

Report

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Report to:	East Kilbride Area Committee
Date of Meeting:	31 August 2005
Report by:	Executive Director (Enterprise Resources)

Application No	EK/05/0216
Planning Proposal:	Change of use of agricultural shed to form stables

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Gerard Flynn
- Location : Laighhook Farm
Strathaven

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 attached conditions.

2.2 Other Actions/Notes

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 31 Avondale North
- ◆ Policy Reference(s): East Kilbride & District Local Plan
(Adopted)
Policies SLP2 – Rural Areas and
DC 1 and SLP6 - Development Control
General.

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

- ◆ Consultation(s):

Environmental Services
Roads and Transportation Services (East Kilbride)
S.E.P.A. (West Region)

Planning Application Report

1 Application Site

- 1.1 The application relates to a site at Laigh Hook Farm to the north west of Strathaven. The site is essentially flat and triangular shaped and is currently occupied by an agricultural shed. The site is bounded on all sides by agricultural land. Access to the site is via the Brownmuir Highway.

2 Proposal(s)

- 2.1 This is a detailed planning application for a change of use of the existing agricultural shed to form stables. The building would be used for the stabling of four horses. No alterations are proposed for the exterior of the building.

3 Background

3.1 Local Plan Status

The application site is identified as land located within the Rural Area in the adopted East Kilbride and District Local Plan. The relevant policies covering the site are Policy SLP2- Rural Areas and Policies DC 1 and SLP6 - Development Control General.

4 Consultation(s)

- 4.1 **Roads and Transportation Services:** - have no objection to the proposal.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification procedures were undertaken and one letter of representation was received for this application. The grounds of objection are summarised as follows:

- (a) **There has been no agricultural use of the shed to date; at present it is used as vehicle storage and occasional vehicle repair.**
Response: The Planning Service previously investigated allegations that the shed was being used for the storage and repair of vehicles in 2002 and the applicant was advised not to carry out works of this type. No further complaints have been received by the Planning Service since.
- (b) **The field was used to graze two Shetland ponies, which damaged the avenue of mature trees to the south west of the site by eating the bark. There are concerns regarding the further effect on the health of the remaining mature beech shelterbelt which will be caused by horses eating the bark.**
Response: The use of the site as grazing land for horses is considered to be an acceptable use within the Rural Area.
- (c) **The building stands as a visual impairment on the landscape because of its location and type of construction. No attempt has been made to screen the building by suitable tree planting.**
Response: The building is a standard agricultural shed which would have been constructed under agricultural permitted development rights. The shed is considered to be acceptable in terms of its design and materials.
- (d) **There are concerns that the condition of the existing fences, particularly along the roadside, are of insufficient standard to contain horses.**

Response: This matter is not considered to be a sufficient reason to refuse planning permission.

- (e) **The introduction of horses to this field will be bound to cause further degradation to the poorly drained land, which at present supports a wide variety of wetland wildlife. Existing grazing is of very poor quality consisting mainly of sedges.**

Response: The use of the site as grazing land for horses is considered to be an acceptable use within the Rural Area.

- (f) **If permission is to be granted will there be a condition attached limiting the number of horses to be stabled in the shed.**

Response: In planning terms the proposed use of the shed is considered to be acceptable. In this instance, it is not considered necessary to restrict the number of horses to be stabled in the shed.

6 Assessment and Conclusions

- 6.1** The determining issue that requires to be addressed in respect of this application is compliance with existing local plan policy.
- 6.2** In terms of the adopted East Kilbride and District Local Plan the proposal can be assessed against Policy SLP2 – Rural Areas and Policies DC1 and SLP6 – Development Control General.
- 6.3** Policies DC1 and SLP6 state that all planning applications should take fully 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 SLP2 lists stabling as an acceptable use in the Rural Area.
- 6.4** The proposal relates to a change of use of the existing agricultural shed to form stables which is considered to be an acceptable use within the Rural Area. In addition, Roads and Transportation Services have no objection to the proposal. I would, therefore, consider that the proposal complies with Policies SLP2, DC1 and SLP6 of the adopted East Kilbride and District Local Plan.
- 6.5** Given the above I would raise no objection to the proposal and recommend that planning permission be granted.

Iain Urquhart
Executive Director (Enterprise Resources)

9 August 2005

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

► Consultations

03/05/05

Environmental Services

Roads and Transportation Services (East Kilbride)

10/05/05

► Representations

Representation from : Mr & Mrs M. Woodcock, High Hook Farm
Strathaven, ML10 6RP, DATED 14/04/05

Contact for Further Information

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

Jim Blake – Planning Officer

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E-mail: Enterprise.ek@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 development shall not be completed or occupied until the site is served by a drainage scheme constructed to the specification and satisfaction of Scottish Water as Sewerage Authority.
- 4 That all drainage shall comply with SEPA's guidance on stables, kennels and catteries as contained in SEPA - Pollution Prevention Guideline 24 (enclosed).
- 5 That the use of the shed shall be restricted to use as stables and for no other purpose 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 ensure the provision of a satisfactory sewerage system
- 4 To ensure the provision of a satisfactory land drainage system.
- 5 In the interests of amenity and in order to retain effective planning control.

For information only

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