



Montrose House 154 Montrose Crescent Hamilton ML3 6LB Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100543604-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Alloa Business Centre
Last Name: *	Houghton MRTPI	Building Number:	
Telephone Number: *		Address 1 (Street): *	Whins Road
Extension Number:		Address 2:	Alloa
Mobile Number:		Town/City: *	Clacks
Fax Number:		Country: *	Scotland
		Postcode: *	FK10 3RF
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

Knowehead Farm

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Glassford

Company/Organisation

J & G Davidson Ltd

Address 2:

Telephone Number: *

Town/City: *

Strathaven

Extension Number:

Country: *

Scotland

Mobile Number:

Postcode: *

ML10 6TS

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

South Lanarkshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land 70M Southeast Of Ivy Cottage Heads Highway Glassford Strathaven South Lanarkshire

Northing

Easting

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of 2no detached dwellinghouses (Planning Permission in Principle)

Type of Application

What type of application did you submit to the planning authority? *

- ☐ Application for planning permission (including householder application but excluding application to work minerals).
- ☒ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☐ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☒ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Application as submitted Local review statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

P/22/0440

What date was the application submitted to the planning authority? *

21/03/2022

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

See local review statement.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

See local review statement.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Paul Houghton MRTPI

Declaration Date: 15/06/2022

Local Review Statement

This statement has been prepared to support a local review in relation to the non-determination of Application for Planning Permission in Principle ref: P/22/0440 for the *"Erection of 2no detached dwellinghouses (Planning Permission in Principle)"* at land 70 metres south east of Ivy Cottage, Heads Highway, Glassford, Strathaven.

The Planning Application was validated on 21st March 2022, and the statutory determination period expired two months later on 21st May 2022. This is the second Application submitted in relation to the land, with the previous one (ref: P/21/1008) having been withdrawn to allow the views of the case officer to be explored and responded to.

Although the Application has not been determined, the case officer has stated in an email dated 19th May 2022 that his intention is to recommend its refusal, and his reasoning for that is explored below in relevant to the case that is being made.

As part of this case turns on whether this is an gap site, a request is being made for an accompanied site visit by councillors. A hearing has also be asked for, so that the relevant policies, and their interpretation, can be explored further.

Description of Application Site

The Application Site is situated within a cluster of properties at Heads of Glassford that lies to the north east of the village of Glassford. The cluster extents from Townfoot in the north; Maidenwell Cottage to the west; Heads Farm to the south, where new dwellings have recently been built; and by Ivy Cottage to the east, or more correctly the agricultural building that lies to the north east of this. These all lie around a central open space that is bounded by roads, Willow Cottage and Meadow House.

In settlement pattern terms, this would be called a 'nucleated village' where houses are clustered around a central point called a nucleus. The nucleus here is identified by a star on the plan below.

Within the above wider grouping, there is also a more concentrated cluster formed by Rockville, Ivy Cottage, Willow House, Meadowside House, and the new dwellings at Heads Farm that are closely knit, and relate to each other physically and visually.

Within this tightly knit nucleated group sits the Application Site that lies north of Heads Farm and south of Ivy Cottage. Its relationship to the group is shown on the OS plan below, with this tightly knit nucleated cluster shown with a blue line.



The case officer considers that there are two distinct groupings at play here, but that does not square, in our view, with what is on the ground where there is clearly one large extended nucleated group, with properties positioned around a central point (nucleus). A site visit by councillors will allow them to see this for themselves.

The Application Site itself is in agricultural use, although is not productive, being instead used for outside storage purposes. It is generally flat and featureless, with fenced boundaries to the road and sides, and an open boundary to the rear to the remainder of the field of which it forms part.

A site visit will quickly allow councillors to understand the context, and will confirm that when standing on the Application Site, you are able to see dwellings and buildings in all directions, sometimes clearly, sometimes through existing vegetation, but always leaving the distinct impression that you are within a group of closely knit dwellings and buildings.

In terms of site constraints, there are none apparent on site from visual inspection, and a review of online records has not identified any landscape, biodiversity, or heritage, issues with developing the land. The case officer has not mentioned any.

For the purposes of planning policy, the site is shown as within the Green Belt (see further below).

Proposed Development

The Application is for two plots to be created in the gap between Ivy Cottage and the new dwellings at Heads Farm. All details are being left for later approval, although each property will take its own access from the adjoining road.

