

Report

Report to:	Planning Committee
Date of Meeting:	10 August 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1670
Planning proposal:	Extension to existing infill site and amendment to condition 2 of planning consent HM/08/0667 to extend the infill period of the existing site, including phased restoration, to 36 years

1 Summary application information

Application type:	Detailed planning application
Applicant:	William Hamilton and Sons (Contractors) Ltd
Location:	Dovesdale Farm Carlisle Road Stonehouse Larkhall ML9 3PR

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 attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Alan Doak
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): South Lanarkshire Development Plan 2
Policy 1 - Spatial Strategy
Policy 2 - Climate change
Policy 4 - Green Belt and Rural Area
Policy 5 - Development Management and Placemaking
Policy 14 - Natural and Historic Environment
Policy 15 - Travel and Transport
Policy 16 - Water Environment and Flooding
Policy 17 - Waste
Policy SDCC2 - Flood Risk
Policy SDCC3 - Sustainable Drainage Systems
Policy SDCC5 – Waste Management Facilities and Buffer Zones

Policy MIN8 – Aggregate Recycling

◆ **Representation(s):**

▶	52	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Environmental Services

Larkhall Community Council

Stonehouse Community Council

SEPA West Region

West of Scotland Archaeology Service

Scottish Water

Roads Development Management Team

Coal Authority Planning Local Authority Liaison Dept

Roads Flood Risk Management

Countryside and Greenspace

Planning Application Report

1 Application Site

- 1.1 The application site is located at Dovesdale Farm which is located 1.5 km southeast of Stonehouse and 4 km south of Larkhall on the west side of Carlisle Road (B7078). The M74 motorway is located approximately 750m to the east of the site with the Canderside junction some 2km north of the site. The application area is located adjacent to the applicant's existing business activities which include a haulage business (an operational building and associated lorry and car parking area) and a shed structure which is utilised for the storage of salt etc, and which also houses a waste transfer facility.
- 1.2 The application site itself is a former quarry that extends to approximately 17.10 hectares. The majority of it (14.37 hectares) is an active infilling operation with parts of the infill completed and the land restored. The remainder has not been the subject of infilling. The site also contains recycling facilities for certain types of waste material. Access to the Dovesdale Farm facility (including both the operations described in 1.1 and the infilling site) is gained via a private road leading from the B7078; the internal road serves no other properties.

2 Proposal(s)

- 2.1 The application proposals involve two elements. Firstly, the applicant is seeking to amend condition 2 of planning permission which imposed a time limit upon the existing infill and recycling facility. It states

All operations authorised or required by this permission shall cease, and all plant, machinery equipment, structures and buildings shall be removed, and the site restored in accordance with the conditions of this permission not later than 10 years from the date of this permission, unless otherwise approved in writing by the Council as Planning Authority.

- 2.2 The Planning Permission was granted on 11 May 2011 and therefore expired on 10 May 2021. The application was made in good time on 24 November 2020 but a decision has been delayed as a result of the inability of SEPA to respond to the consultation request following the cyber attack on their IT systems.
- 2.3 In support of this part of the application the applicants have stated that input into the existing consented infill facility has averaged approximately 50,000 tonnes per annum over a number of years. This is a much-reduced rate due to the increased recycling of materials brought to the site. A review of current capacity indicates that, at historic rates of infill, it would take approximately 6 years to achieve the approved restoration contours for the site based on these rates.
- 2.4 The second part of the proposals involves an extension of the infilling operations into another part of the former quarry. At the time of the first application for the existing site this part of the quarry was in third party ownership and so was not included in that application or subsequent ones. The applicants have recently acquired the landholding to the south of their Dovesdale Facility. It is proposed, therefore, to extend the infill area to incorporate the remaining section of the old unrestored quarry. In extending the infill facility boundary additional capacity is also achieved within the existing site. This would result in an estimated 492,000m³ of infill capacity being available within the boundary of the currently approved infill site which would equate to approximately 20 years capacity. The southern extension would provide a further capacity of 397,000m³, which would equate to approximately 16 years of infill at the anticipated rate of 50,000 tonnes per annum (25,000m³ per annum). Accordingly, planning

permission is now sought for a period of 36 years. The site would continue to operate on a phased basis and would be subject to progressive restoration to agricultural use in order to minimise the area of land in use at any point in time. In addition, recycling activities will continue as at present.

3 Background

3.1 National Policy

3.1.1 National Planning Framework 3 (NPF3) June 2014 sets out the long term vision for the development of Scotland and is the spatial expression of the Scottish Government's Economic Strategy. It has a focus on supporting sustainable economic growth which respects the quality of the environment, place and life in Scotland and the transition to a low carbon economy. The framework sets out strategic outcomes aimed at supporting the vision – a successful, sustainable place, a low carbon place, a natural, resilient place and a connected place. NPF 3 recognizes that waste can be considered a resource rather than a burden. NPF3 states that it expects Planning Authorities to work with the market to identify viable solutions to create a decentralised network of waste processing facilities and, through effective waste management, create a sustainable legacy for future generations.

