

Report

Report to:	Hamilton Area Committee
Date of Meeting:	07 November 2007
Report by:	Executive Director (Enterprise Resources)

Application No	HM/07/0109
Planning Proposal:	Erection of House at Sunnyside Farm, Sunnyside Road, Larkhall

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mrs Morag Higgins
- Location : Sunnyside Farm
Sunnyside Road
Larkhall

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 the conditions attached).

2.2 Other Actions/Notes

- (1) The Area Committee has delegated powers to determine this application.
- (2) It is recommended that a Section 75 Agreement be completed to ensure the use of the proposed house is tied to the existing equine business. The planning consent, if agreed by Committee shall not be released until the Section 75 Agreement is concluded.

3 Other Information

- ◆ Applicant's Agent: Sylvan Stuart Ltd
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **Hamilton District Local Plan**
Policy EN1a - Greenbelt
Policy EN1c – Areas of Great Landscape Value
Policy DC1 - Development Control – General
South Lanarkshire Planning Policies
SLP1 – Greenbelt
SLP6 – Development Control General
Finalised South Lanarkshire Local Plan (after modifications)
Policy STRAT 3 – Greenbelt
Policy CRE 1 – Housing in the Countryside

Policy ENV33 – Development in the
Countryside
Policy DM 1 – Development Management Policy
Policy ENV 4 – Protection of the Natural and
Built Environment
Policy ENV 28 – Regional Scenic Areas and
Areas of Great Landscape Value

◆ Representation(s):

- ▶ 6 Objection Letters
- ▶ 1 Support Letter

◆ Consultation(s):

Business Gateway

Environmental Services

Roads and Transportation Services (Hamilton Area)

S.E.P.A. (West Region)

Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site relates to an existing equestrian business (Ross Dhu). The site comprises part of an area of level land within the equine operation approximately half a kilometre west of Larkhall and east of the village of Quarter. The site was in agricultural use until retrospective planning consent for an equestrian business and the temporary siting of a residential caravan was granted under Planning Reference HM/05/0075 on 9th June 2005.
- 1.2 The site currently comprises of 6 field shelters, of timber construction which measure approximately 8.5 by 4.3 metres. Each field shelter is capable of accommodating two horses. A large storage shed which measures approximately 4.5 by 11 metres in size and is of a similar design and construction to the field shelters, a floodlit exercise paddock (20 metres x 30 metres) a collapsible round pen (50 metres diameter) and a static caravan. All the buildings within the site are used solely in connection with the equestrian business venture.
- 1.3 The area surrounding the application site is predominantly agriculture in nature with existing steadings located some distance from the application site.
- 1.4 The site is accessed by a privately maintained access track which has recently been purchased by the applicant.

2 Proposal(s)

- 2.1 The applicant seeks planning permission to erect a single storey, detached house comprising lounge, dining/kitchen, two bedrooms (1 with en-suite) and bathroom. In addition the proposal will incorporate an office/training room, a utility room and a small drying room and w.c. in association with the business. The proposed house will measure approximately 16 metres by 8 metres with an overall height of 6 metres and will be of a wooden construction finished externally in tongue and groove timber with grey roof tiles to match the existing structures on site.
- 2.2 Originally it was the applicant's intention to incorporate a bedroom and living area for visitor accommodation into the proposal. However following discussions with the Planning Service the applicant has omitted this aspect from the proposal and the dwelling has been reduced in scale accordingly.
- 2.3 The business has been operating successfully for 3 years. The temporary consent for the caravan has now expired and the applicant is looking to formalise their living accommodation and improve their living environment by erecting a permanent dwelling. It should be noted that if this proposal for the erection of the house is approved the mobile home in which the applicant currently resides will be removed from the site before the house is occupied.
- 2.4 A statement in support of the application has been submitted by the applicant which provides details of financial accounts and the viability of the business as an equestrian livery centre. The centre operates on a system designed for both the horses physiological and psychological welfare and provides a base for 'problem' horses to be re-schooled/rehabilitated in safe and secure surroundings. The centre is

currently at its maximum capacity of catering for 12 horses as detailed on the original planning application (HM/05/0075).

