

Report

Report to:	Planning Committee
Date of Meeting:	22 September 2020
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/0800
Planning proposal:	Erection of 7 no. tourist accommodation pods, associated vehicular access, car parking area, landscape bund, landscaping and access footpaths

1. Summary application information

Application type:	Detailed planning application
Applicant:	Manorview Group
Location:	Cornhill House Hotel Coulter Biggar ML12 6QE

2. Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached.

2.2 Other actions/notes

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

3. Other information

- ◆ Applicant's Agent: Adrian Smith
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan**
Policy 3 Green belt and rural area
Policy 4 Development management and placemaking
Policy 7 Employment
Policy 15 Natural and historic environment
Supplementary Guidance 2: Green Belt and Rural Area
Policy GBRA1 Economy/business related developments
Supplementary Guidance 3: Development Management, Placemaking and Design
Policy DM14 Tourist facilities and accommodation
Supplementary Guidance 9: Natural and Historic Environment
Policy NHE3 Listed buildings
Policy NHE13 Tree Preservation Orders

Proposed SLDP2

Policy 4 Green Belt and Rural Area

Policy 5 Development Management and Placemaking

Policy 14 Natural and Historic Environment

Policy VET2 Visitor Accommodation

◆ **Representation(s):**

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

◆ **Consultation(s):**

West of Scotland Archaeology Service

Arboricultural Services

CER Play Provision Community Contribs Judith Gibb

Historic Environment Scotland

Roads Development Management Team

Planning Application Report

1. Application Site

- 1.1 The applicants seek detailed planning permission for the erection of 7 tourist accommodation pods within the grounds of Cornhill House Hotel, an attractive, 9 bedroom B listed early French Gothic property. The grounds of the hotel consist of an extensive lawn featuring an ornamental fountain, to the south of which there is a mixed woodland area, the subject of a Tree Preservation Order. The applicant has taken the decision to locate the chalets to the south west of this existing mature woodland to the rear of the hotel on part of the extensive lawn, adjacent to the function suite as a means of minimising the visual impact upon both the setting of the B-listed building and on the wider rural area

2. Proposal(s)

- 2.1 The applicant has applied to erect seven timber tourist accommodation pods each with a single bedroom and separate living space. The application represents a change to the previous approval for this site which was 7 larger self-catering units which was approved in November 2014 under application CL/14/0320. Consent is also sought for the formation of an associated vehicular access, car parking areas, a landscaped bund and access footpaths. A tree survey has been carried out by the agent and this along with the proposed pod layout plan confirms that all of the identified healthy mature trees on the site will be unaffected by the proposals, while the damaged and diseased trees in line with the recommendations of the updated tree survey are to be removed as part of the development process. The plans submitted show a proposed landscaping scheme for the application site which will include the planting of new trees to replace those lost and also to add additional trees to the site.
- 2.2 A supporting statement submitted by the applicant states that the new accommodation units will provide much needed additional bed spaces to support the hotel operation which is a valued local facility and source of employment. It is also explained that since the previous approval in 2014 for larger self-catering units on the same site, the hotel has changed ownership. Following a review of the requirements for additional accommodation by the new owners, it was decided that smaller units providing flexible bedroom/living space was more appropriate for the needs of the hotel, with guests being expected to make more use of the adjoining hotel facilities which will help with the long term development of the hotel business. Guests using the pods will access the hotel site via the main drive from the north and would be directed to the main hotel car park and reception for check-in. Guests with cars will then be directed to the pod parking area for unloading using the existing hotel internal access roads.

3. Background

3.1 Local Plan Status

- 3.1.1 In terms of local plan policy, the site is located within the rural area where Policy 3 Green belt and rural area of the adopted South Lanarkshire Local Development Plan is applicable. The application also requires to be assessed against Policy 4 Development management and placemaking and Policy 15 Natural and historic environment in addition to the Supplementary Guidance contained within Development Management, Place Making and Design. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

3.1.2 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications, the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, Policy 4 Green Belt and Rural Area, Policy 5 Development Management and Placemaking, Policy 14 Natural and Historic Environment and Policy VET2 Visitor Accommodation are relevant.

3.1.3 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications, the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration.

3.2 Relevant Government Advice/Policy

3.2.1 Scottish Planning Policy states that the planning system should promote a pattern of development that is appropriate to the character of the particular rural area, encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality and that local plans should where appropriate, sets out policies and proposals for leisure accommodation.

