

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0469
Planning Proposal:	Erection of a One and Three Quarter Storey House (Amendment to House Type, Planning Application CL/13/0303) at Plot 3, Boat Farm, Boat Road, Thankerton

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Alastair Storry
- Location : Plot 3 Boat Farm
Boat Road
Thankerton
ML12 6NU

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (subject to conditions)

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: Burrell Design Studio
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2: Climate Change
Policy 3: Green Belt and Rural Area
Policy 4: Development Management and Placemaking

Green Belt and Rural Area Supplementary Guidance 2015

- ◆ Representation(s):
 - ▶ 6 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site comprises a portion of cleared ground at Boat Farm, Thankerton on which there previously stood a steel portal agricultural building and silo. The site is level, though it sits lower than the adjoining Boat Road, and is bordered on the north by a recently completed conversion of a stone built agricultural shed. The eastern boundary of the application site is defined by a newly formed stone dyke beyond which lies the private curtilage of Boat Farm's two storey farmhouse. To the south of the farmhouse, there is a new build dwelling. Access to the application site is taken from the original farm access situated on a bend of Boat Road which also serves Boat Farm and the new dwelling. Immediately adjacent to this access lies a bungalow.
- 1.2 Long views into the site are achievable from Boat Road as it leaves Thankerton, while views from the road to the north are more restricted due to the properties at Clyde Court, and the newly completed conversion within Boat Farm.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of a one and three-quarter storey dwellinghouse on the remaining portion of the former steading redevelopment at Boat Farm. The western elevation of the house would be approximately 2.5 metres from the public carriageway. The dwelling would address both Boat Road and the private "courtyard, having doors on both elevations. It would also feature double dormers on the west elevation while four rooflights on the east elevation would provide further daylight to the kitchen, dining area and lounge, all located on the upper floor. A single storey extension, finished in vertical timber cladding, on the south gable accommodates the master bedroom and ensuite facilities. Two parking spaces would be provided within the site.

3 Background

3.1 Government Advice/Policy

- 3.1.1 Scottish Planning Policy directs that in areas which are accessible to cities and main towns or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanization of the countryside, a restrictive approach to new housing is appropriate, and that plans and decision making should set out the circumstances in which new housing outwith settlements may be appropriate.

3.2 Local Plan Background

- 3.2.1 The site is identified in the adopted South Lanarkshire Local Development Plan as being within the rural area and subject to assessment against Policy 3: Green Belt and Rural Area and Policy 4: Development Management and Placemaking. Further detailed guidance is contained within Supplementary Guidance 2: Green Belt and Rural Area.

3.3 Planning Background

- 3.3.1 Planning consent (CL/08/0065) was granted in 2009 for the conversion of the steading buildings to form 3 houses and the erection of two new build dwellings on the footprint of other buildings. Amendments to the new build house styles were approved in 2013 (CL/13/0303) by which time the conversion of the attached steading building had been completed. Further design amendments were approved in 2015 (CL/15/0272 and CL15/0373) to the conversion, positioned at the north-west corner of the farm yard. However these changes ensured that the house style continued to reflect the characteristics and style of agricultural buildings. In 2014 (CL/14/0313) consent was granted for the erection of one, new-build house to the south of the original farmhouse at Boat. The siting of that dwelling complied with the policies of the

adopted SLLDP as it rounded off the building group formed by Boat Farm and the neighbouring cottage.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – advise that there are no changes proposed that will require alterations to the conditions previously attached to application CL/13/0303
Response – Noted. The same conditions will be carried over from the earlier consent.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the proposal due to non-notification of neighbours, six letters of representation have been received, and are summarised as follows:

(a) The use of timber panelling is not a traditional feature and the house would fit better with the area if it were finished in render like the original farmhouse. The house should be designed to fit into its surroundings better using sandstone and slated roofs.