- 2.5 In addition the applicant has submitted a report from the Scottish Agricultural College which states that the existing business operation shows sufficient labour requirements to justify one person engaged in full time activity.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of the adopted Hamilton District Local Plan the application site is located within an area designated as Greenbelt (as defined by Policy EN1a). Within the area designated as Greenbelt there is a strong presumption against development unless it is shown to be necessary for the furtherance of agriculture, forestry or other uses appropriate to the Greenbelt and provided there are no significant adverse effects on sensitive landscape areas or agricultural operations. The terms of this policy are reiterated and reinforced by Policy STRAT 3 – Greenbelt of the Finalised South Lanarkshire Local Plan

- 3.1.2 The site also lies within an Area of Great Landscape Value (as defined by Policy EN1c) within the adopted Hamilton District Local Plan which specifies that the Council will take particular care in protecting the area's landscape qualities. Again the terms of this policy are reiterated and reinforced by Policy ENV 4 – Protection of the Natural and Built Environment, and Policy ENV 28 – Regional Scenic Areas and Areas of Great Landscape Value of the Finalised South Lanarkshire (After Modifications).

- 3.1.3 Policy CRE 1 – Housing in the Countryside of the Finalised South Lanarkshire Local Plan (After Modifications) also requires to be considered. This policy notes that proposals for dwellings with an existing business or enterprise within Greenbelt locations may be granted planning permission, providing they adhere to a list of criteria. These criteria include;

- ◆ The business or enterprise must have been established and viable for at least two years and is financially sound.
- ◆ Evidence is provided to demonstrate that on-site residential accommodation is essential and not just convenient.
- ◆ The design and location of the accommodation does not adversely affect the character and amenity of the surrounding landscape and countryside
- ◆ There are no other existing dwellings on the site or existing accommodation in the area which is suitable and available for occupation
- ◆ There are no opportunities to reuse, convert or renovate an existing building on site
- ◆ The new dwelling is located beside existing buildings
- ◆ The new dwelling complements the scale, design and character of the locality and complies with Policy ENV33 – Development in the Countryside
- ◆ The new dwelling meets access and parking standards and can be readily provided with services such as water drainage and sewerage.
- ◆ No adverse impact or conflict with the operation of the existing business
- ◆ The new dwelling is of an appropriate size in relation to the business

3.1.4 The South Lanarkshire Planning Policy Notes provide supplementary guidance on the policies of the Council's Local Plans. SLP1- Greenbelt advises that proposals relating to equestrian activities such as riding schools, livery, stabling and schooling of horses, stud farms and racing stables would be considered appropriate in principle within the Greenbelt. With regards to new housing within the Greenbelt, Policy SLP1 – Greenbelt states that “favourable consideration for the erection of a new dwelling related to an agricultural holding/unit in the greenbelt will only be permitted where it can be demonstrated to the Council's satisfaction that it is required to accommodate a full time agricultural worker or worker employed in an appropriate greenbelt activity.

3.1.5 In addition to these policies, Policy DC1 of the adopted Hamilton District Local Plan, Policy DM1 of the Finalised South Lanarkshire Local Plan (After Modifications) and SLP6 of the South Lanarkshire Planning Policies also require to be considered. These policies state that all planning applications should take into account the local context and built form and that development should be compatible in terms of scale and massing and be built incorporating quality materials. Policy ENV33 – Development in the Countryside also provides additional criteria in respect of conserving the natural environment which must be adhered to.

3.2 Relevant Government Advice

3.2.1 Scottish Planning Policy 21 (Green Belts) states that, a strong presumption against inappropriate development in the green belt is an established part of green belt policy. Development plans will define the uses that are appropriate in individual green belts. These may include:

- ◆ Agricultural uses, including the re-use of historic agricultural buildings in keeping with their surroundings;
- ◆ Woodland and forestry, including community woodlands;
- ◆ Horticulture, including market gardening (but not retailing unconnected with or out-of-scale with this purpose); and
- ◆ Recreational uses that are compatible with an agricultural or natural setting.

