

Report

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| Report to: | Planning Committee |
| Date of Meeting: | 6 June 2023 |
| Report by: | Executive Director (Community and Enterprise Resources) |

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| Application no. | P/22/1053 |
| Planning proposal: | Erection of a 1½ storey detached dwellinghouse, formation of vehicular access and parking |

1 Summary application information

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| Application type: | Detailed planning application |
| Applicant: | Mr Daniel Bell |
| Location: | Land adjacent to Stonymeadow Cottage Stonymeadow Road East Kilbride |

2 Recommendation(s)

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

(1) Refuse the application for the reasons attached.

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: DTA.
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **National Planning Framework 4**
Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 6 - Forestry, Woodland and Trees
Policy 8 - Green Belts
Policy 14 - Design, Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 16 - Quality Homes

Adopted South Lanarkshire Local Development Plan 2

Policy 1 - Spatial Strategy

Policy 2 - Climate Change

Policy 4 - Green Belt and Rural Area

Policy 5 - Development Management and Placemaking

Policy 14 - Natural and Historic Development

Policy 15 - Travel and Transport

Policy DM1 - New Development Design

Policy GBRA1 - Rural Design and Development

Policy GBRA9 - Consolidation of Existing Building Groups

Policy NHE13 - Forestry and Woodland

◆ Representation(s):

| | | |
|---|---|-------------------|
| ▶ | 0 | Objection Letters |
| ▶ | 0 | Support Letters |
| ▶ | 0 | Comment Letters |

◆ Consultation(s):

Roads Development Management Team

Environmental Services

Arboricultural Services

Countryside and Greenspace

Roads Flood Risk Management

Planning Application Report

1 Application Site

- 1.1 The application site is located on land adjacent to Stonymeadow Cottage, Stonymeadow Road, to the north east of East Kilbride. The site is located to the south of Stonymeadow Road, to the west of Stonymeadow Cottage and the east of open land with occasional small trees. The land to the north of the site has been cleared and has planning consent for 8 detached dwellinghouses. The site is slightly to the west of the junction of Stonymeadow Road and Flemington Road. To the south of the site the land falls away into the Lee's Burn watercourse. The site is fairly level and has a tree cover consisting of small to medium regenerated trees and scrub and overhead electricity/phone lines run through the site. The site falls within the Urban Fringe Farmland landscape-type. The site is located in the Green Belt as designated in the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

2 Proposal(s)

- 2.1 Planning permission is sought for the erection of a 1.5 storey detached dwellinghouse, formation of vehicular access and parking. The accommodation of the proposed dwellinghouse comprises of a lounge, living/dining/kitchen, WC, utility and study on the ground floor and 4 bedrooms, 1 en-suite, and a family bathroom on the upper floor. The proposed dwellinghouse measures approximately 20.0m x 8.5m, to a ridge height of 8.2m at the highest point. The proposed dwellinghouse will be finished in white render and buff facing brick. The roof will be clad in dark grey concrete tiles.

3 Development Plan

3.1 National Planning Framework 4

- 3.1.1 The National Planning Framework 4 was approved by the Scottish Ministers on 13 February 2023 and now forms part of the Development Plan. National Planning Framework 4 (NPF4) provides 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.

- 3.1.2 In respect of NPF4 the following policies are of particular relevance in the assessment of this proposal:-

- ◆ Policy 1 - Tackling the Climate and Nature Crises
- ◆ Policy 2 - Climate Mitigation and Adaptation
- ◆ Policy 6 - Forestry, Woodland and Trees
- ◆ Policy 8 - Green Belts
- ◆ Policy 14 - Design, Quality and Place
- ◆ Policy 15 - Local Living and 20 Minute Neighbourhoods
- ◆ Policy 16 - Quality Homes

3.2 South Lanarkshire Local Development Plan 2

- 3.2.1 The site is identified within the adopted South Lanarkshire Local Development Plan 2 (2021) (SLLDP2) as being located within the Green Belt. The following policies require to be taken into consideration:-

- ◆ Policy 1 - Spatial Strategy
- ◆ Policy 2 - Climate Change
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 14 - Natural and Historic Development
- ◆ Policy 15 - Travel and Transport

- ◆ Policy DM1 - New Development Design
- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy GBRA9 - Consolidation of Existing Building Groups
- ◆ Policy NHE13 - Forestry and Woodland

3.3 Planning Background

- 3.3.1 There have been no previous planning applications or planning consents on this site.
- 3.3.2 The applicant submitted a number of documents in support of the current application which included a Design Statement and an email justification statement in respect of NPF4.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management)** – Following the submission of a speed survey and amended layout to address initial comments, Roads Development Management objected to the proposed development as the required visibility splays, 2.5m x 160m in both directions, could not be achieved within the ownership of the applicant and therefore does not have control over this land to maintain the sightline.

