

Applicants Response

The applicant's case is set out in the Local Review Statement submitted with the local review, and so the comments below should be read after that statement has been read, followed by the case officer's observations.

The applicant fervently hopes that a site visit will take place, and that councillors don't simply rely on photographs, and an aerial photograph, as a substitute. The lie of the land, so to speak, says volumes in this case, and no aerial can fully show what is on the ground, and whether this is a gap site, or whether this is one group, as we say, or two, as the case officer suggests. These are subjective opinions, and councillors will only be able to fully conclude for themselves either way by visiting.

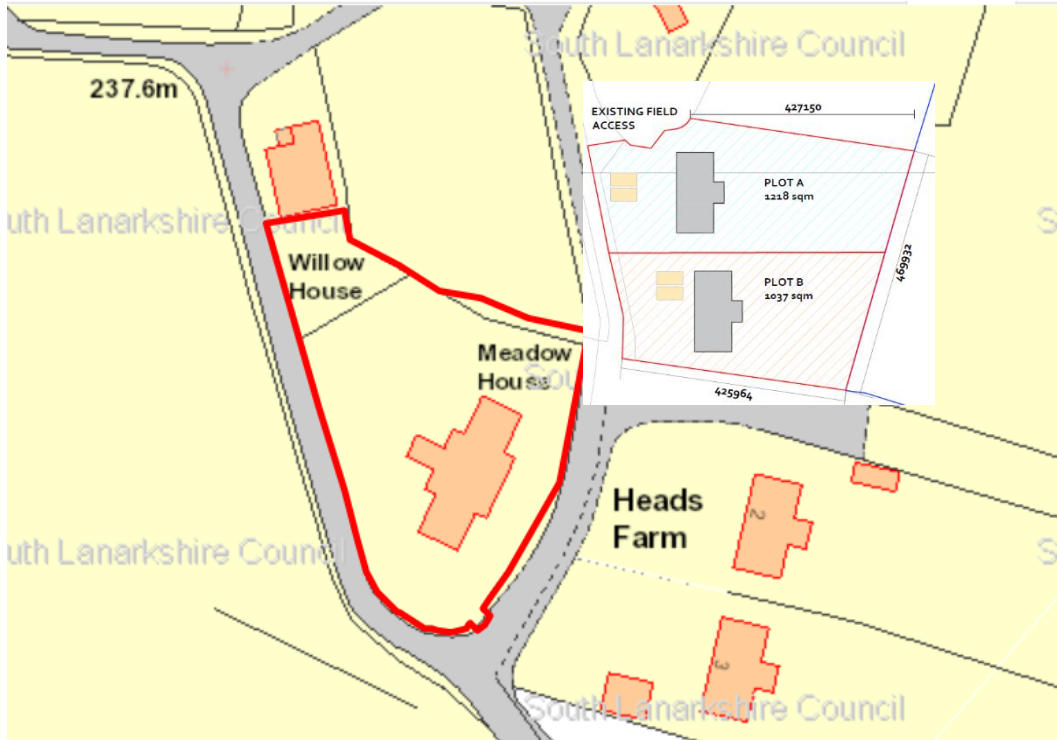
It is the applicant's view that this is a gap site, with development on two sides, to the north and south. Councillors will be able to see that for themselves at a site visit. It is accepted that it is Ivy Cottage's garden that bounds the site to the north, but policy and guidance does not say a building, it says a residential property. That must surely include a garden or else there would be few situations in the countryside, where people often have generous gardens surrounding their houses on all sides, where policy would apply. In similar vein, the existence of a track between the site and Heads Farm, and the new development there, is a quirk, a circumstance that will often happen in a countryside setting where access rights to agricultural land behind must be maintained.