3.3 Site History

3.3.1 Planning consent for an equestrian centre incorporating field shelters, floodlit exercise paddock, collapsible round pen and the temporary siting of a residential caravan for 2 years was granted consent under Planning Reference HM/05/0075 on 09th June 2005. A subsequent application for an additional 2 field shelters and storage shed bringing the business to its projected maximum capacity for 12 horses was approved under planning reference HM/06/0389 on 22 December 2006.

4 **Consultation(s)**

4.1 **Roads and Transportation Services** – have offered no objection to the proposal as it is the applicants intention to replace the existing residential caravan with a dwelling.

Response: Noted.

4.2 **Environmental Services** – have raised no objection to the proposal subject to the imposition of an informative relative to construction noise.

Response: Noted. This matter will be addressed through the use of an informative if planning permission is granted.

- 4.3 **Scottish Water** – have raised no objection subject to the provision of an appropriate water supply and septic tank. The septic tank should be positioned to allow easy access by a tanker for emptying.

Response: Noted. Again, the septic tank shall be controlled through conditions if consent is granted. In terms of water supply this has already been connected through the formation of the business and siting of the caravan.

- 4.4 **Scottish Environment Protection Agency** – have offered no objection to the proposal subject to the existing septic tank and soakaway being of a suitable size and in accordance with current regulations. In addition pollution, waste and drainage arrangements should be to their satisfaction.

Response: Noted. These requirements shall be conditioned as part of any consent.

- 4.5 **Business Gateway** - raised concerns that the business plan was insufficient in a number of areas to confidently anticipate that the business operation would generate sufficient income to support the salary of a person involved full time in the business and that the business would have a viable, profitable future . However it was noted that the business plan, which showed a profit for each of the preceding three years, was based on 7 horses whilst the business is now currently operating at the full capacity of 12 horses which would significantly alter the projected income. In addition the applicant is currently offering a number of specialised training courses which have been well received and it is her intention to further expand this aspect of the business. This together with the testimonials provided by a number of businesses and individuals who utilise the applicants services would indicate that there is a basis for a business.

Response: Noted. This matter will be fully considered in the Assessment and Conditions section of the report.

5 Representation(s)

- 5.1 Statutory Neighbour Notification was undertaken and the proposal advertised in the local press as Development Potentially Contrary to the Development Plan following which six letters of objection from 3 objectors, and one letter of support have been received in relation to the proposal. The grounds of objection can be summarised as follows:-

(a) Neighbour notification was not carried out correctly in that the wrong address was indicated on the application.

Response: The applicant has certified that neighbour notification has been carried out in accordance with the provisions of Article 9 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. However there was a dispute in respect of the correct postal address. This was resolved and the neighbour notification was redone. I am therefore satisfied that the required properties have been subject to the correct neighbour notification.

(b) The objectors at Fairholm Orchard are concerned about the financial burden which the development of this business has placed on them. They have the sole burden of maintaining the track from Sunnyside Farm to Fairholm Orchard which is used by the business. A planning decision which puts a financial burden on an unrelated third party is fundamentally flawed.

Response: The applicant has recently purchased the track and will relieve the objector of the burden of maintenance. The applicant's lawyers have confirmed this in writing to the objectors.

(c) Confirmation is required that Ross Dhu is operating as a viable business and will continue to do so. Mrs Higgins has only seven horses and this does not make a viable business . Small Business Gateway and the Scottish Agricultural College also had concerns in respect of the original submission.

Response: .Noted. This matter will be fully considered in the Assessment and Conclusions section of the report.

(d) The decision regarding the proposed dwelling should be held in abeyance until the matter of burden, access and maintenance has been legally settled.

