

Appendix 4

Planning Decision Notice and Reasons for Refusal



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

Stuart Veitch
929 DESIGN LTD
22 Greenlady Walk
Lanark
ML11 7EP

Our Ref: P/18/0245
Your Ref:
If calling ask for: Ailsa Shearer
Date: 29 October 2018

Dear Sir/Madam

Proposal: Formation of house plot (planning permission in principle)
Site address: Land 55M Nnw Of 16 St Patricks Road, St Patricks Road, Lanark,
South Lanarkshire, ,
Application no: P/18/0245

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you require a hard copy of the refused plans, please contact us quoting the application number at planning@southlanarkshire.gov.uk.

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact Ailsa Shearer on 01698 455273

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtqmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value

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Email ailsa.shearer@southlanarkshire.gov.uk Phone: 01698 455273



your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

Head of Planning and Economic Development

Enc:

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To : **Mr Jim Ward**
4 St Patrick's Court,
Lanark, ML11 9ES,

Per : **Stuart Veitch**
22 Greenlady Walk, Lanark,
ML11 7EP,

With reference to your application received on **13.03.2018** for planning permission in principle under the above mentioned Act :

Description of proposed development:

Formation of house plot (planning permission in principle)

Site location:

Land 55M Nnw Of 16 St Patricks Road, St Patricks Road, Lanark, South Lanarkshire, ,

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION IN PRINCIPLE

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 29th October 2018

Head of Planning and Economic Development

<p>This permission does not grant any consent for the development that may be required under other Legislation, e.g. Planning Permission, Building Warrant or Roads Construction Consent.</p>

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development

South Lanarkshire Council

Refuse planning permission in principle

Paper apart - Application number: P/18/0245

Reason(s) for refusal:

01. The proposed development on the site would be contrary to Policy 3: Green Belt and Rural Area of the South Lanarkshire Local Development Plan and the associated Green Belt and Rural Area Supplementary Guidance, as it would be an unacceptable development in the countryside in that it does not involve an identifiable infill or gap site, and would not involve the consolidation of an existing building group.
02. The proposal is contrary to Policy GBRA5 of the South Lanarkshire Local Development Plan in that the application site does not constitute a gap site that would be in keeping with the siting, frontage and curtilage of dwellinghouses in the immediate vicinity. In addition the site's topography and other characteristics would result in a development which would adversely impact on the rural character of the area.
03. The proposal is contrary to Policies 4 and NHE16 of the South Lanarkshire Local Development Plan in that the proposal, if approved, would adversely impact on the landscape character of the area.

Reason(s) for decision

The proposed house plot would not be comparable with those nearby in terms of size and road frontage, and it would be unable to be developed with a dwelling position which reflected adjoining properties, contrary to Policies 3 and GBRA5 of the adopted South Lanarkshire Local Development Plan and its associated supplementary guidance. The proposal is also considered not to comply with Policies 4 and NHE16 in that it would adversely affect the landscape character and rural nature of the area.

Notes to applicant

Application number: P/18/0245

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
E-002		Refused
E-001		Refused
P-004		Refused
P-003	rev B	Refused
P-002	rev B	Refused