The Site Plan indicates how two detached dwellings can be sited on the Application Site that will generally follow the existing building line from Ivy Cottage through to Heads Farm.

With the previous Application, the case officer expressed concern at the size of the red line, as that application included the entire field, which could potentially have led to each dwelling having a garden area extending back c. 90 metres from the road albeit the gardens would not have extended beyond those of the dwellings at Head Farm. However, the current Application significantly reduces the plot lengths down to c. 50 metres and less, so will bring garden areas into line with the norm in this area. If approved, the end of the gardens will fall well inside those of Heads Farm and, although they will still extend further east than the garden of Ivy Cottage, they will not extend further east than the paddock immediately to the rear of the Cottage, with the hedgerow that forms the southern boundary of that paddock offering visual containment to the north.

Planning Policy and Assessment

The South Lanarkshire Local Development Plan 2 contains two policies that are relevant to the development of the Application Site namely: Policy GBRA8 Development of Gap Sites; and Policy GBRA9 Consolidation of Existing Building Groups. Each is considered in turn below.

Paragraph 3.17 of the Plan describes a building group as “*consisting of three or more houses or buildings situated in close proximity to each other*”. This issue has been explored above, and it is hoped that there will be no dispute that a nucleated building group exists in this case, whether that is the wider group identified above; the smaller group also mentioned; or even the more closely related group to the Application Site formed by Ivy Cottage, Willow House, Meadow House and the dwellings at Heads Farm.

Policy GBRA8 Development of Gap Sites

A Gap Site is defined in the Glossary of the Local Development Plan as a “*site bounded on at least two sides by built development and fronting a road, which should generally be capable of accommodating one house, but a maximum of two, subject to design being appropriate to the scale and nature of the adjacent development.*” In this case, the Application Site clearly conforms with that definition being a gap that fronts a road, and being situated between Ivy Cottage to the north and Heads Farm to the south. The scale and nature of the development is discussed below in the context of the remainder of the policy.

The case officer is of the view that this is not a gap site because there are not actual buildings on both sides. He accepts that the southern boundary has buildings forming part of the Heads Farm development, but considers that this is not the case to the north because Ivy Cottage is set at the northern end of its plot, and so the boundary here is its garden and a line of trees. This seems an extreme interpretation, in our view, in that this would mean that a gap would only be accepted to exist in what is essentially an urban or suburban context of regimented houses set along a road, all equally spaced, with gaps of similar proportions in-between. This isn't the reality in the countryside where plot sizes vary from smaller gardens to substantial third, half acre plots, and sometimes larger. There are, therefore, going to be numerous situations where a dwelling is sited centrally within its plot, or further away from one boundary, and that should not be seen as a reason not to support a gap site. Look at this gap on a plan (as above), see it for yourself on the ground, and it appears as a gap site, and looks like a gap site, and that is the commonsense reaction that councillors will hopefully have towards it.

Having met that descriptive test, the Policy itself has six criteria that must be met, although only five are relevant here, which are dealt with in order below.

1. The building group shall form a clearly identifiable nucleus with strong visual cohesion. The site shall be bounded on at least two sides by habitable houses or other buildings (excluding ancillary residential uses, such as garages) that are currently, or are capable of, being brought back into use. The distance between the existing buildings shall be no more than that needed to form a maximum of two house plots of a size in keeping with the curtilage and frontage of the existing group.

The first criterion is met in that, as already stated, there are existing dwellings to the north and south of the Application Site. Furthermore, the gap is no more than is required for two plots of commensurate size to others in the locality.

In relation to the curtilage issue, this has already been discussed above, and the proposals now offer garden sizes of a comparable size to those at Heads Farm, with the gardens no longer extending as far east as proposed previously.

The indicative dwellings shown follow the established building line and, even were the actual dwellings to be pushed back on the plots, when Applications for Matters Specified in Conditions are submitted, they will still broadly follow the building convention already established.

2. The proposed house size to plot ratio shall be comparable to existing properties within the building group.

This criterion is met by the reduction in plot size.

3. The proposed development shall not result in ribbon development or coalescence with another building group.

The gap falls within an existing group, and so will not lead to any coalescence with another grouping.

Criterion 4 is not applicable. 4.

5. Any new dwelling shall include provision for private amenity space at a comparable scale to existing properties within the building group. Any new dwelling, or its private amenity space, shall not unacceptably affect the size or use of the amenity space of any neighbouring dwellinghouses.