Response: The applicant has purchased the track and is to relieve the objector of the burden of maintenance. However this is a legal matter to be resolved privately between the parties and is not a material planning consideration in this instance. As such this concern should not influence the determination of this application.

(e) Sunnyside Road will require to be upgraded as horse box drivers will not pull into the side to let other road users pass.

Response: Issues of road safety were considered in relation to the applicant's previous application for the formation of an equestrian centre which was approved at the Hamilton Area Committee in June 2005. Therefore this concern is not relevant to the current proposal under consideration which is for the erection of a permanent dwelling. As such this concern should not influence the determination of this application.

(f) There are 3 equestrian centres within a 1 mile radius. Given the volume in such a small area their viability could be jeopardised.

Response: Noted. The applicant has submitted a business plan and this matter will be fully considered in the Assessment and Conclusion section of the report.

(g) The proposed house is located within the Greenbelt and an area of Great Landscape Value where there is a strong presumption against development.

Response: Development within the Greenbelt should be resisted unless it is shown to be necessary for the furtherance of agriculture, forestry or other uses appropriate to the greenbelt. The equestrian use is an appropriate use and it is considered that the proposed dwelling is necessary for its operation. However, it's viability requires to be considered and this matter will be fully considered in the Assessment and Conclusions section of the report .

(h) If approved the access track would be serving 7 properties (six residential and 1 business) and should be brought up to an adoptable standard.

Response: The proposal is for the erection of a dwelling which will replace the existing mobile home, as such there will be no intensification of the use. Further Roads and Transportation Services have stated that they have no objections to the proposal.

(i) The proposed house which will be of timber construction will be out of character with the surrounding properties which are all stone built.

Response: The existing residential properties are located some distance from the application site, whilst all the buildings within the site are of timber construction. It was considered that in terms of visual amenity, a natural wood finish similar to the

existing structures would be more acceptable and less visually intrusive in this instance.

(k) The objector states that the brick underbuilding of the proposed house is of an unnecessary height making the house even more obtrusive.

Response: The underbuilding of the proposed dwelling measures approximately 500mm whilst the overall height of the dwelling does not exceed 6 metres, as such the design and proportions of the proposed dwelling are considered satisfactory.

(l) There is an underground telephone cable servicing the objector's property that runs through the application site

Response: If permission is granted an informative will be attached to the consent to advise the applicant that works may be required to divert this apparatus.

- 5.2 A Letter of Support in relation to the proposed dwelling has been received from an adjoining landowner who states that the applicant has established a very successful equine business from the site over the last three years and that Mr and Mrs Higgins have maintained the track regularly and at their own expense.

6 Assessment and Conclusions

- 6.1 The application is for the erection of a residential house, as a replacement of a temporary residential caravan associated with Ross Dhu Equestrian Centre. The determining issues in consideration of this application are its compliance with local plan policy and its impact on the amenity of the area.
- 6.2 The site is located within an area designated as both Greenbelt and an Area of Great Landscape Value within both the adopted Hamilton District Local Plan and the Finalised South Lanarkshire Local Plan (After Modifications). Under Policy EN1a – Greenbelt of the adopted Hamilton District Local Plan, Policy STRAT 3 – Greenbelt Policy of the Finalised South Lanarkshire Local Plan and SLP1 of the South Lanarkshire Planning Policies there is a strong presumption against development within the Greenbelt unless it is shown to be necessary for the furtherance of agriculture, forestry or other uses appropriate to the greenbelt and provided there are no significant adverse effects on sensitive landscape areas.
- 6.3 The principle of the establishment of the equestrian business has already been approved under Planning Reference HM/05/0075 and has been operating for 3 years. The proposed house is required for security purposes to provide a permanent on site presence necessary for the viability of the business which is an appropriate Greenbelt use.
- 6.4 The Planning Service has made the applicant aware from an early date of the justification required for the introduction of a new dwelling within the Greenbelt. This justification must include a business plan which details the operations of business and confirms its viability. Furthermore the proposed dwelling is also required to be in accordance with other council policy i.e. South Lanarkshire Planning Policy 1 – Greenbelt, Policy CRE1 – Housing in the Countryside and Policy ENV33 – Development in the Countryside as identified in the Finalised South Lanarkshire Local Plan (After Modifications). To this end the original proposal for the erection of the equestrian centre and the temporary siting of a residential caravan for 2 years was approved on the basis of the potential for a viable equestrian/livery business which deals in the main with abused, injured and psychologically damaged horses to

