

Report

Report to:	Clydesdale Area Committee
Date of Meeting:	26 September 2006
Report by:	Executive Director (Enterprise Resources)

Application No	CL/06/0493
Planning Proposal:	Erection of Rollingstock Storage Building

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : The Leadhills & Wanlockhead Railway
- Location : The Leadhills & Wanlockhead Railway
The Station
Leadhills

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 Listed)

2.2 Other Actions/Notes

The Area Committee has delegated powers to determine this application

3 Other Information

- ◆ Applicant's Agent: N/A
 - ◆ Council Area/Ward: 07 Duneaton/Carmichael
 - ◆ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy TO4: Leadhills Railway
 - Policy 50: Conservation areas
 - Policy 19: Favourable Consideration for Tourism Related Development
- South Lanarkshire Local Plan (Finalised Draft)
- Policy RES6: Residential Land Use Policy
 - Policy ENV24: Conservation Areas
 - Policy ECON9: Tourism Development Policy

- ◆ Representation(s):

▶ 6 Objection Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

Planning Application Report

1 Application Site

- 1.1 The site is located at Leadhills Station at the southern end of the village of Leadhills. The applicant's operate the Leadhills to Wanlockhead Railway which is an established tourist attraction within Leadhills. The site contains 2 existing storage sheds and associated track and train equipment. The site is within the settlement boundary of Leadhills and sits in an elevated position due to the topography of the land, and is located over 100m from the main residential area. Trees have been planted on the boundary of the Leadhills Railway on the western slope facing the residential area. Land to the south and north of the railway site is agricultural in nature. The site is located within Leadhills Conservation Area.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of a rollingstock storage shed. The shed extends to 140sq.m and would have an overall height of 3.05m. It will be relocated from an existing site in Sanquhar.

3 Background

3.1 Local Plan Status

The site is identified in the Upper Clydesdale Local Plan as being within the settlement boundary for Leadhills and is specifically affected by Proposal TO4: Leadhills Railway. The proposal is also subject to Policy 50: Conservation Areas and Policy 19: Favourable Consideration for Tourism Related Development. The South Lanarkshire Local Plan (Finalised Local Plan) identifies the area as being within an area covered by Policy RES 6: Residential Land Use. In addition, the proposal will be assessed against Policies ECON 9: Tourism Development Policy and ENV24: Conservation Areas.

3.2 Relevant Government Advice/Policy

None.

3.3 Planning History

None.

4 Consultation(s)

- 4.1 Environmental Health Services – have no objections to the proposal.

Response: Noted.

- 4.2 Roads and Transportation Services – No objections as the site is served by a private access.

Response: Noted.

5 Representation(s)

- 5.1 The application was advertised as development affecting the character of a conservation area and neighbour notification was carried out by the applicants. Six letters of objections were received, the grounds of objections are as follows.

- (a) **The scale of the shed is unacceptable as it will be visually prominent.**

Response: The shed would not be visually prominent due to the topography of the land which provides a backdrop to the site and the positioning of the shed to the rear of the Leadhills Railway site.

- (b) **The application states that the shed will be painted, however there is no guarantee that this will be done.**

Response: If consent is granted, a condition would be attached for the shed to be painted in a colour to be agreed with the Council within 2 months of the completion of construction.

- (c) **The material that the shed would be constructed would not be in keeping with Leadhills Conservation Area**

Response: The shed would be constructed of corrugated iron and would be of similar material to those of the existing sheds at the site and agricultural sheds in the vicinity. The shed would also be painted green to visually integrate with the landscape, and would not have a detrimental affect on the setting of the conservation area.

- (d) **The expansion of storage facilities at the Leadhills Railway is not required, and the site would only accumulate more waste material.**

Response: The applicant has submitted a supporting statement as to the reasons why the storage shed is required. The rollingstock storage building is required to expand the storage facilities of the site to ensure the maintenance and appropriate storage of railway machinery and associated equipment.

- (e) **The station is a blight on the landscape and the storage shed would further contribute to this problem.**

Response: The railway is an existing facility, and the shed would be contained within the existing cluster of buildings to reduce the visual impact of the development.

- (f) **Neighbour notification has not been carried served on all those with a notable interest in the application. In addition, the Leadhills Community Council and the Leadhills Village Association were not formally consulted.**

Response: Neighbour notification has been carried out in accordance with current regulations. The two bodies referred to were not formally consulted on the proposals, however the applicants have stated that the proposals were sent to them at the time of making the application.

- (g) **The land may be contaminated due to the use of the site as a railway.**

Response: Environmental Health Services have no objection to this application.

- (h) **There may be a possible storage of hazardous materials stored in the proposed building.**

Response: The applicant has stated that the shed would not be used for the storage of hazardous material.

- (i) **If the use of the railway is abandoned, the shed would also be abandoned and become derelict.**

Response: The site and associated structures would be open to enforcement action if it were abandoned and the visual amenity of the area deteriorated.