As a further comment, the applicant cannot see why their application is seen as supposedly coalescing two separate groups when that is happening anyway via consents already granted, specifically:

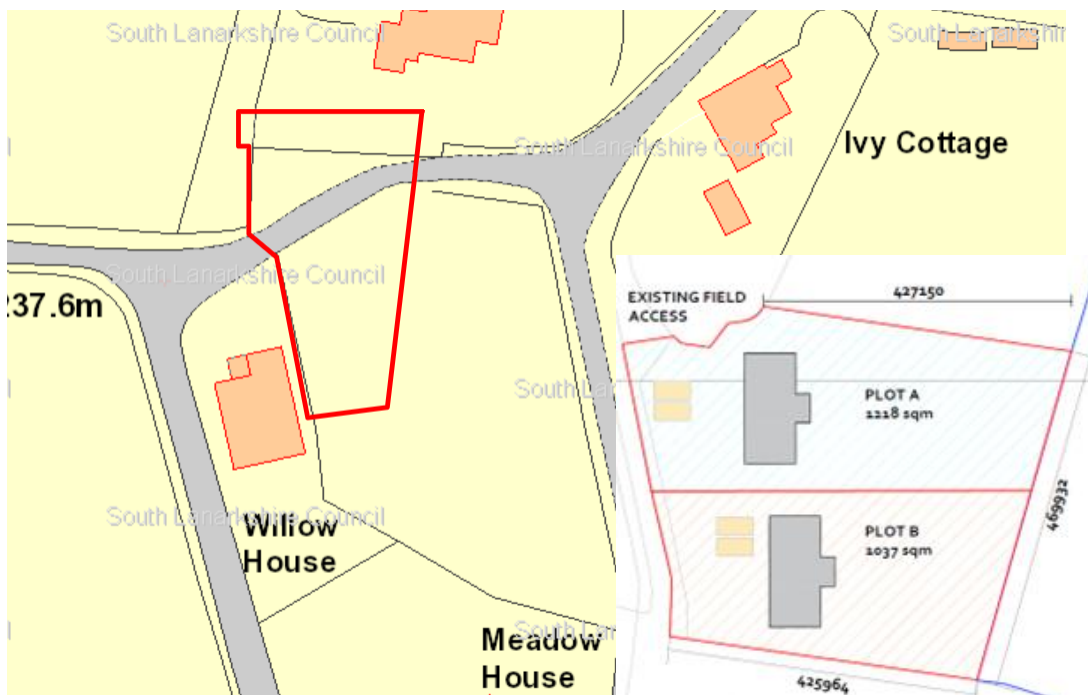
- Ref: P/18/0654 - Erection of two storey dwellinghouse (amendment to EK/16/0308 to change the housetype on plot 1) - Land 49M Southeast Of Heads Cottage Heads Highway Glassford Strathaven South Lanarkshire; and
- Ref: P/19/0321 - Application to extend time period for starting development (planning permission EK/16/0055 for erection of dwellinghouse) - Land 38M Southwest Of Rockville House Heads Highway Glassford Strathaven South Lanarkshire

There is also a current plot opposite the current application site, which has a pending planning application (ref: P/21/1438 - Erection of dwellinghouse (planning permission in principle) -Land 34M East Of Heads Cottage Heads Highway Glassford Strathaven South Lanarkshire). Individually, and collectively, these permissions have already connected the two groups described by the case officer, or will do, if councillors go for the two groups rather than one group idea. The attached PDF shows those planning permissions, and the pending application, their red line application boundaries, and indicatively superimposes where the two plots are proposed by this application in relation to them.

P/18/0654 | Erection of two storey dwellinghouse (amendment to EK/16/0308 to change the housetype on plot 1) | Land 49M Southeast Of Heads Cottage Heads Highway Glassford Strathaven South Lanarkshire



P/19/0321 | Application to extend time period for starting development (planning permission EK/16/0055 for erection of dwellinghouse). | Land 38M Southwest Of Rockville House Heads Highway Glassford Strathaven South Lanarkshire



P/21/1438 | Erection of dwellinghouse (planning permission in principle) | Land 34M East Of Heads Cottage Heads Highway Glassford Strathaven South Lanarkshire