3.1.2 Scottish Planning Policy (SPP) December 2020 sets out a series of policy principles for achieving the zero waste policy Scotland has adopted through the National Zero Waste Plan 2010 (ZWP). SPP promotes the delivery of waste infrastructure at appropriate locations and waste management should be prioritised through the Scottish Government's waste hierarchy. The hierarchy is: waste prevention, reuse, recycling, energy recovery and waste disposal.

3.2 Development Plan

3.2.1 Development Plan Status

3.2.2 The approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GCVSDP) is a strategic plan with a strong focus on future growth. It has a broad spatial framework and a lesser focus on detailed area/site specific policy criteria. Nonetheless, the GCVSDP recognises its position within the Development Plan process relative to development management. As such, Policy 11 reiterates the Scottish Government's waste hierarchy of prevention, reuse, recycling, energy recovery and waste disposal. It is considered that the proposals are in line with the GCVSDP's strategic level waste policy and, therefore, there is no further requirement to be assessed against this Strategic Plan.

3.2.3 On 17 August 2020, the Directorate for Planning and Environmental Appeals issued its report of the Examination of SLLDP2 and a number of modifications to the plan were recommended. At the Planning Committee on 1 December 2020 members agreed to the approval of all of the modifications; the publication and public deposit of the Plan, as modified; and the submission of the Plan to Scottish Ministers. SLLDP2 was formally adopted on 9 April 2021 and now supersedes the former Local Development Plan. In this regard the application site and associated proposal is affected by the following policies contained in SLLDP2:

Volume 1

- Policy 1 Spatial Strategy
- Policy 2 Climate Change
- Policy 4 Green Belt and Rural Area
- Policy 5 Development Management and Placemaking
- Policy 14 Natural and Historic Environment
- Policy 15 Travel and Transport
- Policy 16 Water Environment and Flooding
- Policy 17 Waste

Volume 2

- Policy SDCC2 - Flood Risk
- Policy SDCC3 - Sustainable Drainage Systems
- Policy SDCC5 – Waste Management Facilities and Buffer Zones
- Policy MIN8 – Aggregate Recycling

3.3 Planning Background

3.3.1 The current proposals fall within the definition of a Major development and as such the applicant was required to carry out statutory pre-application consultation (PAC). The applicant has submitted a Pre-Application Consultation report outlining the nature of the consultation and any responses received. This consultation and report meet the requirements for public consultation as part of any Major development.

3.3.2 Due to the nature of the proposals an Environmental Impact Assessment (EIA) Screening Request (Ref: P/20/0560) was submitted to ascertain whether the proposals constituted EIA development. It was considered that they did not constitute EIA Development.

3.3.3 Planning permission for the infilling of the quarry was originally granted in 1994 (HN/94/0075). A further application HN/96/H452 was granted for an amendment of the original consent to extend the time period for the quarry infilling operations, the type of material brought to the site and hours of operation. This was approved in May 1997. Subsequent amendments to all three consents have been approved, namely HM/00/0128 to allow limited green waste to be brought to the site on Sundays and under HM/05/0018 to permit an increase in the number of vehicles operating from the site.

3.3.4 An application (HM/08/0667) which sought to renew and consolidate the previous planning consents relating to the larger site, was approved in 2011. This is the current permission that is due to expire this year.

3.3.5 The current application site is located adjacent to the existing Dovesdale Farm complex which has several planning permissions. This includes

- Relocation of the haulage business (HM/96/H248)
- Erection of an asphalt plant with associated shed and yard (HM/09/0238).
- Extension to shed to be used for waste reception and transfer (HM/15/0489). The consent allows 1,200 square metres of the shed to be used for the waste transfer. This permitted use allows for non-hazardous waste to be brought into the site to be bulk batched for exportation via HGV to an off-site energy recovery centre.
- Further extension to the shed (HM/16/0250 and then P/18/0911)

It should be noted that these waste operations are not related to the current application site which deals solely with inert building waste and not municipal refuse.

3.3.6 Planning permission was granted in 2011 for the construction and operation of a waste sorting and resource recovery facility with the capacity to process up to 150,000 tonnes of waste per annum (Ref: HM/10/0345). This development is not associated with any of the current infill operations associated with the current application and is a standalone, separate permission.

- 3.3.7 A public consultation exercise has been carried out recently (P/21/0001/PAN) for the construction of an Energy Recovery Facility on a site in close proximity to the current application site. A formal planning application has not yet been submitted following this public consultation exercise.

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management)** – note that there is no proposed increase in daily trip rates proposed as part of the proposals and therefore are satisfied that there will not be any significant impact upon the road network. Request that all previous roads conditions are attached to any new permission if issued.

Response: Noted and all previous conditions form part of the recommended suite of conditions contained within the paper apart.