The amenity space provided is comparable to others in the locality, as already discussed. None of the amenity/garden space belonging to neighbours is impacted upon.

6. The location, siting and design of the new house(s) shall meet existing rural design policy and guidance as set out in Policy GBRA1 and in supporting planning guidance. Generally, the design, appearance and materials of the proposed house(s) shall be complementary to the character of the existing building group unless it is shown that there is no distinct design character within it.

No details are being submitted at this stage, but the Council will have the opportunity to ensure all design standards are met when Applications for Matters Specified in Conditions are submitted

For the above reasons, it is considered that the Application complies with Policy GBRA8, and thus complies with the development plan and can be supported. However, for completeness, the proposal will also now be tested against Policy GBRA9, in case of any lingering concerns.

Policy GBRA9 Consolidation of Existing Building Groups

This policy allows development that adds to an existing group, which can be a gap site, or can be a site that does not fully meet the definition of one, i.e., one that lies on the edge of the group, but clearly forms part of it, or does not have an immediate road frontage, as examples.

Paragraph 3.17 states that where a building group exists *“The consolidation of these sites with sensitively located and designed new housing offers the potential to meet demand for new housing in the countryside. The suitability of a site for this type of development depends on the form, character and cohesiveness of the group and the level of containment provided by natural boundaries such as watercourses, trees or enclosing landform, or existing man-made boundaries such as roads, plantations or other means of enclosure.”* In this case, the Application Site is within a building group, and is well contained by visually obvious boundaries of the road, with built development to the north and south, and the garden boundaries of those dwellings forming its extents. The eastern boundary is not contained. However, the Applicant can easily do that, if required, within land in their control, by putting in structural planting, or a new hedgerow, or stone dyke, which would form the end to the new gardens.

Having met that descriptive test, the Policy itself has five criteria that must be met, which are dealt with in order below.

1. The scale and siting of new development shall reflect and respect the scale, character, cohesiveness, spacing and amenity of the existing group and the individual houses within the group. Any new building shall be located within a reasonable distance of the existing properties within the building group.

The Application Site lies within the existing building group, and otherwise meets all the other requirements of this criterion, for the reasons already discussed.

2. The proposal shall not result in ribbon/linear development or the coalescence of the housing group with a nearby settlement or another housing group.

This criterion is also met for the reasons already explained.

3. Development shall not significantly adversely affect the landscape character or setting of the area. In addition it shall have regard to the landscape backdrop, topographical features and levels. Definable natural boundaries between the existing group and adjacent countryside shall be maintained. Natural boundaries shall generally take precedence over man-made boundaries when defining the extent of a building group.

All existing landscape features will be maintained, and it is considered that two plots here, sited within the existing group, will have little wider landscape impact.

4. Private amenity space shall be provided to any new dwelling at a comparable scale to existing properties within the building group. Any new dwelling, or private amenity space afforded to it, shall not unacceptably prejudice the size or use of the amenity space afforded to an existing dwellinghouse.

This criterion is met (see above).

5. The location, siting and design of the new house(s) shall meet existing rural design policy and guidance as set out in Policy GBRA1 and in supporting planning guidance. Generally, the design, massing, scale, appearance and materials of the proposed house(s) shall be complementary to the character of the existing building group unless it is shown that there is no distinct design character within it.

These issues will be addressed when Applications for Matters Specified in Conditions are submitted

For the above reasons, it is considered that the Application complies with Policy GBRA9 as well.

The last matter that the case officer has raised is the spectre of a possible precedent, with filling this gap possibly leading to pressure for further development to the north; he presumably means to the rear of Ivy Cottage. The owners of that land may well have aspirations for development, but that question is not at issue here, and this Application should be considered on its merits, against policy, and any future Application of that land will need to do the same. For what it's worth, the credentials for that land do not look as strong as for the Application Site in terms of the cohesiveness of the overall group, with the current proposal keeping housing tight to the road, and around the central green area and the nucleus of the group, whereas the land to the north has a looser connection with the group, and its current nucleated appearance

Overall, it is considered that there is a strong case here for Planning Permission in Principle to be supported. This will be strengthened by councillors doing a site visit, as this will allow them to see everything that has been discussed above in context. However, even without a site visit, the proposals are considered to accord with policy and, therefore, it is respectfully requested that councillors support this local review.