- (j) **The shed would create a precedent in further sheds being erected when more waste material is created.**

Response: Each planning application is assessed on its own merits, and the impact of further proposals on the setting of Leadhills Conservation Area would be considered.

These letters have been copied and are available for inspection in the usual manner.

6 Assessment and Conclusions

- 6.1 The determining issues in consideration of this application are its compliance with local plan policy, and in particular its impact on the setting of Leadhills Conservation Area.
- 6.2 The Upper Clydesdale Local Plan has identified the application site as lying within the settlement boundary for Leadhills and is covered by Policy TO4: Leadhills Railway. The policy states that the development of the Leadhills/Wanlockhead Railway narrow gauge rail link to Wanlockhead shall be supported. The proposal would comply with this policy as the shed is required for the improvement of storage facilities at the railway. The proposal is also supported by Policy 19 which seeks to give support to tourism related developments.
- 6.3 Policy 50: Conservation Areas of the Upper Clydesdale Local Plan aims to utilise fully the legislative effects of Conservation Area Status to protect the quality of the area and control of development. The railway is an established facility and the proposed shed would be conforming with the existing use of the land at the site. It would be satisfactorily contained within the site and the cluster of existing storage sheds and would therefore not detract from the wider setting of the Conservation Area.
- 6.4 The South Lanarkshire Local Plan (Finalised Draft) identifies the application site as within the settlement boundary of Leadhills. Policy RES6: Residential Land Use of the South Lanarkshire Local Plan (Finalised Draft) states that within residential areas the Council will resist any development that will be detrimental to the amenity of those areas. In particular the Council will not approve 'bad neighbour' uses which may by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety be detrimental to residential areas. Developments of an ancillary nature may be acceptable, and each application will be judged on its own merits with particular consideration given to the impact on residential amenity and/ or proposed servicing and parking arrangements and an assessment of the contribution of the proposal to meeting an identified local need. The proposed rollingstock storage building will be ancillary to the Leadhills railway and would conform with the existing use of the site. The building would not be visually prominent from the main residential area and would not have a detrimental affect on residential or visual amenity.
- 6.5 The site is also within Leadhills Conservation Area. Policy ENV 24: Conservation Areas states that development within a conservation area or affecting its setting shall preserve or enhance its character. The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting. The site is located on the periphery of the Conservation Area such that the development is not visually prominent from within the Village Centre and would not have a detrimental impact on its setting. The railway is an established facility and the shed will be contained within an existing group of associated railway buildings. If consent is granted, a condition would be attached for the building to be externally painted green to blend with the surrounding landscape.

- 6.6 Policy ECON 9: Tourism Development of the South Lanarkshire Local Plan (Finalised Draft) states that the Council will support proposals to develop and expand tourism in South Lanarkshire consistent with the objectives of the Local Plan and the needs of the local area. The Council will seek to secure the development of high quality visitor attractions based on the sustainable management and interpretation of the area's natural, built and cultural resources. The Leadhills Narrow Gauge Railway is an existing tourist facility, and the erection of the rollingstock storage shed would facilitate the expansion of storage facilities required for the running and maintenance of the railway and associated equipment.
- 6.7 I am satisfied that the proposal complies with local plan policy and is an appropriate development for the site. I therefore consider that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal complies with Policies 50 & 19 and Proposal TO4 of the Upper Clydesdale Local Plan and Policy ENV24, RES 6 and ECON 9 of the South Lanarkshire Local Plan (Finalised Draft). It would not have a detrimental impact on the character and setting of Leadhills Conservation Area or the visual or residential amenity of the area.

Iain Urquhart
Executive Director (Enterprise Resources)

11 September 2006

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - Environmental Services 04/08/2006
- ▶ Representations
 - Representation from : Peter Alcock & Sarah Howwit, 29 Station Road, Leadhills, DATED 07/08/2006
 - Representation from : Mrs Margaret Moffat, 7 Station Road, Leadhills, DATED 08/08/2006
 - Representation from : Mrs Janet Welsh, 37 Station Road, Leadhills, DATED 08/08/2006
 - Representation from : Geoff Moffat, 7 Station Road, Leadhills, DATED 08/08/2006
 - Representation from : Colin Pettigrew, 31 Station Road, Leadhills, DATED 03/08/2006
 - Representation from : Colin McGavigan, Rowan Cottage, Station Road Leadhills, DATED 03/08/2006

Contact for Further Information

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

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER: CL/06/0493

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 In the event that shed hereby approved becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the planning authority within 3 months.
- 4 That within 2 months of the date of the completion of the development hereby approved, the shed shall be externally painted green and shall thereafter be maintained to the satisfaction of the Council as Planning Authority and no further changes to external colours shall take place without the prior written consent of the Council as Planning Authority.

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 minimise the level of visual intrusion, and ensure the reinstatement of the site to a satisfactory standard.
- 4 In the interests of the visual amenity of the area.

For information only

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