- 4.2 **West of Scotland Archaeology Service (WOSAS)** – note that the land within the application site has suffered from historical disturbance through the 19th and early 20th century quarrying and therefore do not consider a programme of archaeological works to be required in this instance.

Response: Noted.

- 4.3 **Environmental Services** – have no objections subject to the replication of all previous conditions relating to noise and dust.

Response: Noted and all previous conditions form part of the recommended suite of conditions contained within the paper apart.

- 4.4 **SEPA** – The existing facility is regulated under permit PPC/A/1010943. Whilst an application to vary this permit is yet to be submitted, we are satisfied that what is proposed is potentially consentable. In terms of the detailed proposals, SEPA has no objections, but they recommend that the current slope proposal (section D-D and E-E of the drawing 7260B-03 REV C (dated 11 February 2020)) should be amended to bring the lower slope excavation closer to the Loch Mor.

Response: Noted and a condition requiring amended slope proposals forms part of the recommendation. The PPC Regime is separate to Planning Permission, but it is noted that SEPA state that a permit for the proposals is potentially consentable.

- 4.5 **The Coal Authority** – have no objections to the proposals subject to their standard informative be placed on any planning decision notice if granted.

Response: Noted and should planning permission be granted it would contain the standard informative.

- 4.6 The following consultees had no comments to make on the proposals:-

Roads and Transportation (Flood Risk)
Countryside and Greenspace
Scottish Water
Stonehouse Community Council
Larkhall Community Council

5 Representation(s)

- 5.1 The proposal was publicised as an application requiring advertisement due to the non-notification of neighbours and as a Schedule 3 (Bad Neighbour) development in the Hamilton Advertiser on 10 December 2020. Following this advertisement and the carrying out of neighbour notification 52 letters of objection have been submitted the grounds of which are summarised as follows:-

- a) **The application site is within the Green Belt.**
Response: A detailed assessment of the principle of the development within the Green Belt is carried out in 6.4 below.
- b) **Impact on road network and increase in traffic**
Response: The proposals would not result in an increase in the amount of daily HGV movements to and from the site. Whilst a 36 year lifespan is proposed as noted in 4.1 above, Roads and Transportation Services (Development Management) are content that there would be no daily impact upon the public road network.
- c) **Increase in Noise, Dust and Odour**
Response: Environmental Services are content that the current noise and dust management regimes in place on site have been successful and the application does not request any change in their management. In terms of odour, it is considered that inert, construction waste does not generate odours. It is also noted that the Council have not received any complaints relating to noise, dust or odour as the current works have progressed.
- d) **Impact on hydrology and surrounding water courses**
Response: This is assessed in 6.10 and 6.12 below.
- e) **Impact on wildlife and biodiversity**
Response: This is assessed within 6.9 and 6.10 below.
- f) **Impact on Cander Moss Site of Special Scientific Interest (SSSI)**
Response: This is assessed in 6.10 below
- g) **Visual Impact**
Response: This is assessed in 6.6 below.
- h) **Cumulative Impact of the proposals in relation to the surrounding area**
Response: As with any application, the planning assessment has taken full cognisance of the application site's location in relation to other development.
- i) **The length of time proposed for the operations and not completing the original infilling within 10 years**
Response: As noted the current operations and proposals include a recycling element of the material imported onto the site. Due to the success of being able to re-use a significant proportion of material the current infilling operations have not progressed as expected. As a result, the applicants have been unable to complete the infilling within the intended timescales. It is considered that the re-use of the material is far more sustainable than it being used as infill and reduces the need to win new minerals for construction. The 36 year period proposed reflects the realistic timescale for completing the infilling based on current rates. It is also noted that the 36 year period allows the importation rate to stay the same as that currently which minimises any additional impact the proposals may have in comparison to a request to infill at a faster rate.
- j) **Timing of application during a pandemic**
Response: The current operations were granted with a 10 year deadline to be completed this year. The application therefore had to be submitted prior to this expiring to decide the future of the operations on site and could not be held off indefinitely due to the pandemic. The Scottish Government has consistently advised planning authorities that the restrictions imposed by the pandemic

should not prevent decisions being made on planning applications in order to aid economic recovery.

k) SEPA's inability to respond

Response: SEPA have now been able to respond to the consultation request for the application as noted in 4.4 above.

l) Lack of public consultation

Response: As noted in 3.3.1 above, statutory Pre-Application public consultation was carried out prior to the submission of the application. The accompanying report showed a number of parties responded to this including Stonehouse Community Council.

m) Landfill should be being reduced not supported

Response: This application is not for municipal refuse requiring landfill disposal but is for inert construction waste to be utilised as part of the infill of a former quarry.

n) Inappropriate site for an incinerator, the burning of waste or tall chimneys

Response: These proposals do not relate to any form of energy from waste or an incinerator. No chimneys are proposed as part of these proposals

o) Impact on property values

Response: This is not a material consideration to the assessment of any planning application.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997 all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GVCSDP) and the adopted South Lanarkshire Local Development Plan 2 2021 (SLLDP2). As noted in 3.2.2 above, the GVCSDP is a strategic document, and it is considered that a development of this nature is not of a scale that would be considered strategic. As such, it is considered unnecessary to assess this application against the GVCSDP apart from noting the proposals are in line with the GVCSDP's strategic level waste policy.