18th March 2022

Planning and Economic Development
Community and Enterprise Resources
South Lanarkshire Council
Montrose House
154 Montrose Crescent
Hamilton
ML3 6LB

Our Ref.: PH

Dear Sirs,

Land 70 metres southeast of Ivy Cottage, Glassford, Strathaven

Houghton Planning Ltd have been instructed by J & G Davidson Ltd to resubmit an Application for Planning Permission in Principle for two detached dwellings on land 70 metres southeast of Ivy Cottage, Heads of Glassford, Glassford, Strathaven.

The previous Application (ref: P/21/1008) was submitted on the 25th of May 2021 and withdrawn on the 4th of November 2021. This Application is, therefore, being submitted as a 'free go', with the only change being that the red line boundary has been significantly reduced in size to hopefully respond to that particular concern that was raised by the case officer (see further below).

The Application is accompanied by:

- (This) Covering Letter;
- Completed Application Form and Certificate;
- Location Plan and Site Plan, as existing; and
- Location Plan and Site Plan, as proposed.

Description of Application Site

The Application Site is situated within a cluster of properties at Heads of Glassford that lies to the north east of the village of Glassford. The cluster extends from Townfoot in the north; Maidenwell Cottage to the west; Heads Farm to the south, where new dwellings have recently been built; and arguably by Ivy Cottage to the east, or more correctly the agricultural building that lies to the north east of this.

Within the above wider grouping, there is a more concentrated cluster formed by Rockville, Ivy Cottage, Willow House, Meadowside House, and the new dwellings at Heads Farm that are closely knit, and relate to each other physically and visually.

Within this tightly knit group sits the Application Site that lies north of Heads Farm and south of Ivy Cottage. Its relationship to the group is shown on the OS plan below, with this tightly knit cluster shown with a blue line.



The Application Site itself is in agricultural use, although is not productive, being instead used for outside storage purposes. It is generally flat and featureless, with fenced boundaries to the road and sides, and an open boundary to the rear to the remainder of the field of which it forms part.

A site visit will quickly allow any case officer to understand the context, and will confirm that when standing on the Application Site, you will be able to see dwellings and buildings in all directions, sometimes clearly, sometimes through existing vegetation, but always leaving the distinct impression that you are within a group of closely knit dwellings and buildings.

In terms of site constraints, there are none apparent on site from visual inspection, and a review of online records has not identified any landscape, biodiversity or heritage issues with developing the land. The site does not appear to be within a flood plan, based upon review of the SEPA indicative flood map, although it is within a Coal Mining Reporting Area. However, the Council does not appear to request Coal Mining Risk Assessments in relation to Applications in this area, and no such requirement was indicated with the previous Application on the land.

For the purposes of planning policy, the site is shown as within the Green Belt (see further below).

Proposed Development

The Application is for two plots to be created in the gap between Ivy Cottage and the new dwellings at Heads Farm. All details are being left for later approval, although each property will take its own access from the adjoining road.

The Site Plan indicates how two detached dwellings can be sited on the Application Site that will generally follow the existing building line from Ivy Cottage through to Heads Farm.

With the previous Application, the case officer expressed concern at the size of the red line, as that application included the entire field, which could potentially have led to each dwelling having a garden area extending back c. 90 metres from the road albeit the gardens would not have extended beyond those of the dwellings at Head Farm. However, the current Application significantly reduces the plot lengths down to c. 50 metres and less, so will bring garden areas into line with the norm in this area. If approved, the end of the gardens will fall well inside those of Heads Farm and, although they will still extend further east than the garden of Ivy Cottage, they will not extend further east than the paddock immediately to the rear of the Cottage, with the hedgerow that forms the southern boundary of that paddock offering visual containment to the north.

Planning Policy and Assessment

The South Lanarkshire Local Development Plan 2 contains two policies that are relevant to the development of the Application Site namely: Policy GBRA8 Development of Gap Sites; and Policy GBRA9 Consolidation of Existing Building Groups. Each is considered in turn below.

Paragraph 3.17 of the Plan describes a building group as “*consisting of three or more houses or buildings situated in close proximity to each other*”. This issue has been explored above, and it is hoped that there will be no dispute that a building group exists in this case, whether that is the wider group identified above; the smaller group also mentioned; or even the more closely related group to the Application Site formed by Ivy Cottage, Willow House, Meadow House and the dwellings at Heads Farm.