Response: Noted.

- 4.2 **Environmental Services** – No objections, subject to conditions and advisory notes in respect of construction noise, pest control, septic tank and collection, dust and contamination.

Response: Noted. Should planning permission be approved appropriate conditions could be attached to any decision issued.

- 4.3 **Roads Flood Risk Management** – Conditions in respect of Flood Risk Assessment, sustainable drainage design details and completion of SUDs appendices could be attached to any consent.

Response – Noted. Should planning permission be approved appropriate conditions could be attached to any decision issued.

- 4.4 **Countryside and Greenspace** – no comments in respect of the proposed development.

Response – Noted

- 4.5 **Arboricultural Services** – requested a Tree Survey, including a Tree Retention/Removal Plan, Arboricultural Method Statement and Tree Protection Plan. This information has not been requested as there are other reasons for refusal of the application.

Response – Noted. Should planning permission be approved appropriate conditions could be attached to any decision issued.

5 Representation(s)

- 5.1 Following the statutory period of neighbour notification and advertisement, no representations have been received in respect of the proposed development.

6 Assessment and Conclusions

- 6.1 Under the terms of 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. In this case, the development plan comprises the approved National Planning Framework 4 2023 (NPF4) and the adopted South Lanarkshire Local Development Plan 2 2021 (SLLDP2).

- 6.2 In terms of National Planning Policy and Guidance, National Planning Framework 4 (NPF4) sets out the long term vision for the development of Scotland through the National Spatial Strategy. NPF4 aims to meet Scotland's climate ambition which will require a rapid transformation across all sectors of the economy and society. This means ensuring the right development happens in the right place.
- 6.3 NPF4 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 out with the settlement boundary 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 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 NPF4 Policy 1 Tackling the Climate and Nature Crises and NPF4 Policy 2 Climate Mitigation and Adaptation.
- 6.4 NPF4 Policy 6 Forestry, Woodland and Trees aims to protect and expand forests, woodland and trees. Developments which involve woodland removal will only be supported where they will achieve significant and clearly defined additional public benefits. The site is populated by a number of small and medium trees which form tree cover across the majority of the site and significant areas would require to be cleared for the construction of the dwellinghouse, garden, access and parking. No tree survey has been provided by the applicant. The trees appear to be the result of long term regeneration of trees on the site rather than a planted woodland. The Arboricultural Officer has requested the submission of a Tree Survey, including a Tree Retention/Removal Plan, Arboricultural Method Statement and Tree Protection Plan. This information has not been requested as there are other reasons for refusal of the application. It is therefore considered that the development is contrary to NPF4 Policy 6 Forestry, Woodland and Trees.
- 6.5 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 minimise visual impact and there will be no significant long-term impacts on the environmental quality of the Green Belt. 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 located on a greenfield site where there are no existing buildings. The proposal would result in the loss of trees from the Green Belt. The proposal is therefore considered to be contrary to NPF4 Policy 8.
- 6.6 NPF4 Policy 14 Design, Quality and Place 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. The site is located out with the settlement boundary therefore is not considered connected or 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 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 NPF4 Policy 14.

- 6.7 NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods 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 walking, wheeling or cycling or using sustainable transport options. When assessing development proposals consideration will be given to 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. As set out above, the site is located out with the settlement boundary therefore is not considered connected or 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 either to East Kilbride or Blantyre for activities including work, retail and leisure. It is, therefore, considered that the proposed development is contrary to NPF4 Policy 15.
- 6.8 NPF4 Policy 16 Quality Homes 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.
- 6.9 In terms of the adopted South Lanarkshire Local Development Plan 2, Policy 1 - Spatial Strategy states that the LDP will encourage sustainable economic growth and regeneration, protect and enhance the built and natural environment and move towards a low carbon economy. As the site is located within the Green Belt, 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. As set out above, 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 4 and therefore there is no specific locational need for the dwellinghouse to be located in the Green Belt. The proposal is located on a greenfield site where there are no existing buildings and would result in the loss of trees from 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, it is located on a greenfield site where there are no existing buildings and the development would result in the loss of trees. The proposal is therefore considered to be contrary to SLLDP2 Policy 1 Spatial Strategy, Policy 4 Green Belt and Rural Area and Policy GBRA1 Rural Design and Development.
- 6.10 SLLDP2 Policy GBRA9 Consolidation of Existing Building Groups sets out a number of criteria which require to be met to be able to support new houses with existing building groups. Although the scale and siting of the proposed dwellinghouse could be considered to respect the scale, character, cohesiveness, spacing and amenity of the existing building group, consisting of the adjacent properties and the consented residential development to the north of Stoney Meadow Road the proposal is considered contrary to NPF4 Policy 8 Green Belts. There is considered to be no specific locational need for the dwellinghouse to be located in the Green Belt. The proposal is on a greenfield site where there are no existing buildings.