6.2 At a national planning policy level SPP Policy Principles (Para 175) states that waste is a resource and an opportunity rather than a burden and that in line with Scotland's Zero Waste Policy, this means wasting as little as possible. The proposals involve the continuation and extension of an existing infilling operation of a quarry with inert construction waste but only after all useable construction waste has been sorted for recycling in the construction industry. As a result, it is considered that the proposals are in line with the principles of SPP.

6.3 In terms of the adopted South Lanarkshire Local Development Plan 2, Policy 1 'Spatial Strategy' of the SLLDP2 states that the Plan will encourage sustainable economic growth and regeneration, protect and enhance the built and natural environment and move towards a low carbon economy and that this will be achieved, inter alia, by supporting 'development that accords with and supports the policies and proposals in the development plan and supplementary guidance.

- 6.4 The site is located within the land designated as Green Belt and the application therefore requires to be assessed under the Policy 4 'Green Belt and rural area'. This states that support will not be given for development proposals within the Green Belt, unless they relate to uses which must have a countryside location. Policy 4 recognises that there are specific circumstances where proposals may require to be located within a rural area if it can be demonstrated that there is an established need for the proposed development. In this instance the majority of the site is an existing infilling operation where the principle of this form of development has been established by planning permission dating back to the 1990s. It should be noted that the site was also identified as being in the Green Belt at that time. The southerly extension of the infill now being proposed represents a logical extension of the existing activity and involves a relatively small increase of an existing development. Accordingly, the proposals would not compromise the overall integrity of the Green Belt. The proposals are also very site specific in that the quarry is an existing feature and therefore a locational need is proven. The proposed development is therefore considered in land use terms however the overall acceptability must also meet other Policy and Development Management criteria and these issues are considered in detail further in the report.
- 6.5 Policy 2 'Climate Change' of the SLLDP2 states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The proposals include the continued sorting of inert waste for re-use within the construction industry and where this is not possible the residual material is used as part of restoring a historic quarry bowl. The proposals would not increase flood risk and there would not be an adverse impact on the water and soil environment, air quality or biodiversity. The application will eventually be restored to agricultural use which will result in significant environmental benefits. It is therefore considered that the principle of the development accords with SLLDP Policy 2 in this instance.
- 6.6 Policy 5 'Development Management and Placemaking' states that development proposals should take account of and be integrated within the local context and built form. New development should also have no significant adverse impacts on the local community. The application site and the associated activity is not visually prominent from receptors or the surrounding area. There are no views of the infilling operation from the B7078. The western slopes of the former quarry are ongoing continual restoration which includes their reprofiling and greening. In addition, the proposals will continue to be carried out in agreed phases which minimises their visual impact. The existing topography and vegetation outwith the application site also provides an element of natural screening to the proposals.
- 6.7 The existing consent includes requirements in relation to set noise levels and these would be maintained if permission is granted for this proposal. The noise levels have proven to be appropriate in ensuring that the operations do not impact upon the amenity of the wider area. No change to the existing hours of operation has been requested. The scheme requires dust management to ensure that there is no fugitive dust from the site into the surrounding area. As the scale of operations are not to be increased it is considered that the continuation of the existing dust management scheme is acceptable and ensure the proposals do not impact upon the surrounding area. It is also noted Environmental Services have not raised any concerns nor have complaints been received from members of the public.
- 6.8 Policy 14: Natural and Historic Environment provides the context for assessing all development proposals in terms of their effect on the character and amenity of the natural and built environment. This advice is supported through a range of topic specific SLLDP2 Volume 2 Policies NHE1 to NHE21 and reference to the relevant specific policy is made throughout the remainder of the assessment below.

Stonehouse Conservation area is approximately 2km from the site but there would not be an impact on the setting or enjoyment due to the intervening topography and screening and the manner in which the infilling in the future will be phased. It is considered that the proposals would not have an impact on the historic environment.