3.3 Planning Background

3.3.1 CL/14/0320 - Erection of 7 no. self-catering tourist chalets, associated vehicular access, car parking areas, landscaped bund and access footpaths – Approved 24 November 2014

4. Consultation(s)

4.1 **Roads Development Management Team** – have no objections to the application subject to conditions requiring the submission of a traffic management plan and carry out a dilapidation survey prior to development commencing on site and that the parking shown of the approved plans is constructed and thereafter maintained to the satisfaction of the Council as Roads and Planning Authority

Response:- Noted. Appropriately worded conditions would be attached to any consent granted to address the above matters.

4.2 **West Of Scotland Archaeology Service** – Advise that due to planning history on the site with no previous conditions being attached relating to archaeology or the historic environment, for the reasons of consistency, a condition for this development is not appropriate.

Response: Noted

4.3 **Historic Environment Scotland** – have made no comment on the application as it does not meet the criteria for consultation.

Response:- Noted.

5. Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and the application was advertised in the local paper for the Non Notification of Neighbours and as Development Affecting the Setting of a Listed Building. 10 letters of representation and 1 letter of comment have been received in relation to the application. The grounds of objection and points raised are summarised below:

- a) **There are concerns raised by nearby residents that the proposed access to the parking court for the new tourist accommodation pods will result in a loss of privacy, overlooking and compromise security due to an increase of vehicles passing the entrance to their private housing estate and using the existing private access road to the rear of the hotel. There is also a perception that the guests will bypass the Hotel and go direct to the new pods via the Hotels rear access road which is also their access road. It is believed the addition of the new pods and the proposed parking arrangement will result in hotel guests wandering into their estate compromising property and the existing safe environment for children and believe this issue could be resolved if the entrance was via the main hotel and the delivery entrance on the track permanently closed off.**

Response: In the supporting letter with the application it was made clear that all hotel guests, including the ones using the proposed pods, would use the main entrance to access the hotel and check into their accommodation. At this point they will be directed from the main carpark, via the existing internal road structure to the new parking court dedicated to the new pods so that guests can park and unload their cases/bags. There is no intention for guests to use the rear service road from Cornhill Road to access the hotel but only from the main carpark around the hotel to the new parking area and therefore will only share the road that serves Cornhill Grove for approximately 20m. The Guests will then travel a total of 80m along the existing farm access to gain access to the new parking area. Once in their accommodation the guests can access the hotel and its facilities by foot within the grounds of the Hotel without using the access roads or going past Cornhill Grove, so there should be no reason for hotel guests to wander into the private housing estate. This is not considered to be an issue that would occur on a regular basis apart from the odd person who might get lost however this would not constitute a reason to refuse the application. There is no significant increase in overlooking from the road serving the development as the majority of the residential properties are screened by fencing or mature planting on this small section of the access.

- b) **The proposed access route to the parking and the increase of cars on this rural access road will be detrimental to road safety. It is felt that the rear hotel access is not suitable for this additional traffic due to it being narrow with passing places and the guests being unfamiliar with the road layout. There are also concerns on the construction and width of the final section of the access into the parking court which is the rear service access which is currently not in use and is used by the local farmer to access his farmland.**

Response: As stated above, the intention is for hotel guests to access the pods via the hotels main access not the rear service road and then be directed to the parking area via the internal road system once they have checked in. This arrangement wasn't made clear from the submitted plans but was outlined in the supporting letter from the agent. The Roads Development Management Team have not raised any road safety concerns with the access arrangement for the new pods and parking area. The traffic flow on the internal road network

surrounding the hotel will be relatively small with no significant conflict between the users of the private road system.

- c) **This area around the hotel is home to an abundance of wildlife who thrive in this rural, woodland location. An increase in guest numbers will increase the level of litter and waste that is already seen in the area surrounding the hotel along with the increased noise and disturbance will have a detrimental effect on wildlife in the area.**

Response: The development area is mostly laid to lawn with trees, a small bandstand, a play area and the hotels foul water treatment plant. The installation of the accommodation pods in this location will not have any significant effect on the wildlife in the area. The applicant has submitted a tree survey for the site which outlines tree removal on the site based on the health of the trees and a scheme of replanting is proposed which will be controlled by condition and will improve biodiversity on the site.