operate from the site. At that time the Council was satisfied that the combined level of experience, commitment and enthusiasm of the applicant would make for a potentially viable project, which if successful would provide justification for a permanent on-site presence.

- 6.5 Although Business Gateway have raised some concerns regarding the viability of the business, the submitted business plan, which showed a profit for each of the preceding three years, was on the basis of providing for 7 horses. The centre is now at its full capacity of 12 horses, after consent was granted for a further two field shelters and storage shed (Application No: HM/06/0389). This will significantly increase the projected income and brings the centre to its projected maximum capacity of 12 horses which is supported by the applicant's bank who have agreed to fund the proposed dwelling.
- 6.6 In addition the applicant is currently offering a number of specialised training courses which have been well received and it is her intention to further expand this aspect of the business. This together with a report from an independent accountant who is satisfied that the business is viable and the testimonials provided by a number of businesses and individuals who utilise the applicant's services indicate that the business is indeed viable and is meeting a niche within the market. Therefore as there are no existing buildings on site capable of conversion and the proposed dwelling is located within the site and is of a scale appropriate to the existing business with the design and materials proposed reflecting those of the existing structures, it is considered that the proposal meets the criteria identified within the Policy CRE1.
- 6.7 With regard to the actual siting and design of the proposed dwelling, I am satisfied that the proposed dwelling is visually more acceptable than the existing residential caravan it will replace and that the position of the dwelling within the site is acceptable in relation to the existing structures. I am further satisfied that the design mirrors and complements the existing field shelters in terms of size, design and materials to be utilised. As such it is considered that the proposal would not be detrimental to the character and amenity of this Greenbelt location and I am satisfied that the proposed development meets the terms of the undernoted policies; Policy EN1c – Areas of Great Landscape Value, Policy DC1 – Development Control – General of the adopted Hamilton District Local Plan and Policy DM1 – Development Management, Policy ENV 4 – Protection of the Natural and Built Environment, Policy ENV 28 – Regional Scenic Areas and Areas of Great Landscape Value and Policy ENV33 – Development in the Countryside of the Finalised South Lanarkshire (After Modifications) and SLP6 of the South Lanarkshire Planning Policies.
- 6.8 All consultation responses received have raised no issues which render the application unacceptable. Any issues raised can be satisfactorily dealt with by the imposition of appropriate conditions. Although Business Gateway have raised some concerns regarding the viability of the business, I am satisfied that the existing business which has been successfully operating for 3 years will continue to develop and expand via the training courses which the applicant seeks to develop and will provide a sustainable viable business. Although advertised as a Development Potentially Contrary to the Development Plan, I am satisfied that appropriate justification has now been provided and therefore the proposal is in accordance with Greenbelt policy and the guidance of the Council in respect of such proposals.

- 6.9 Six letters of objection have been received from 3 objectors and 1 letter of support in relation to this application. All points raised in the letters of representation have been fully considered. I am satisfied that none of the issues raised would merit refusal of this planning application.
- 6.10 It is clear that the equestrian centre and house are inter-dependant and the proposal for a new house at this location has been shown to be necessary for the furtherance of a use appropriate to the Greenbelt. The Scottish Agricultural College is satisfied, based on the information submitted that the business operation is capable of providing support for one full-time employee. Therefore in accordance with current Council guidelines, I am of the opinion that given the inter-dependency of the house and equestrian centre/livery it is appropriate to enter into a Section 75 Agreement between the applicant and the Council. The purpose of this agreement would be to:
- a) Tie the proposed house to the equestrian centre/livery operation;
 - b) Retain the occupation of the house to that of someone employed within the equestrian centre/livery operation.
- 6.11 On the basis of the above, I would recommend that planning permission be granted in this instance subject to the requirement that consent be withheld until such time as the conclusion of the Section 75 Agreement between the applicant and the Council. The proposed dwelling is an appropriate and acceptable use for a greenbelt location and I am satisfied that the landscape quality of the area will not be unduly impacted upon by the development.