- 6.9 In terms of the natural environment, the application site does not contain any ecological designation. An Ecological Appraisal has been submitted as part of the application which notes that the site consists of the existing infilling operations and previously disturbed, quarrying land and is therefore unlikely to be of great habitat value. The Ecological Appraisal contained a Phase 1 habitat survey of the site and did not find any evidence of any protected species. It is therefore considered that the proposals would not have any impact upon any protected species.
- 6.10 Cander Moss Site of Special Scientific Interest (SSSI) is located approximately 750m to the east of the site. Cander Moss is designated as it is a remnant of formerly more extensive raised bog and is one of the best examples of raised bogs in South Lanarkshire. It is considered that given the distance of the site from this SSSI, its designation being a geological rather than wildlife related and that there is not a direct connection between the hydrology of both sites the proposals will not have any detrimental impact upon this SSSI. No objections were made by Scottish Natural Heritage (SNH) to previous applications.
- 6.11 Policy 15 Travel and Transport requires that new development does not impact upon any existing walking or cycle route and promotes sustainable travel, where at all possible. In this instance there are no walking or cycling routes affected by the proposals. The proposals would utilise the existing infrastructure. As previously noted, the proposals do not involve an increase in the daily HGV movements to and from the site
- 6.12 Policy 16 Water Environment and Flooding states that development proposals within areas of flood risk or that are detrimental to the water environment will not be supported. Policies SDCC2 Flood Risk and SDCC3 Sustainable Drainage Systems provide further detailed advice in support of Policy 16. The application site is not on a known flood plain and SEPA have not raised any objection in relation to flooding as part of their consultation response. There are no water courses running through the site, although the Cander Water does run north to south, adjacent to the western boundary of the site. As with the existing operations, it is proposed that the drainage of the site is directed eastwards to ensure it is carried away from this water course.
- 6.13 Policy 17 Waste and its supporting Policy, SDCC5 Waste Management Facilities and Buffer Zones, state that generally, the Council would direct waste management facilities either to core industrial business areas and/ or existing waste management sites. In this instance the proposals involve the continuation and extension of an existing inert waste management facility. The policy further outlines the criteria used in assessing waste proposals. These are the contribution they would make to Scotland's Zero Waste Plan, the impact they may have on communities as well as the historic and natural environment, the impact they may have on local environment effects including noise and dust, landscape and visual impact, the hours of operation and length of proposed operation, traffic impact, cumulative impact and restoration proposals for the site. It is considered that the proposals will have no significant detrimental impact upon these criteria and as such accord with this policy.
- 6.14 SLLDP2 Policy MIN8 Aggregate Recycling states that the Council will support proposals for the recycling and re-use of, among other things, mineral, demolition and construction material providing that the operations do not prejudice the reclamation or

improvement of the site; there would be no significant adverse effect on local communities or the environment; the site is not too remote from the source of the material and that the proposals will not have an adverse impact on the local road network. It is considered that, as noted above, the proposals accord with the criteria set out within this policy.

- 6.15 In conclusion, it is therefore considered that the continued use of the site as infilling to restore a former quarry in tandem with the onsite sorting and re-use of salvageable materials back into the construction industry is considered to comply with both national and local policy. The proposed extension area is considered to be acceptable as it ensures that the full extent of the historical quarry is restored. It is considered that the request for a time period of 36 years would allow the operations to continue at their current low impact levels therefore not introducing any additional impact within the amenity of the area. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal is considered to be acceptable and would not be detrimental to the environment, amenity or road safety subject to the attached conditions. It complies with SPP, the GCVSDP and Policies 1, 2, 4, 5, 14, 15, 16, 17, SDCC2, SDCC3, SDCC5 and MIN8 of the Adopted South Lanarkshire local Development Plan 2 (2021).

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 30 July 2021

Previous references

- ◆ HM/00/0128
- ◆ HM/05/0018
- ◆ HM/08/0667
- ◆ HM/09/0238
- ◆ HM/15/0489
- ◆ HM/16/0250
- ◆ P/18/0911
- ◆ P/20/0560
- ◆ P/21/0001/PAN

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ Adopted South Lanarkshire Development Plan 2 (2021)
- ▶ Neighbour notification letter dated 27 November 2020

►	Consultations	
	Roads Development Management Team	10.12.2020
	Environmental Services	29.12.2020
	West Of Scotland Archaeology Service	01.12.2020
	Coal Authority Planning Local Authority Liaison Dept	03.12.2020
►	Representations	Dated:
	Mr John Duffy, 4 Violet Bank, Kirkmuirhill, Lanark, ML11 9YU	21.02.2021
	Mrs Julia Mathieson, 9 Overton Road, Strathaven, ML10 6JW	22.02.2021
	Mrs Clare Hunter, 100 Coalburn Road, Coalburn, ML11 0LS	22.02.2021
	Mr Mark Mitchell, 15 Differick Drive, Lanark, ML11 0BN	22.02.2021
	Mr Grant Henry, 71 The Lairs, Blackwood, Lanark, ML11 9YW	24.02.2021
	Mr Jamie Orr, 29 New Street, Stonehouse, Larkhall, ML9 3LT	21.02.2021
	Mr Graham Stewart, 17 Greenferns, Blackwood, Lanark, ML11 9XT	21.02.2021
	Mrs Carly Burns, 5 Reid Grove, Stonehouse, ML9 3LD	21.02.2021
	Mr John Burns, 5 Reid Grove, Stonehouse, Larkhall, ML9 3LD	21.02.2021
	Mr Andrew Stevenson, 22 Camnethan Street, Stonehouse, Larkhall, ML9 3NQ	21.02.2021
	Mrs Ann Marie Stevenson, 22 Camnethan Street, Stonehouse, Larkhall, ML93NQ	21.02.2021
	Ms Mandy King, 6 Rogerhill Gait, Kirkmuirhill, ML11 9XR	21.02.2021
	Mr Johnny Hamilton, 36 Southfield Road, Blackwood, ML11 9SA	21.02.2021
	Mrs Lynne MacDonald, 95 Strathaven road, Stonehouse, ML93jn	22.02.2021
	Mrs Elaine Watt, 9 Cherry Tree Drive, Blackwood, Lanarkshire, ML11 9TF	22.02.2021
	Mrs Jean McGhie, 10 Boghall St, Stonehouse, Larkhall, ML93LA	22.02.2021
	Mrs Mairi Mitchell, 15 Differick Drive, Lesmahagow, Lesmahagow, Lanark, ML11 0BN	22.02.2021
	Mrs Nicola Tweedlie, 9 Sidehead Holdings, Sidehead Road, Larkhall, ML9 3EU	22.02.2021