- d) **As residents in the adjacent residential development we already experience anti-social noise from the hotel from weddings and other functions. The addition of lodges with hot tubs will further exacerbate this issue and increase instances of anti-social behaviour by hotel guests. Given the proximity of our properties to the proposed lodge sites, what measures will be put in place to "police" use of hot tubs, will the hotel owners accommodate acoustic fencing for residents directly affected by disruptive noise. The hotel is set amongst extensive grounds, the pods could be relocated to an area further away from neighbouring properties. Alternatively, that controlled measures are put in place to stop anti-social behaviour and excessive noise.**

Response: Any existing noise complaints are not a consideration of this application and any assessment on noise is to be focused on the potential of the proposed development to generate noise to levels that would be considered a nuisance. The Council recognise the position of the hotel accommodation pods in the garden of the hotel could have the potential to generate noise however it is felt that this potential risk is low and manageable and should not be a nuisance to neighbouring properties. Hot tubs are a feature you could expect in your neighbours rear garden at much closer proximity than the proposed pods, the pod closest to the nearest residential dwelling is 17m to the garden boundary and 35m to the house at these distances normal activity and conversations between guests should not be a nuisance to residents of this dwelling or the remainder of the properties on Cornhill Gove. Planning conditions will also be placed on the development to ensure this part of the hotel operation meets acceptable noise levels and control measures are put in place by the hotel to limit noise levels from these units.

- e) **The residents of Cornhill Grove have an unrestricted right to access to our estate using the current single track road and is the only access to Cornhill Grove for Residents, food deliveries for vulnerable individuals and emergency services. The access road is not adequate for use by construction vehicles or indeed heavy traffic. We require additional information as to how any proposed buildings works would be facilitated without impeding our access rights and health and safety.**

Response: Once complete, the development will not affect the access rights over the rear access road to the hotel, which is used by the residents of Cornhill Grove and the farmer at Cornhill Farm. Indeed the hotel who own the road have a vested interest to maintain this access as it is used by the hotel as their service access for all non-customer traffic. It is also a legal responsibility for the hotel

to maintain access for the residents of Castle Grove and the Farmer during the construction phase and they will have to plan the development to allow these access rights to be honoured. The relatively small scale development and type of modular panel construction proposed it is envisaged that the construction phase will be relatively short with minimal disruption to residents of Cornhill Grove.

- f) **The owner of Cornhill Farm states that they have a heritable irredeemable right of access over the existing road that the applicant is planning to take access from. This is the only way to access the lower part of the farm and they would like to see this road remain open at all times. The hotel owners have a legal responsibility to ensure that there is an unbroken right of access from Cornhill Farm to the South Lodge. There have been attempts in the past by residents of Cornhill Grove to block part of the road but could not do so because of this right of access. It is also believed to be the case that Muir Homes still own part of the road and the hotel has no legal access over it so the hotel has no road access to that part of the hotel.**

Response: This is a legal matter between the hotel and the farmer, however, once complete the proposed development will not affect the rights of the farmer to access his fields beyond the development site. The hotel plan to upgrade the short section of the access road between the entrance to Cornhill Grove and the entrance to the pod carpark, this could possibly cause a conflict during the road improvement works however this road is owned by the hotel and it has a responsibility to maintain the road so this problem could occur whenever the road needs repaired and or replaced. The hotel should liaise with the farmer to ensure the road improvement works are programmed and carried out to ensure that acceptable access is maintained during this part of the development.

5.2 These letters are available for inspection on the planning portal.

6. Assessment and Conclusions

- 6.1 The site is identified in the adopted South Lanarkshire Local Development Plan as lying in the rural area where Policy 3 Green belt and rural area states that the green belt and the rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to locate in the countryside will be expected to be accommodated within the settlements. Policy GBRA1 Economy/Business Related Developments states that providing the use is appropriate for the rural area, there is a locational need, there is no adverse impact on biodiversity or landscape then the Council will seek to support the rural economy by promoting rural diversification and facilitating job creation by encouraging development of an appropriate type and scale. The provision of additional accommodation to service the existing hotel business on site is an appropriate use within the rural area and with the limited opportunities to extend and the costs involved to alter the existing B listed hotel, the option of small accommodation pods in the grounds to the rear of the building set within existing trees and the addition of suitable landscaping is considered to comply with the aims of this policy.
- 6.2 Policy 7 Employment states that the provision of good quality visitor attractions and accommodation will be supported based on the sustainable management and interpretation of the area's natural, built and cultural resources, the proposals are deemed to comply with this policy.