- 6.11 SLLDP2 Policy 2 - Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. As set out above, the site is located out with the settlement boundary 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 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 SLLDP2 Policy 2 Climate Change.
- 6.12 SLLDP2 Policy 5 - Development Management and Placemaking and Policy DM1 - New Development Design state that development proposals should take account of and be integrated within the local context and built form. New development should also have no significant adverse impacts on the local community. The proposed dwellinghouse is considered to be contrary to NPF4 and the adopted LDP in respect of being located in the Green Belt, being unsustainable development and resulting in the loss of trees.
- 6.13 SLLDP2 Policy 14 - Natural and Historic Development and NHE13 Forestry and Woodland aim to protect and enhance woodland and trees. The site is populated by a number of small and medium trees which form tree cover across the majority of the site and significant areas would require to be cleared for the construction of the dwellinghouse, garden, access and parking. No tree survey has been provided by the applicant. The trees appear to be the result of long term regeneration of trees on the site rather than a planted woodland. The Arboricultural Officer has requested the submission of a Tree Survey, including a Tree Retention/Removal Plan, Arboricultural Method Statement and Tree Protection Plan. This information has not been requested as there are other reasons for refusal of the application. It is therefore considered that the development is contrary to SLLDP2 Policy 14 and Policy NHE13.
- 6.14 SLLDP2 Policy 15 Travel and Transport promotes sustainable travel, the reduction of travel by car and the need to reduce air pollution and greenhouse gas emissions. As set out above, the site is located out with the settlement boundary therefore is not considered connected or 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 either to East Kilbride or Blantyre for activities including work, retail and leisure. It is, therefore, considered that the proposed development is contrary to SLLDP2 Policy 15.
- 6.15 In conclusion, a full assessment of the proposals against the development plan has been carried out above. The site of the proposed dwellinghouse is located in the Green Belt and there is no specific locational need for the dwellinghouse to be located in the Green Belt. In addition, the proposal is located on a greenfield site where there are no existing buildings and the development would result in the loss of trees from the Green Belt. 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. 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.

7 Reasons for Decision

- 7.1 There is no specific locational need for the dwellinghouse to be located in the Green Belt. The site is located out with the settlement boundary therefore the proposal is not considered to be sustainable development and will increase emissions by encouraging vehicular travel. The proposal would, therefore, be contrary to NPF4 Policies 1, 2, 6,

8, 14, 15 and 16, and Policies 1, 2, 4, 14, 15, GBRA1 and NHE13 of the adopted South Lanarkshire Local Development Plan 2 (2021).

David Booth
Executive Director (Community and Enterprise Resources)

Date: 26 May 2023

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 23 August 2022

- ▶ Consultations
 - Roads Development Management Team 15.09.2022
 - Environmental Services 13.04.2023
 - Arboricultural Services 05.04.2023
 - Countryside and Greenspace 26.08.2022

Contact for further information

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

Jane Weir, Planning Team Leader Floor 6, Council Offices, Almada Street, Hamilton,
ML3 0AA