Mrs Joyce Mullett, 36 Lockhart Street, Stonehouse, Larkhall, ML9 3LZ	23.02.2021
Mr David Taylor, Nethan Lodge, Fence Terrace, Tillietudlem, Lanark, ML119PN	23.02.2021
Mrs Elizabeth Carlin, 74 Myers crescent, Uddingston, G71 7NJ	24.02.2021
Mr Drew Sharkey, 36 Burns Wynd, Stonehouse, ml9 3DU	28.02.2021
Mr Andrew Tweed, 27 Ashmore Avenue, Blackwood, Lanark, ML11 9GJ	02.03.2021
Ms Julie Drummond, 9 Norfolk Court, Blackwood, ML11 9GR	01.03.2021
Miss Sharon Montgomery, Kittymuirhill Farm, Hamilton, ML3 6XN	02.03.2021
Mr Quintin Doyle, The Old Church, Angle Street, Stonehouse, ML9 3LB	02.03.2021
Mrs Margaret Lilley, 9 Barrow Park, Blackwood, Lanark, ML119ZN	21.02.2021
Mrs Donna Bryson, Spittal Lodge, Stonehouse, Stonehouse, ML93PS	21.02.2021
Mrs Mei McQuade, 24 Hill Road, Stonehouse, ML9 3EA	22.02.2021
Miss June McKay, 34 Camnethan Street, Stonehouse, Larkhall, ML9 3NQ	22.02.2021
Mr Garry Brown, 65 Swinhill road, Candersidetoll, Larkhall, MI9 2tx	23.02.2021
Mr Kinloch Tweedlie, 9 Sidehead Holdings, Stonehouse, MI9 3EU	21.02.2021
Mrs Sharon Crawford, 11 Burns Wynd, Stonehouse, ML9 3DU	21.02.2021
Miss Lisa McPherson, 43 Lockhart Street, Stonehouse, MI9 3lx	21.02.2021
Mrs Laura Cook, 7 McLean Gardens, Stonehouse, MI9 3lu	21.02.2021
Mrs Melanie Aitken-Mccaig, 8 Inglis Brae, Blackwood, Lanark, ML11 9GS	21.02.2021
Miss Nicola Clark, 153 Carlisle Road, Stonehouse, Larkhall, ML9 3PN	22.02.2021
Mr Robert Duncan, 1Ash Lane, Stonehouse, ML9 3RB	24.02.2021

Mrs Helen Young, 16 Spinningdale, Stonehouse, Larkhall, ML9 3QS	21.02.2021
Mr John Young, 16 Spinningdale, Stonehouse, Larkhall, South Lanarkshire, ML9 3QS	21.02.2021
Mrs Amanda Winning, Woodlea, Blackwood, Kirkmuirhill, ML11 9SY	21.02.2021
Mr David Richardson, 15 Earn Drive, Blackwood, Lanark, ML11 9SS	21.02.2021
Mrs Elizabeth Burns, 8, Reid Grove, Stonehouse, ML9 3LD	23.02.2021
Mrs Lynsey Clark, 14 Avenel Crescent, Strathaven, ML10 6JF	24.02.2021
Ms Anne McConnachie, 123 Murray Drive, Stonehouse, Larkhall, ML9 3NH	23.02.2021
Miss Jenna Chrystal, 2 Oldham Close, Blackwood, Lanarkshire, ML11 9YS	28.02.2021
Miss Cheryl-Ann Ewing, 7 Leith Avenue, Stonehouse, Larkhall, ML9 3LY	02.03.2021
Mr Les Mcluckie, 4 Dunside Way, Stonehouse, South Lanarkshire, ML9 3QA	02.03.2021
Mr Vincent Ragot, 2 Oldham Close, Blackwood, ML11 9YS	05.03.2021
Dr Heather Robertson, Broomfield Farm Cottage, Broomfield Road, Ashgill, ML9 3DH	09.03.2021
Mr Matthew Clacher, 10 Avon Crescent, Glassford, Strathaven, ML10 6TP	02.03.2021
Mr John Young, 16 Spinningdale, Stonehouse, ML93QS	01.04.2021 01.04.2021

Contact for further information

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

James Wright, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455903

Email: james.wright@southlanarkshire.gov.uk

Conditions and reasons

01. All operations authorised or required by this permission shall cease, and all plant, machinery equipment, structures and buildings shall be removed and the site restored in accordance with the conditions of this permission not later than 36 years from the date of this permission, unless otherwise approved in writing by the Council as Planning Authority.