Response - The buildings and silo which previously stood on this site were finished with grey metal corrugated cladding on their walls and roof as common in such buildings of that era. Agricultural buildings from that time also used timber, often treated with bitumen to weather-seal them. The use of natural timber, especially larch cladding is considered a suitable in rural areas as its not only sustainable but also its ultimate colour and texture are more appropriate to the natural setting of a rural area than the ubiquitous render found in more urban localities. It should be noted that over time the colour of larch cladding, weathers down and becomes more silver grey in colour and this is considered highly appropriate to the visual harmony of the development at Boat Farm.

(b) The proposal is contrary to the Green Belt Policy and the sequential approach criteria for planning applications.

Response – Boat Farm lies in the rural area beyond Thankerton. The green belt as currently designated does not extend as far as Thankerton. The principle of residential development on this brownfield site has previously been established under planning application CL/08/0065, and this proposal is only to amend the style of the house.

(c) The local infrastructure will be adversely affected through increased traffic and congestion, and there is also insufficient drop off and pick up facilities for schools.

Response – The impact on local infrastructure has previously been assessed and the principle of a house on this site approved. The proposed change to the house style will not materially impinge on this, and Roads and Transportation Services have raised no objections.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks to amend the style of house to be erected as the final part of the redevelopment of the steading at Boat Farm. The determining issues in consideration of this application are its compliance with local plan policy, and its impact on the amenity of the surrounding area.
- 6.2 The principle of residential development on this site was first established in 2009 when consent was granted for the conversion of farm buildings to provide 3 dwellings and the erection of two new houses. The design ethos of the new builds onto

Quothquan Road was strongly influenced by the functional scale, massing and characteristics of agricultural buildings and silos widely found in Lanarkshire farms, and they would have made a bespoke and bold architectural statement at the junction with Boat Road. While the subsequent application (CL/13/0313) adopted a less modernistic design style it did maintain the functional agricultural appearance to the new dwellings by presenting strong, solid elevations to the public roads. This was not only for the internal privacy of the householders but also to focus the residential use inwards to the private “courtyard”, which has been demarked for each of the individual houses by stone dykes. The recently completed conversion at the T-junction (Plot 2) demonstrates how this approach delivers a modern and functional house whilst re-interpretating, in a visually invigorating manner a rural building that is respectful of its local context rather than slavishly repeating the domestic style and massing of numerous other rural new builds.

- 6.3 The current proposal to amend the house style requires to be assessed against the policies of the adopted South Lanarkshire Local Development Plan and its associated Supplementary Guidance, and as such Policies 2, 3 and 4 are applicable. Policy 2 - Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by meeting a number of criteria, including maximising the reuse of vacant and derelict land. The application is clearly brownfield as it was previously occupied by an agricultural building and silo. As part of the wider redevelopment of the steading at Boat Farm, such buildings and structures with their associated concrete footings have been removed and the curtilage of the individual properties defined and a beech hedge planted at the road side. Policy 3 – Green Belt and Rural Area states that development which does not require to be located in the rural area will be expected to be accommodated within settlements, other than in a couple of circumstances. These include proposals which involve the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown, and for limited development within clearly identifiable infill, gap sites and existing building groups. As noted above the principle of residential development has been established, and the circumstances at Boat Farm remain valid since that initial approval due to the redevelopment of a brownfield site; furthermore the proposal will complete the consolidation of the building group which comprises of the original farm, cottage, the conversions and the new build house.
- 6.4 Of particular relevance in the consideration of this proposal to amend the house style, and hence substantially change the complementary and unified design concept which has evolved at Boat Farm, is Policy 4 – Development Management and Placemaking, and its associated Supplementary Guidance in which Policy GBRA 6: Consolidation of existing building groups emphasises the requirement to respect and reflect the character of existing buildings. Accordingly, discussions occurred between the Council and the applicant’s agent with regards to the massing and architectural detailing of the proposal relative to the character of the completed conversions within Boat Farm.
- 6.5 The criteria within Policy 4 have been prepared within the context of strategic documents including Scottish Planning Policy and Creating Places. In that respect the Council expects the design and layout of new development to create buildings and places which respect their surroundings and contribute positively to the character of the area. In assessing the proposed amendments to the house style, materials and fenestration it is considered that there would not be an impact on local infrastructure, including the local road network, or on the water and air environment. The physical impact on adjacent buildings and the visual impact on the wider streetscape is negligible within the context of the wider landscape, the screening provide by ground

level changes and neighbouring buildings. The proposal is considered to comply with Policy 4.