- 6.3 Policy 4: Development Management and Placemaking states that proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment. Policy DM14 Tourist facilities and accommodation Proposals for new or improved tourist facilities and accommodation in the countryside will generally be supported where they respect the existing development pattern within the locality and avoid dispersed patterns of development. The positioning of the pods on the rear lawn in the existing wooded area, will ensure adequate screening, containment and integration. The design, finish, scale and size of the pods are also considered appropriate for their setting and the use of sympathetic external finishes ties in with the sustainability objectives of the local plan. Therefore the proposals comply with both Policy 4 and DM14.
- 6.4 Policy 15 Natural and historic environment states that the Council will assess all development proposals in terms of their effect on the character and amenity of the natural and built environment. The site is covered by a TPO and under this policy it concludes that development which would affect TPO's following the implementation of any mitigation measures, will only be permitted where there is no significant adverse impact on the protected resource. Policy NHE13 also states that trees and woodlands that are considered to be of significance will be protected from inappropriate development through the enforcement of existing Tree Preservation Orders. The applicant has submitted a tree survey in support of the submitted proposals. This survey concludes that some selective tree felling is required due to the poor health of trees, existing damage and short life expectancy. After careful consideration, it is accepted that with only a select few trees being removed along with the proposed planting of additional trees and the provision of the proposed landscaping and bund will further mitigate and reduce any resultant impacts upon visual amenity. With enhanced tree planting and the retention of the existing trees, the 7 accommodation pods can be satisfactorily accommodated within the woodland backdrop, assisting with its visual containment and integration within the wider area. Protective measures can also be implemented to avoid any potential harm to the retained trees during the construction phase. The retained trees and development of the chalets on the unaffected area will ensure that the overall integrity of the TPO is not undermined to any notable extent.
- 6.5 Policy NHE3 Listed buildings states that development affecting a listed building or its setting shall, as a first principle, seek to preserve the building and its setting, and any features of special architectural interest which it has. The layout, design, materials, scale, siting and use of any development shall be sensitive to, and respect the character and appearance of, the listed building and its setting. Following a detailed assessment, it is considered that the open aspect of Cornhill House from the approaching access driveway and when viewed from the front lawn will not be encroached upon as the pods will be set away from the building, located behind the modern function room on the rear of building. The pods are to be set within a large lawn and wooded area the south west of the hotel. For these reasons the aims of this Policy: NHE3 will not be compromised.
- 6.6 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development

Plan. It is considered that the proposals accords with Policies 4, 5, 14 and VET2 in the proposed plan.

- 6.7 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of the proposed South Lanarkshire Local Development Plan 2. A number of amendments to policy have been recommended which will be carried through to adoption stage. For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan and those within the proposed South Lanarkshire Local Development Plan 2 alongside the Reporters amendments. Whilst the Reporters amendments have yet to be ratified by South Lanarkshire Council they are nevertheless a material consideration.
- 6.8 In view of all of the above, it is considered that the proposals are an appropriate form of development for the site, and comply with all relevant local plan policy. Overall the proposal is acceptable and it is recommended that detailed planning permission be granted.

7. Reasons for Decision

- 7.1 The proposals comply with Policies 3 Green Belt and Rural Area, 4 Development Management and Placemaking, 7 Employment, 15 Natural and Historic Environment of the South Lanarkshire Local Development Plan (Adopted) and the relevant supplementary guidance GBRA 1, DM14, NHE3 and NHE13. The proposal is also consistent with the policies contained in the proposed SLLDP2. As such the proposals will have no adverse impact on the residential or visual amenity of the area and in addition raise no road safety issues.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 14 September 2020

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated
- ▶ Consultations
 - West of Scotland Archaeology Service 17.07.2020
 - Historic Environment Scotland 06.07.2020
 - Roads Development Management Team 10.07.2020