Reason: To ensure that all operations are carried out within an acceptable timescale and to prevent prolonged disturbance to the local environment.

02. That within 3 months of the date of this decision, an amended slope proposal shall be submitted for the written approval of the Council, as Planning Authority. Once approved the slope proposal shall be implemented as such and maintained as such for the lifetime of the development, hereby approved. For the avoidance of doubt the proposed slope proposal shall be based on Figure 1 of the consultation response from SEPA dated 02.07.2021.

Reason: In order to define the terms of the consent.

03. That if, by reason of any circumstances not foreseen by the applicant, it becomes necessary or expedient during the continuance of the operations hereby approved to amend or abandon to a material extent any of the provisions contained in the various documents comprising the management plan, the applicant shall submit for the consideration of the Planning Authority an amended application and management plan, but shall adhere to and comply with the present consent until such time as the amended application and management plan have been approved.

Reason: In order that the terms of consent may be reconsidered should a change of intention become necessary.

04. Within 3 months of the date of this consent, details of a phased scheme of infilling and restoration shall be submitted to the Council as Planning Authority for approval. Following approval, operations shall be implemented in accordance with the approved scheme.

Reason: To enable the Council as Planning Authority to control operations and to monitor the site to ensure compliance with the planning permission.

05. In the event of a cessation of operations for a period exceeding 12 months at any time before operations are completed, a reinstatement and restoration scheme shall be submitted forthwith to the Council as Planning Authority for approval. The scheme shall provide revised details of final levels, restoration, capping landscaping and a timescale for the implementation of the scheme and each element within it. The approved scheme shall be carried out in accordance within a timescale to be approved.

Reason: To ensure that all operations are carried out within an acceptable timescale and to prevent prolonged disturbance to the local environment.

06. Provision shall be made at all times to ensure that the site and adjoining agricultural land is adequately drained and alternative arrangements are made for any interruption of adjacent drainage systems.
- Reason: To demonstrate that a satisfactory means of waste and surface water drainage can be achieved.
07. An annual survey of levels shall be carried out, commencing from the date of this consent. A copy of the survey shall be submitted to the Council as Planning Authority within 14 days of it being undertaken.
- Reason: To ensure the satisfactory restoration of the site.
08. That before 7.00am and after 7.00pm on Mondays to Saturdays, no tipping or recycling operations shall take place within the site and that no operations shall take place within the site on Sundays except for the receipt of green/gully waste between the hours of 11.00am and 4.00pm.
- Reason: To minimise noise disturbance to adjacent occupants.
09. That within 3 months from the date of this permission, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.
- Reason: In the interests of air quality and residential amenity
10. The operator shall ensure that sufficient water is maintained onsite to address the site's requirement for dust suppression.
- Reason: In the interests of air quality and dust suppression.
11. That prior to any laden road vehicle entering or leaving the site, the load shall be suitably sheeted to ensure there is no escape of materials.
- Reason: In the interests of road safety
12. That the only materials to be accepted on site shall be inert waste, road construction waste, green waste and gully waste.
- Reason: In order to define the terms of the consent
13. That the public road adjacent to the site shall be kept clear of mud or other deposited material at all times. If the carrying of material onto the public highway becomes evident, then appropriate wheel cleaning facilities shall be installed within a timescale to be agreed in writing with the council as Planning Authority.
- Reason: In the interests of road safety
14. Within one year of the date of this permission, or within such longer period as may be approved in writing by the Council as Planning Authority, a grassland agricultural aftercare scheme providing for such steps as may be necessary to bring the land to the required standard for use for agriculture shall be submitted to the Council as

Planning Authority for approval. The aftercare scheme shall be implemented as approved, or as may subsequently be approved, in writing, by the Council as Planning Authority.

The submitted scheme shall specify the steps to be taken and state the five year period during which they are to be taken and shall make provision for:-

- (i) soil analysis;
- (ii) planting;
- (iii) cultivating;
- (iv) fertilising;
- (v) watering;
- (vi) drainage;
- (vii) weed control measures;
- (viii) grazing management;
- (ix) keeping of records; and
- (x) annual meetings with representatives of the Council as Planning Authority, landowners and interested parties to review performance.

The period of agricultural/meadowland aftercare for the site or any part of it shall commence on the date of written certification by the Council as Planning Authority that the site or, as the case may be, the specified part of it, has been satisfactorily restored.