- 6.6 In summary, the principle of amending the house style is acceptable to the policy principles of the SLLDP. Suitable conditions will be attached to any consent issued to ensure that the external finishes of the dwelling will only utilise high quality natural materials rather than man-made products to ensure that this house will compliment the visual appearance of the adjacent conversions. It is therefore recommended that planning permission, subject to conditions, be granted.

7 Reasons for Decision

- 7.1 The proposal will not adversely affect the rural or residential amenity of the area. It does not raise infrastructure or environmental issues, and complies with Policies 2 – Climate Change, 3 – Green Belt and Rural Area, and 4 – Development Management of the adopted South Lanarkshire Local Development Plan and its related supplementary guidance.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

25 January 2018

Previous References

- ◆ CL/08/0065
- ◆ CL/13/0303
- ◆ CL/14/0313
- ◆ CL/15/0272
- ◆ CL/15/0373

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 23/10/2017

- ▶ Consultations Roads and Transportation Services

- Representations
Representation from : Craig Carmichael, 67 Somerville Drive
Carnwath
ML11 8JW. DATED 21/12/2017

- Representation from : Andrew Barr, No Address Given, DATED 21/12/2017

- Representation from : Stephen A Forster, 3 Clyde Court
Thankerton
Biggar
ML12 6NU, DATED 21/12/2017

- Representation from : Stephen John Mason, 8 Park Place
Lanark

ML11 9HH, DATED 21/12/2017

Representation from : Ross Galloway, 29A Wilsontown Road
Forth
ML11 8ER, DATED 21/12/2017

Representation from : Isabel Paton, 5 Longford
Forth
Lanark
ML11 8BG, DATED 21/12/2017

Contact for Further Information

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

Ailsa Shearer, Planning Officer, Montrose House, 154 Montrose House, Hamilton ML3 6LB
Ext 5273 (Tel: 01698 455273)
E-mail: ailsa.shearer@southlanarkshire.gov.uk

CONDITIONS

- 1 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.
- 2 That all window mullions shall be located on the same plane and finished in the same material as the external wall to which they relate.
- 3 That all rooflights shall be conservation style, and sit flush with the roof plane in which they are situated.
- 4 All colours to be used on the external elevations shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That the roof on the dwellinghouse hereby approved which shall be clad externally in natural slate, shall use a breathable membrane and shall not feature slate vents.
- 6 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 2011 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of this application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 7 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 2011 (or any such order revoking or re-enacting that order), no fences, walls or other means of enclosure shall be erected 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 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.
- 9 That before the dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 10 That before the dwellinghouse hereby approved is completed or occupied, whichever is the sooner, a 2 metre wide grass verge shall be provided along the frontage of the application site, to the satisfaction of the Council as Roads and Planning Authority, and nothing above 1.05 metres in height shall be planted or erected within these verges.
- 11 That before the dwellinghouse hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as

