

Report

Report to:	Planning Committee
Date of Meeting:	1 December 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1355
Planning proposal:	Erection of farm building (Calving and bull pens with Cattle handling facility)

1 Summary application information

Application type:	Prior notification general
Applicant:	Mr Alex Allison
Location:	Easton Farm Medwynbank Road Dunsyre Lanark ML11 8NQ

2 Recommendation(s)

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

(1) Prior approval not required.

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: n/a
- ♦ Council Area/Ward: 03 Clydesdale East
- ♦ Policy Reference(s): n/a

♦ Representation(s):

▶	1	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

♦ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 The application site relates to land associated with Easton Farm, which lies to the north-east of Dunsyre, Lanark. The proposed shed will be located to the west of the existing buildings within the farm.

2 Proposal(s)

- 2.1 The applicant seeks to erect a farm building under the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended). The proposed building will accommodate calving and bull pens, with an associated cattle handling facility. The application is being reported to the planning committee for determination since the applicant is a Councillor.
- 2.2 The proposed shed will be typical of such buildings, being enclosed on three sides, with open access along the remaining side. It will measure approximately 30.5 metres in length, 12 metres deep and 6.5 in height at its ridge. In terms of its construction, it will consist of a steel frame with precast panels/timber walling on three sides, with a fibre cement roof.

3 Background

3.1 Local Plan Status

- 3.1.1 There is no requirement, in this instance, to assess the application in terms of the policies and guidance contained in either the adopted South Lanarkshire Local Development Plan or the proposed South Lanarkshire Local Development Plan 2.

3.2 Relevant Government Advice/Policy

- 3.2.1 Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), conveys certain permitted rights for the erection of agricultural buildings requisite for the purposes of agriculture within that unit. However, Class18(4)(a)(i) of the Order requires that "the developer shall, before beginning the development, apply to the planning authority for the determination as to whether the prior approval of the authority will be required for the siting, design and external appearance of the building".

3.3 Planning Background

- 3.3.1 There is no planning history relevant to this application.

4 Consultation(s)

- 4.1 No consultations were required in respect of the application submission.

5 Representation(s)

- 5.1 No statutory neighbour notification procedures were required to be undertaken in respect of this application. However, one representation has been received which objects to the proposal. The grounds of objection are summarised as follows:-

- a) **The proposal has the potential for zoonotic viruses to occur due to the close proximity of workers working with live animals.**

Response: The proposal relates to an agricultural building and it is an appropriate location for such a building. It is also common for animals and people on farms to live and work in close proximity of one another.

6 Assessment and Conclusions

- 6.1 The applicant seeks to erect a building to accommodate calving and bull pens with an associated cattle handling facility. In accordance with the requirements of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) the applicant submitted a Prior Notification application for consideration.

- 6.2 It is advised that such applications are generally determined under the delegated powers conveyed by the Council's Scheme of Delegation, prepared in terms of S43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006. However, the approved Scheme of Delegation requires that applications from a Member of the Planning Authority, as is the case in this instance, be considered by the appropriate Committee, hence the reason for this report.
- 6.3 Having assessed the development, it is considered that the submission of further details is not required as the proposal raises no significant landscape impact or amenity issues. Indeed, the building having a typical agricultural appearance is appropriate for the agricultural/countryside setting within which it will be located.
- 6.4 On the basis of the above, it is respectfully requested that the Committee agree the recommendation that prior approval is not required in this instance.
- 7 Reasons for Decision**
- 7.1 The application submission accords with the requirements of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).
- 7.2 Having assessed the development, it is considered that the submission of further details are not required as the proposal raises no significant landscape impact or amenity issues.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

20 November 2020

Previous References

- ◆ None

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)

- ▶ Consultations
None

- ▶ Representations
Mr C Tomlinson via e-mail
- Dated:
16.11.20

Contact for further information

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

James Watters, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Phone: 01698 454970
Email: james.watters@southlanarkshire.gov.uk

Detailed planning application

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Conditions and reasons

N/A

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Easton Farm, Medwynbank Road, Dunsyre



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12/11/2020



South Lanarkshire Council
Community and Enterprise Resources
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