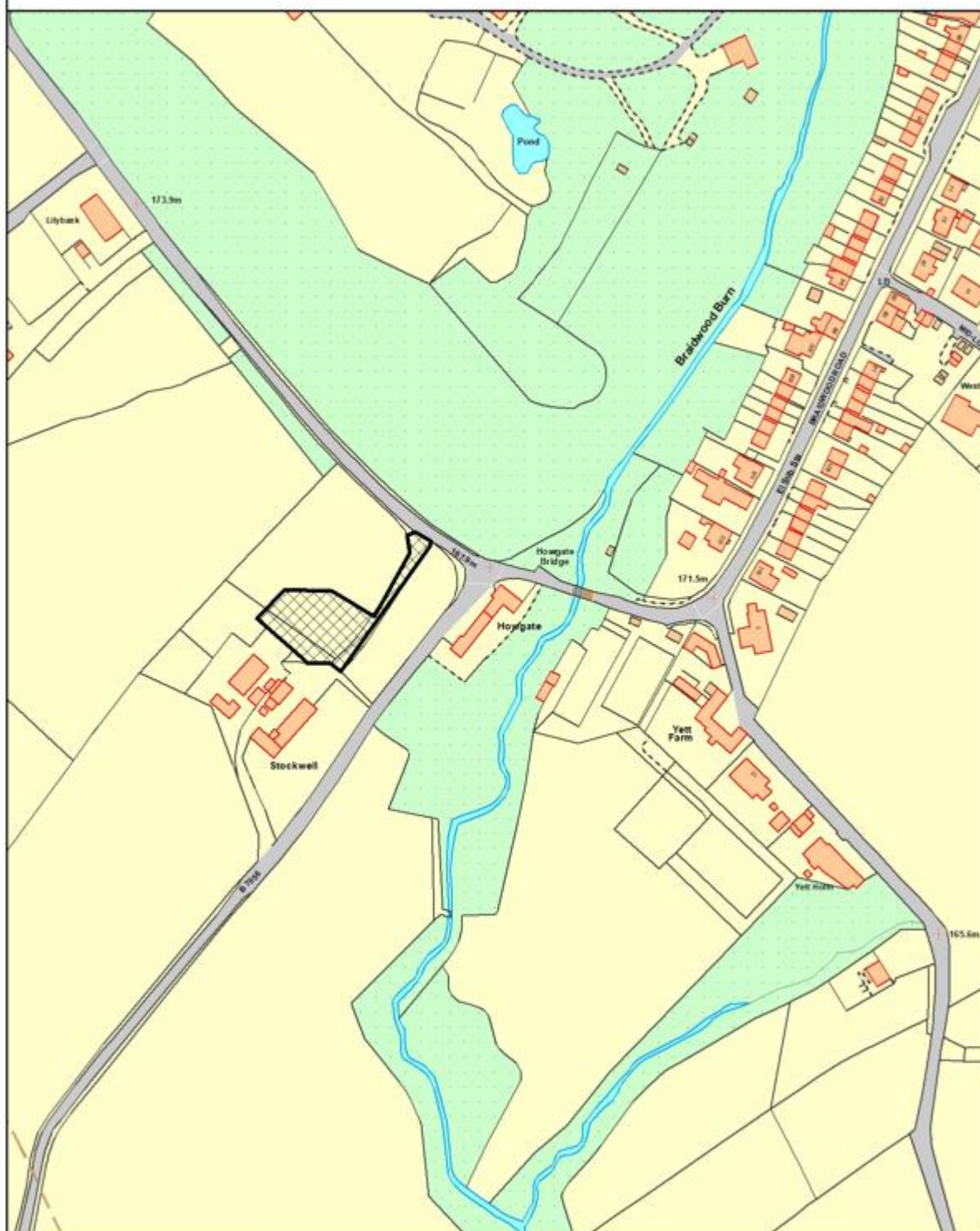
Contact for Further Information

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

Tel: 01698 454867

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P/23/0596 Stockwell Farm, Braidwood Road, Braidwood Carluke ML8 5NG



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1:2,500

Date:
18/07/2023



South Lanarkshire Council
Community and Enterprise Resources
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