Policy GBRA8 Development of Gap Sites

A Gap Site is defined in the Glossary of the Local Development Plan as a “*site bounded on at least two sides by built development and fronting a road, which should generally be capable of accommodating one house, but a maximum of two, subject to design being appropriate to the scale and nature of the adjacent development.*” In this case, the Application Site clearly conforms with that definition being a gap that fronts a road, and being situated between Ivy Cottage to the north and Heads Farm to the south. The scale and nature of the development is discussed below in the context of the remainder of the policy.

Having met that descriptive test, the Policy itself has six criteria that must be met, although only five are relevant here, which are dealt with in order below.

1. The building group shall form a clearly identifiable nucleus with strong visual cohesion. The site shall be bounded on at least two sides by habitable houses or other buildings (excluding ancillary residential uses, such as garages) that are currently, or are capable of, being brought back into use. The distance between the existing buildings shall be no more than that needed to form a maximum of two house plots of a size in keeping with the curtilage and frontage of the existing group.

The first criterion is met in that, as already stated, there are existing dwellings to the north and south of the Application Site. Furthermore, the gap is no more than is required for two plots of commensurate size to others in the locality.

In relation to the curtilage issue, this has already been discussed above, and the proposals now offer garden sizes of a comparable size to those at Heads Farm, with the gardens no longer extending as far east as proposed previously.

The indicative dwellings shown follow the established building line and, even were the actual dwellings to be pushed back on the plots, when Applications for Matters Specified in Conditions are submitted, they will still broadly follow the building convention already established.

2. The proposed house size to plot ratio shall be comparable to existing properties within the building group.

This criterion is met by the reduction in plot size.

3. The proposed development shall not result in ribbon development or coalescence with another building group.

The gap falls within an existing group, and so will not lead to any coalescence with another grouping.

Criterion 4 is not applicable. 4.

5. Any new dwelling shall include provision for private amenity space at a comparable scale to existing properties within the building group. Any new dwelling, or its private amenity space, shall not unacceptably affect the size or use of the amenity space of any neighbouring dwellinghouses.

The amenity space provided is comparable to others in the locality, as already discussed. None of the amenity/garden space belonging to neighbours is impacted upon.

6. The location, siting and design of the new house(s) shall meet existing rural design policy and guidance as set out in Policy GBRA1 and in supporting planning guidance. Generally, the design, appearance and materials of the proposed house(s) shall be complementary to the character of the existing building group unless it is shown that there is no distinct design character within it.

No details are being submitted at this stage, but the Council will have the opportunity to ensure all design standards are met when Applications for Matters Specified in Conditions are submitted

For the above reasons, it is considered that the Application complies with Policy GBRA8, and thus complies with the development plan and can be supported. However, for completeness, the proposal will also now be tested against Policy GBRA9, in case of any lingering concerns.

Policy GBRA9 Consolidation of Existing Building Groups

This policy allows development that adds to an existing group, which can be a gap site, or can be a site that does not fully meet the definition of one, i.e., one that lies on the edge of the group, but clearly forms part of it, or does not have an immediate road frontage, as examples.

Paragraph 3.17 states that where a building group exists *"The consolidation of these sites with sensitively located and designed new housing offers the potential to meet demand for new housing in the countryside. The suitability of a site for this type of development depends on the form, character and cohesiveness of the group and the level of containment provided by natural boundaries such as watercourses, trees or enclosing landform, or existing man-made boundaries such as roads, plantations or other means of enclosure."* In this case, the Application Site is within a building group, and is well contained by visually obvious boundaries of the road, with built development to the north and south, and the garden boundaries of those dwellings forming its extents. The eastern boundary is not contained. However, the Applicant can easily

do that, if required, within land in their control, by putting in structural planting, or a new hedgerow, or stone dyke, which would form the end to the new gardens.

Having met that descriptive test, the Policy itself has five criteria that must be met, which are dealt with in order below.

1. The scale and siting of new development shall reflect and respect the scale, character, cohesiveness, spacing and amenity of the existing group and the individual houses within the group. Any new building shall be located within a reasonable distance of the existing properties within the building group.

The Application Site lies within the existing building group, and otherwise meets all the other requirements of this criterion, for the reasons already discussed.

2. The proposal shall not result in ribbon/linear development or the coalescence of the housing group with a nearby settlement or another housing group.

This criterion is also met for the reasons already explained.