► Representations	Dated:
Mr Robert McCaskie, Cornhill Farm, Cornhill Road, Biggar, ML12 6QE	04.07.2020
Mrs Moira Sutter, 2 Cornhill Grove, Biggar, ML12 6GN	14.07.2020
Mr Robert Sutter, 2, Cornhill Grove, Biggar, ML12 6GN	14.07.2020
Mr Colin Green, 1 Cornhill Grove, Biggar, ML12 6GN	14.07.2020
Mr Lee Rhodes, 5 Cornhill Grove, Biggar, ML12 6GN	14.07.2020
Mr James Eley, 3, Cornhill Grove, Biggar, ML12 6GN	14.07.2020
Miss Louise Caithness, 8 Cornhill Grove, Biggar, ML12 6GN	15.07.2020
Mrs Janis Eley, 3 Cornhill Grove, BIGGAR, ML12 6GN	14.07.2020
Louise Caithness, 8 Cornhill Grove, Biggar, ML12 6GN	15.07.2020
Mrs Carmen Dunnigan, 7 Cornhill Grove, Biggar, ML12 6GN	13.07.2020
Mrs Lynne Waine, 9 Cornhill Grove, Biggar, ML12 6GN	14.07.2020

Contact for further information

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

Steven Boertien, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455116

Email: steven.boertien@southlanarkshire.gov.uk

Conditions and reasons

01. That prior to any of the development hereby approved starting on site the applicant shall submit, for the written approval of the Council as Roads and Planning Authority, a Traffic Management Plan which should include construction programme, delivery routes, anticipated construction vehicle trips, on site staff and contractor parking, arrangements for delivery and off-loading of construction materials, road cleaning arrangements and proposals to maintain safe operation of the existing Core Path during the construction phase.

Reason: In the interest of public and road safety

02. That before the development hereby approved commences, the applicant shall undertake a Dilapidation Survey for the public road in conjunction with the Roads Department and submit for the written approval and record of the Council as Roads and Planning Authority.

Reason: In the interests of traffic safety and to ensure any damage to the public road network is identified and repaired.

03. That prior to any of the holiday cabins hereby approved being completed or brought into use the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the satisfaction of the Council as Roads and Planning Authority.

Reason: To ensure adequate parking facilities are provided for the holiday cabins hereby approved.

04. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

05. That all the existing trees to be retained as shown on the approved Block Plan As Existing must be protected in accordance with methods as set out in BS5837/(2012) during site clearance and construction works until completion of all site operations, landscaping and building works.

Reason: To ensure the trees are retained and protected to the correct standards during the development of the site.

06. That the use of the tourist accommodation hereby approved shall be restricted to holiday occupation only and shall not be let or used as the sole residence of any one person, family or group. No individual, family, company, group or any other type of occupant shall occupy the accommodation for more than 12 weeks in any calendar year.

Reason: to ensure the use of the approved units is a holiday accommodation.

07. That before any work commences on the site, a detailed scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

08. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

09. That noise levels resulting from the approved development shall comply with the following limits.

1.

- a) Between the hours of 08:00 and 20:00 the measured noise rating level emitted from the premises (LAeq,1hr) shall not exceed the pre-existing background noise level (LA90,30 min) by more than 4dB when measured in accordance with British Standard BS 4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at the proposed development.
- b) Between the hours of 20:00 and 08:00 the noise rating level emitted from the premises (LAeq,15 min) shall not exceed the pre-existing background noise level (LA90,30min) by more than 4dB when measured in accordance with BS4142:2014 at the proposed development.

2.

The internal noise levels at any residential property shall comply with BS 8233:2014 Guidance on sound insulation and noise reduction for buildings as follows)

- a) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,16hr of 40dB daytime (07:00 - 23:00)
- b) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LAeq,8hr of 30dB night-time (23:00 - 07:00).
- c) The internal levels with windows open (or under exceptional circumstances closed) do not exceed an LA,max of 45dB night-time (23:00 - 07:00).

- d) The external levels shall not exceed an LAeq,16hr of 50dB daytime in any garden areas, when measured free-field

3.

The Internal Noise Rating Values, within any residential property, when assessed with the windows open, and resultant from the development, shall not exceed - NR25 between 23.00hrs and 08.00hrs and NR35 between 08.00hrs and 23.00hrs

Reason: To minimise noise disturbance to adjacent occupants.