Phone: 07795 455 502

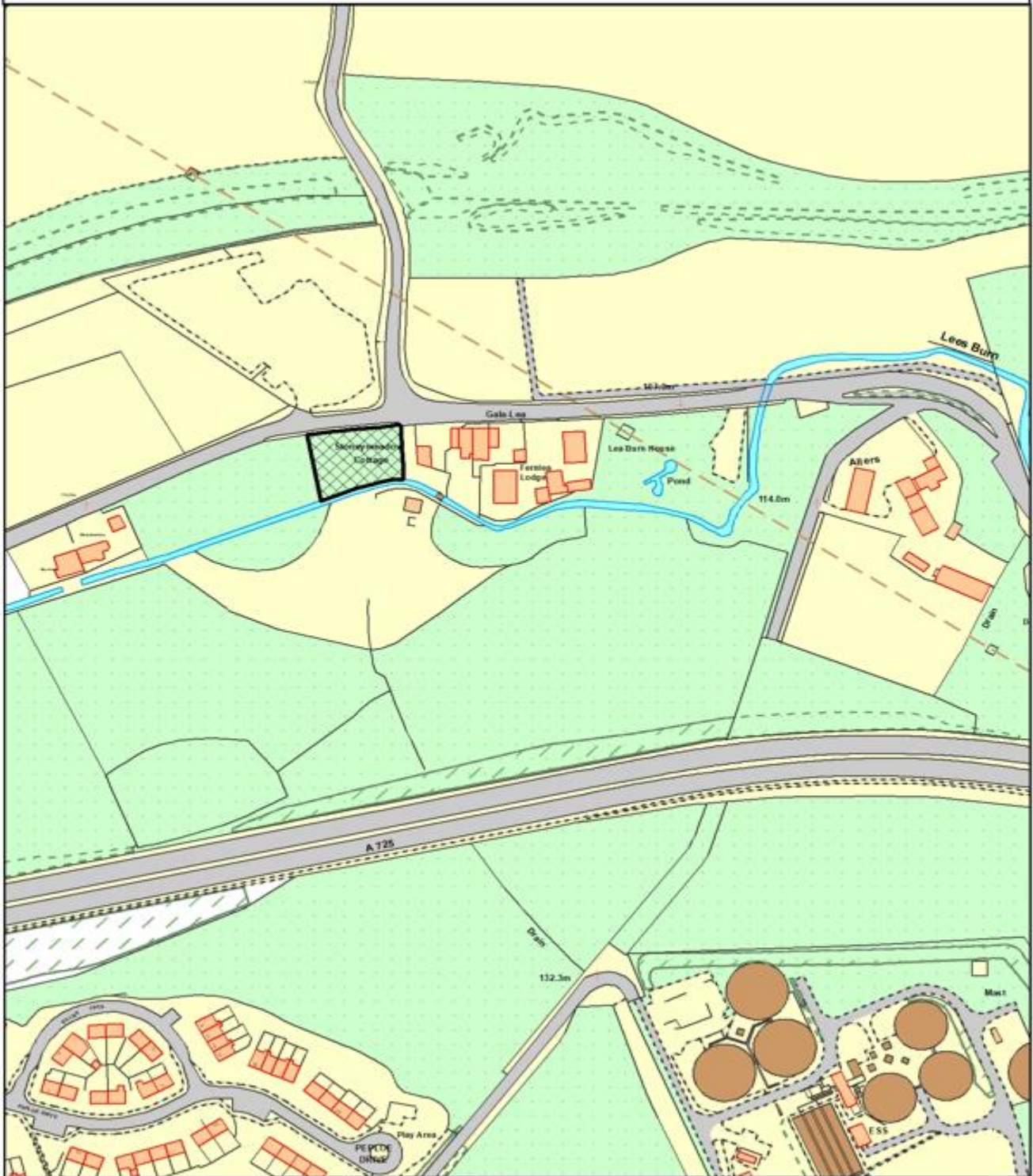
Email: jane.weir@southlanarkshire.gov.uk

Reasons for refusal

01. 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. As such the proposal is contrary to Policy 8 of the National Planning Framework 4 (2023).
02. 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. As such the proposal is contrary to Policy 1 of the adopted South Lanarkshire Local Development Plan 2 (2021).
03. 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. As such the proposal is contrary to Policy 4 of the adopted South Lanarkshire Local Development Plan 2 (2021).
04. 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. As such the proposal is contrary to Policy GBRA1 of the adopted South Lanarkshire Local Development Plan 2 (2021).
05. The site is located out with 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 Policy 1 of the National Planning Framework 4 (2023).
06. The site is located out with 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 Policy 2 of the National Planning Framework 4 (2023).
07. The site is located out with 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 Policy 14 of the National Planning Framework 4 (2023).

08. The site is located out with 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 Policy 15 of the National Planning Framework 4 (2023).
09. The site is located out with 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 Policy 1 of the adopted South Lanarkshire Local Development Plan 2 (2021).
10. The site is located out with 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 Policy 2 of the adopted South Lanarkshire Local Development Plan 2 (2021).
11. The site is located out with 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 Policy 15 of the adopted South Lanarkshire Local Development Plan 2 (2021).
12. The proposed development would result in the loss of trees across significant areas of the site which would require to be cleared for the construction of the dwellinghouse, garden, access and parking. As such the proposal is contrary to Policy 6 of the National Planning Framework 4 (2023).
13. The proposed development would result in the loss of trees across significant areas of the site which would require to be cleared for the construction of the dwellinghouse, garden, access and parking. As such the proposal is contrary to Policy 14 of the adopted South Lanarkshire Local Development Plan 2 (2021).
14. The proposed development would result in the loss of trees across significant areas of the site which would require to be cleared for the construction of the dwellinghouse, garden, access and parking. As such the proposal is contrary to Policy NHE13 of the adopted South Lanarkshire Local Development Plan 2 (2021).

P/22/1053 Land adjacent to Stoneymeadow Cottage, Stoneymeadow Road, Blantyre



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Scale:
1:2,500
Date:
19/05/2023



South Lanarkshire Council
Community and Enterprise Resources
Planning and Regulatory Services