3. Development shall not significantly adversely affect the landscape character or setting of the area. In addition it shall have regard to the landscape backdrop, topographical features and levels. Definable natural boundaries between the existing group and adjacent countryside shall be maintained. Natural boundaries shall generally take precedence over man-made boundaries when defining the extent of a building group.

All existing landscape features will be maintained, and it is considered that two plots here, sited within the existing group, will have little wider landscape impact.

4. Private amenity space shall be provided to any new dwelling at a comparable scale to existing properties within the building group. Any new dwelling, or private amenity space afforded to it, shall not unacceptably prejudice the size or use of the amenity space afforded to an existing dwellinghouse.

This criterion is met (see above).

5. The location, siting and design of the new house(s) shall meet existing rural design policy and guidance as set out in Policy GBRA1 and in supporting planning guidance. Generally, the design, massing, scale, appearance and materials of the proposed house(s) shall be complementary to the character of the existing building group unless it is shown that there is no distinct design character within it.

These issues will be addressed when Applications for Matters Specified in Conditions are submitted

For the above reasons, it is considered that the Application complies with Policy GBRA9 as well.

Because of the above, it is hoped that the proposals will be supported, and Planning Permission in Principle is granted in due course.

In the meantime, if you require any further information to allow the Application to be validated, and subsequently determined, please get in touch.

Yours faithfully

Paul Houghton MRTPI
Director on behalf of Houghton Planning Ltd



Montrose House 154 Montrose Crescent Hamilton ML3 6LB Tel: 0303 123 1015 Email: planning@southlanarkshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100543604-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of 2no detached dwellinghouses (Planning Permission in Principle)

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Houghton Planning Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Alloa Business Centre
Last Name: *	Houghton MRTPI	Building Number:	
Telephone Number: *		Address 1 (Street): *	Whins Road
Extension Number:		Address 2:	Alloa
Mobile Number:		Town/City: *	Clacks
Fax Number:		Country: *	Scotland
		Postcode: *	FK10 3RF
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Knowehead Farm
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Glassford
Company/Organisation	J & G Davidson Ltd	Address 2:	
Telephone Number: *		Town/City: *	Strathaven
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	ML10 6TS
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Lanarkshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land 70M Southeast Of Ivy Cottage Heads Highway Glassford Strathaven South Lanarkshire

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

0.19

Please state the measurement type used:

☒ Hectares (ha) ☐ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Agricultural land.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2> <p>Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *</p> <p><input type="checkbox"/> Yes – connecting to public drainage network</p> <p><input checked="" type="checkbox"/> No – proposing to make private drainage arrangements</p> <p><input type="checkbox"/> Not Applicable – only arrangements for water supply required</p>
<p>As you have indicated that you are proposing to make private drainage arrangements, please provide further details.</p> <p>What private arrangements are you proposing? *</p> <p><input checked="" type="checkbox"/> New/Altered septic tank.</p> <p><input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).</p> <p><input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).</p>
<p>What private arrangements are you proposing for the New/Altered septic tank? *</p> <p><input checked="" type="checkbox"/> Discharge to land via soakaway.</p> <p><input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway).</p> <p><input type="checkbox"/> Discharge to coastal waters.</p>
<p>Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *</p> <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div>
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>
<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☒ Yes ☐ No

Do you have any agricultural tenants? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Paul Houghton MRTPI

On behalf of: J & G Davidson Ltd

Date: 21/03/2022

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☐ Elevations.
- ☐ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