- 10. That prior to any of the holiday units hereby approved being occupied the applicant shall prepare and submit a holiday pod usage policy document to the Council as Planning Authority for approval. This document shall form part of the terms and conditions for the use of the hereby approved tourist accommodation pods and shall cover the use of the units, the parking area, the outdoor space, decking and hot tub areas and the use of any amplified music (radio, iPod, mobile phones etc)

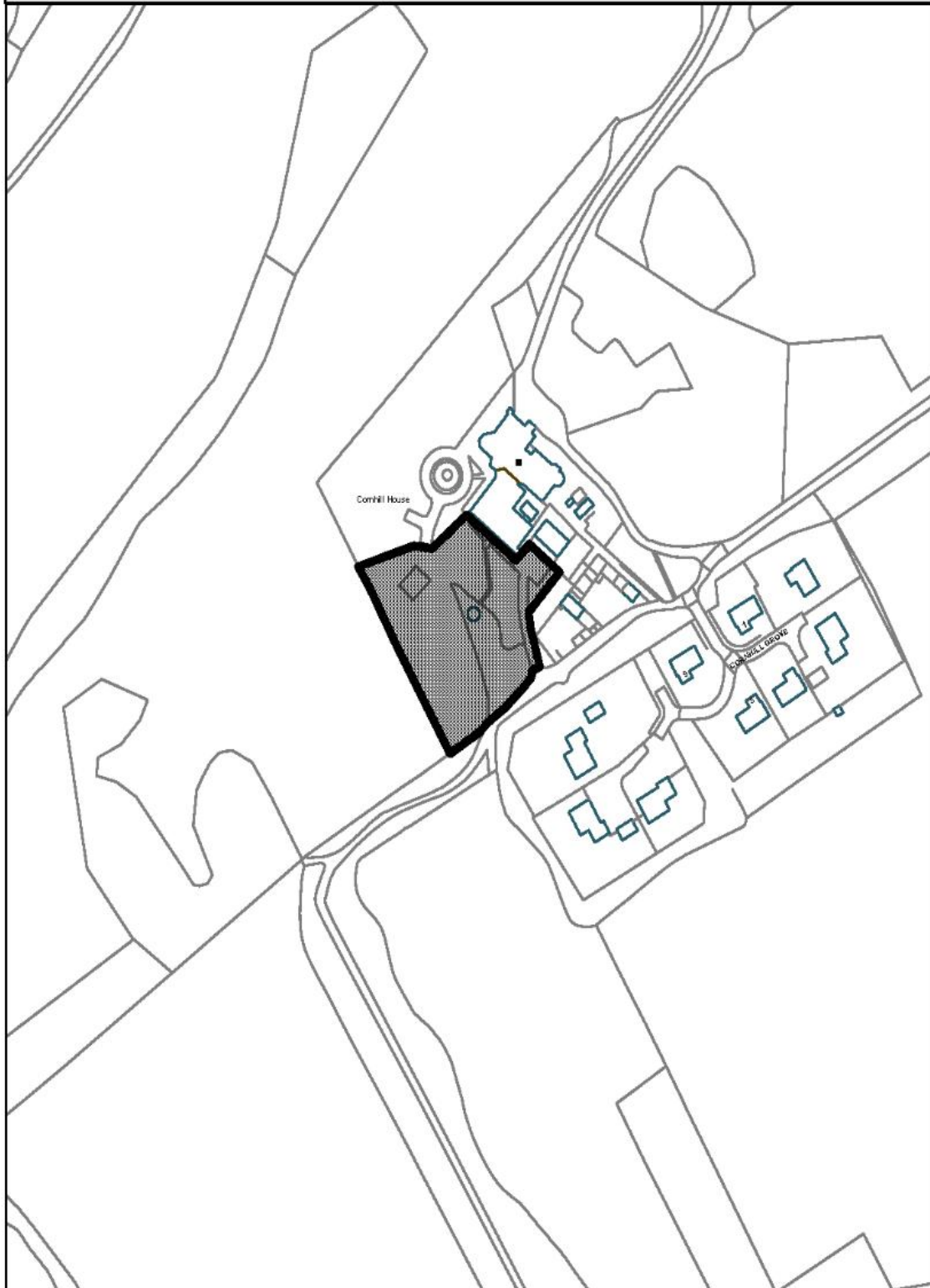
Reason: To minimise noise disturbance to adjacent occupants.

- 11. That prior to any of the holiday units hereby approved being occupied the applicant shall install signage next to the hot tub/decking areas to remind guests to be considerate of the neighbours in keeping the noise levels down.

Reason: To minimise noise disturbance to adjacent occupants.

P/20/0800

Cornhill House Hotel, Coulter, Biggar



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Scale:
1:2,500
Date:
28/08/2020



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development