7 Reason for Decision

- 7.1 The proposal has no adverse impact on either residential or visual amenity and complies with Policies EN1a , EN1c and DC1 of the adopted Hamilton District Local and Policies STRAT 3, CRE 1, ENV33, DM 1 , ENV 4 and ENV 28 of the Finalised South Lanarkshire Local Plan (After Modifications) and South Lanarkshire Planning Policies SLP1 and SLP6 .

Iain Urquhart
Executive Director (Enterprise Resources)

23 October 2007

Previous References

- ◆ HM/06/0389

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - Small Business Gateway 27/07/2007
 - Scottish Water 14/03/2007
 - Environmental Services 22/03/2007
 - Roads and Transportation Services (Hamilton Area) 20/03/2007
 - S.E.P.A. (West Region) 06/06/2007
- ▶ , Representations
 - Representation from : Roy & Virginia Jackson, Fairholm Orchard, Larkhall, ML9 1RB, DATED 13/03/2007
 - Representation from : Christine Moore, Little Sunnyside Farm, Larkhall, ML9 1RB, DATED 14/03/2007
 - Representation from : Mr & Mrs Robert Moore, Powforth View, Little Sunnyside Farm, Larkhall, ML9 1RB, DATED 14/03/2007
 - Representation from : Roy & Virginia Jackson, Fairholm Orchard, Larkhall, ML9 1RB, DATED 19/03/2007
 - Representation from : Roy Jackson & Virginia Jackson, Fairholm Orchard, Larkhall, ML9 1RB, DATED 31/05/2007
 - Representation from : Virginia Jackson, Fairholm Orchard, Larkhall, ML9 1RB, DATED 18/09/2007

Contact for Further Information

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

Christine Laird, Planning Officer, Brandon Gate, Hamilton
 Ext 3551 (Tel :01698 453551)
 E-mail: Enterprise.hamilton@southlanarkshire.gov.uk

CONDITIONS

- 1 That the development hereby permitted shall be started within five years of the date of this permission.
- 2 That the development shall be carried out strictly in accordance with the plans hereby approved and no change to the design or external finishes shall take place without the prior written approval of the Council as Planning Authority.
- 3 That the facing materials to be used for the external walls and roof of the dwelling hereby approved shall match in colour and texture those of the existing adjoining buildings on the site to the satisfaction of the Council as Planning Authority.
- 4 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 5 That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.
- 6 That the occupation of the house authorised by this permission shall be limited to a person solely or mainly employed in the equestrian business at Ross Dhu or a dependant of such a person residing with him or her or the widow or widower of such a person.
- 7 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of the application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 8 That before the dwelling hereby approved is completed or brought into use, 2 parking spaces shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.
- 9 That the house shall not be occupied until the site is served by a sewerage scheme in accordance with SEPA standards .
- 10 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 requirements.

REASONS

- 1 To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.
- 2 In the interests of amenity and in order to retain effective planning control.
- 3 To ensure satisfactory integration of the proposed extension with the existing building both in terms of design and materials.
- 4 In the interests of amenity and in order to retain effective planning control.
- 5 These details have not been submitted or approved.
- 6 In order not to prejudice policies contained in the Adopted Hamilton District Local Plan
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 To ensure the provision of adequate parking facilities within the site.
- 9 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.
- 10 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.