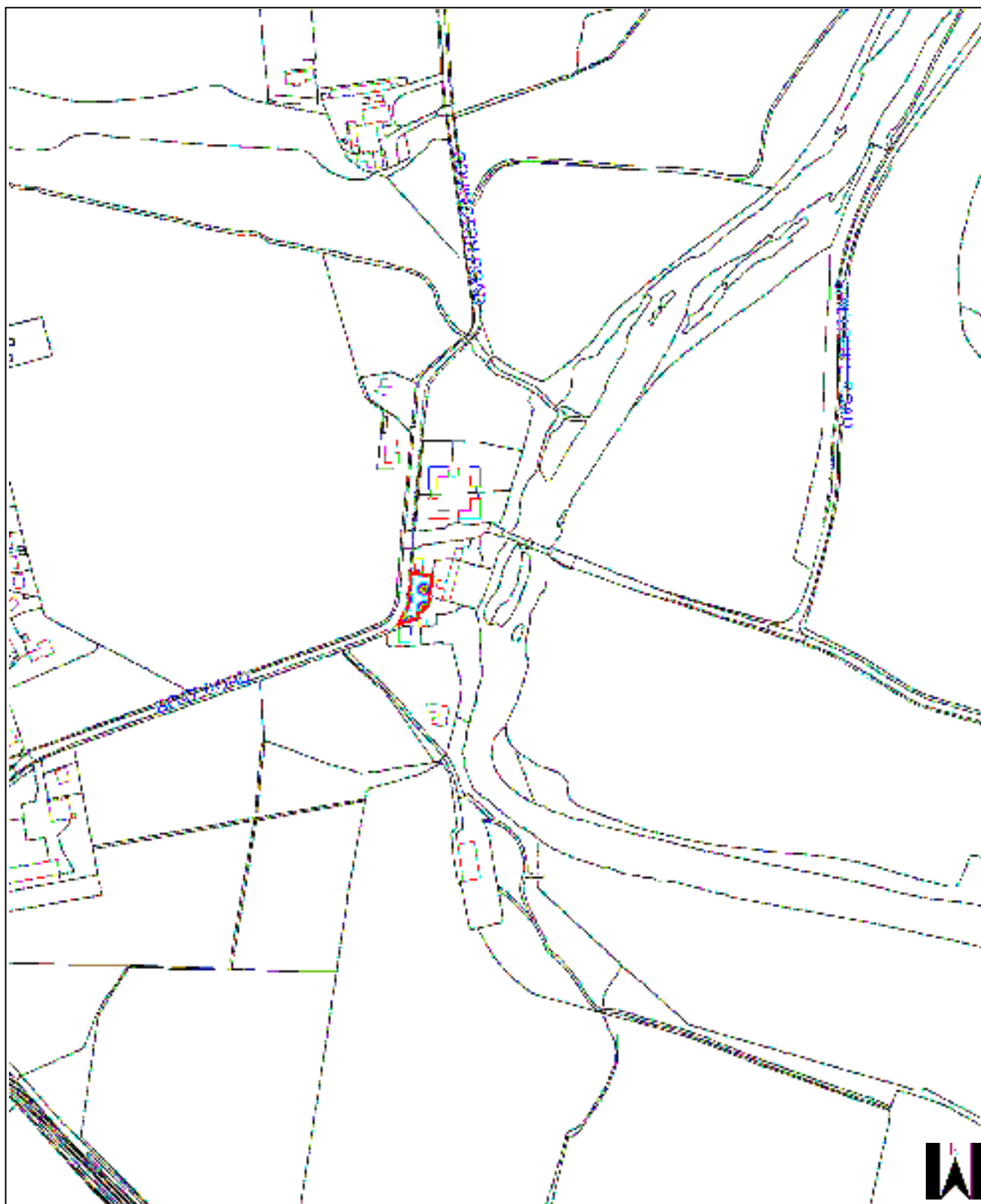
Roads and Planning Authority.

- 12 That before the dwellinghouse hereby approved is completed or occupied, a minimum 5.5 metre dropped kerb access shall be constructed at the site access, with the heel kerb laid flush to the rear of the verge, and the first 4 metres surfaced from the edge of the public road, all in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 13 That before either the dwellinghouse hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 180 metres to the north and 2.5 metres by 215 metres to the south as measured from the road channel, shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 14 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of visual amenity.
- 3.1 In the interests of the visual amenity of the area.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 To ensure satisfactory integration of the proposed dwellings with the existing buildings on site, both in terms of design and materials.
- 6.1 In the interests of amenity and in order to retain effective planning control.
- 7.1 In the interests of amenity and in order to retain effective planning control.
- 8.1 These details have not been submitted or approved.
- 9.1 In the interests of amenity.
- 10.1 To ensure the provision of a satisfactory drainage system.
- 11.1 In the interest of road safety
- 12.1 To ensure the provision of adequate parking facilities within the site.
- 13.1 In the interest of public safety and to prevent deleterious material being carried onto the public road.
- 14.1 In the interest of road safety
- 18.1 In order to retain effective planning control

For information only



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