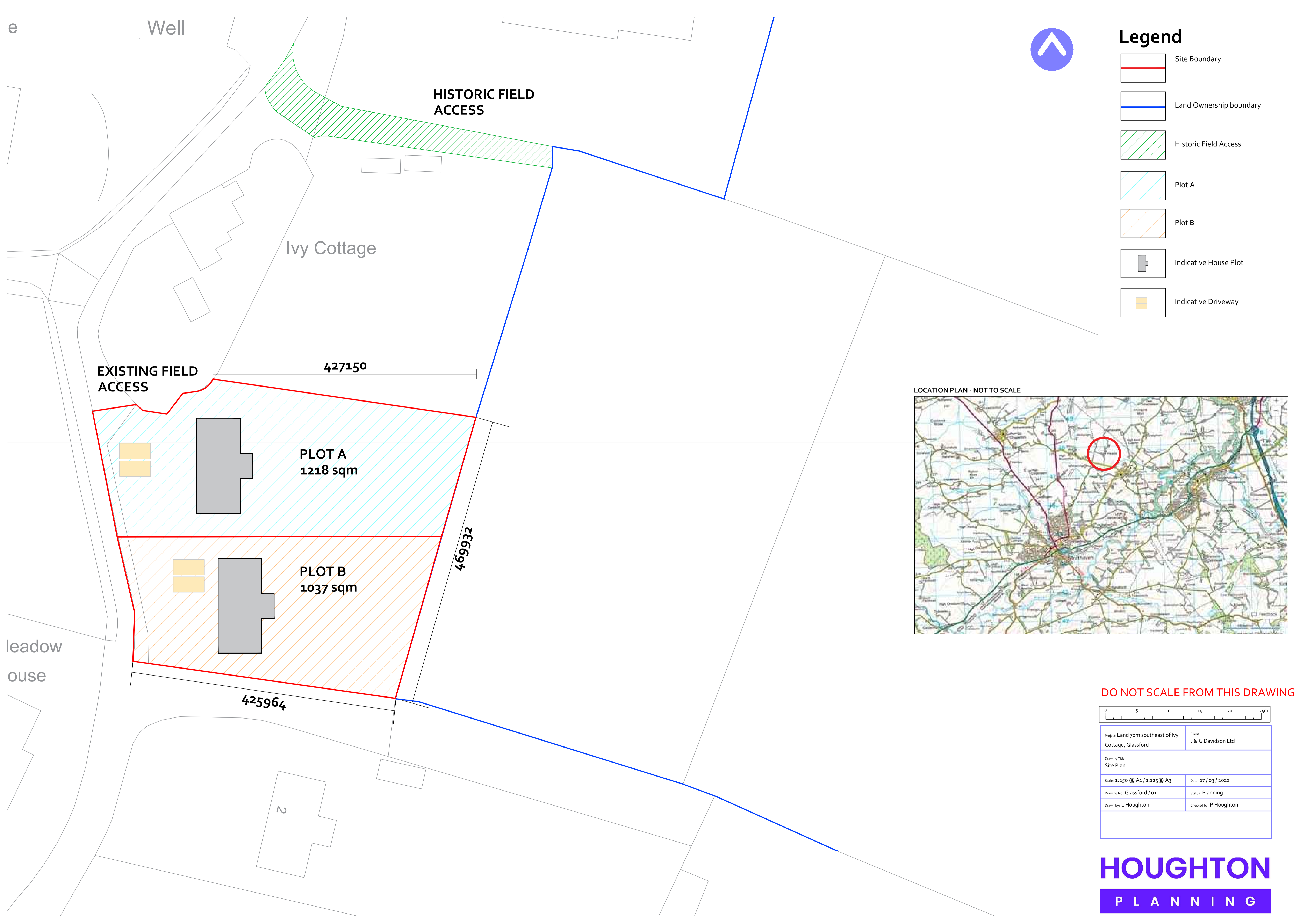
Declaration Name: Mr Paul Houghton MRTPI

Declaration Date: 21/03/2022

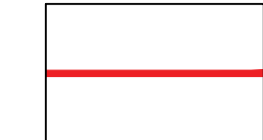
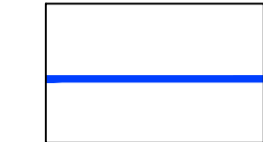
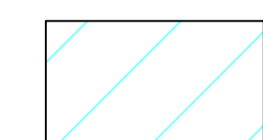

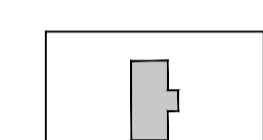

Payment Details

Pay Direct

Created: 21/03/2022 15:58



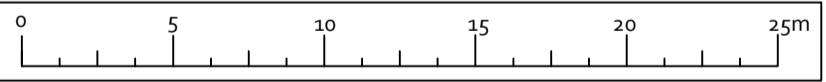
Legend

-  Site Boundary
-  Land Ownership boundary
-  Historic Field Access
-  Plot A
-  Plot B
-  Indicative House Plot
-  Indicative Driveway

LOCATION PLAN - NOT TO SCALE



DO NOT SCALE FROM THIS DRAWING



Project: Land 70m southeast of Ivy Cottage, Glassford	Client: J & G Davidson Ltd
Drawing Title: Site Plan	
Scale: 1:250 @ A1 / 1:125 @ A3	Date: 17 / 03 / 2022
Drawing No: Glassford / 01	Status: Planning
Drawn by: L Houghton	Checked by: P Houghton