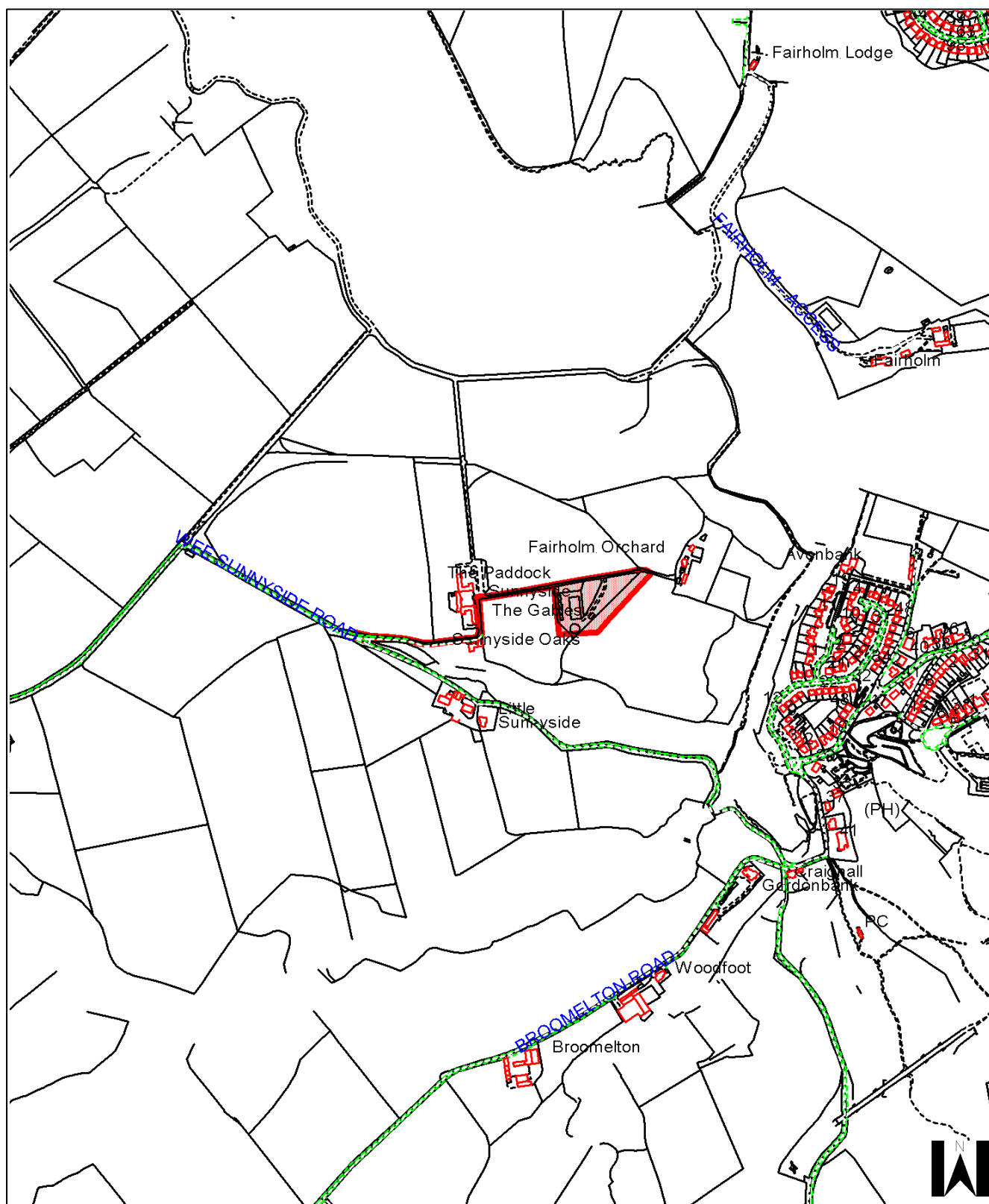
HM/07/0109

Sunnyside Farm, Sunnyside Farm, Sunnyside Road,
Larkhall

Planning and Building Standards Services

Scale: 1: 10000

For information only



For information only

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