Reason: In the interests of satisfactory aftercare

15. That during operations on-site, the level of noise emanating from the site shall not exceed 55dB LAeq over any one hour period, as measured at the outside wall of the nearest residential property to the application site.

Reason: In the interests of residential amenity

16. Efficient silencers shall be fitted to, used and maintained in accordance with manufacturers' instructions on all vehicles, plant and machinery used on the site. Save for the purposes of maintenance, no machinery shall be operated with the covers open or removed.

Reason: In the interests of residential amenity

17. Reversing alarms used on plant and vehicles on the site shall be either non-audible, ambient related, or low tone devices.

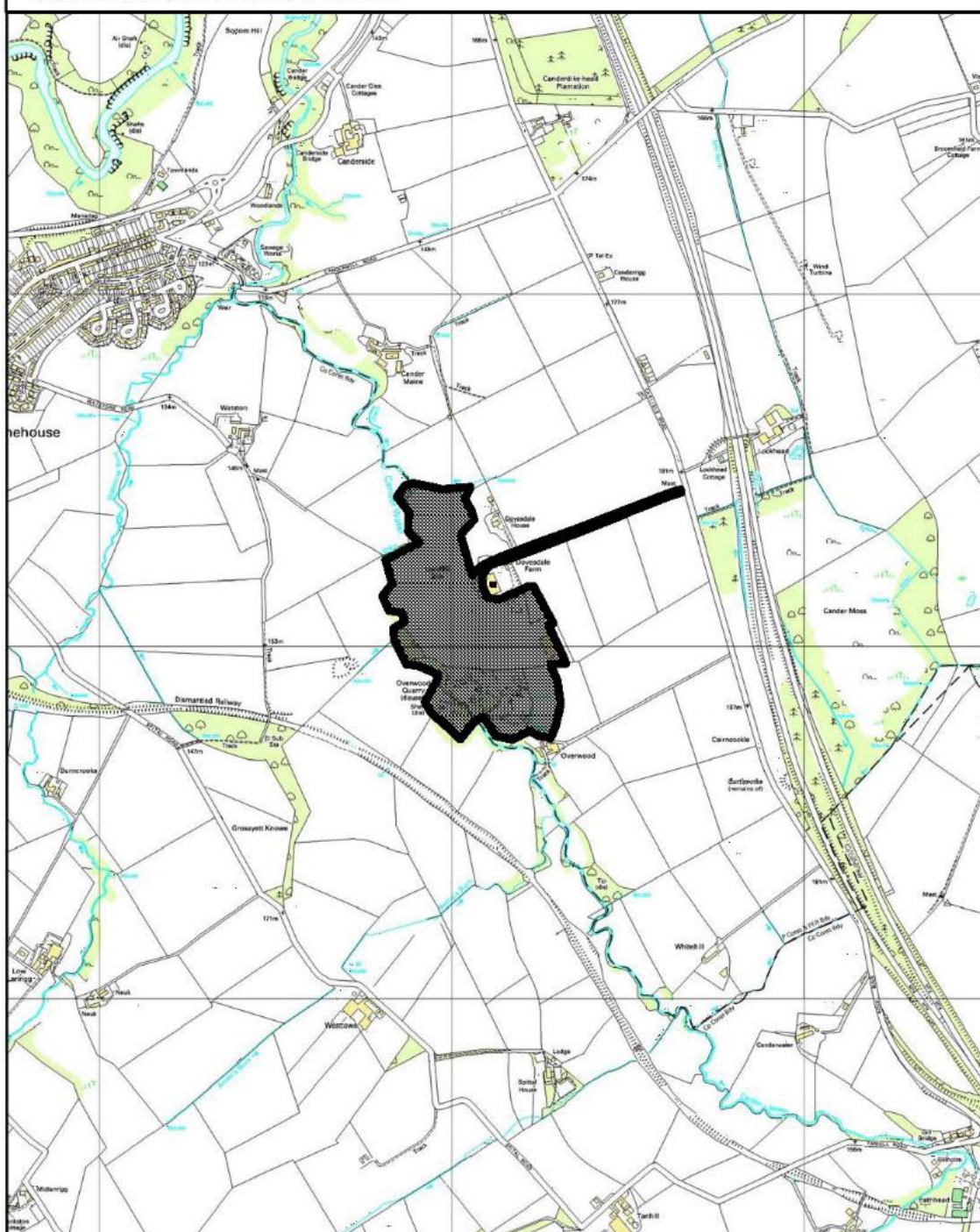
Reason: In the interests of residential amenity

18. That within one year from the date of consent (and on that date each year thereafter, the operator shall submit to the Council as Planning Authority, an annual progress plan detailing:

- a) the extent of operations undertaken that year;
- b) Areas of infilling;
- c) Recent site survey;
- d) Current and anticipated infilling figures;
- e) Remaining volume of infill;
- f) Compliance with statutory permissions;
- g) Site logs and actions taken.

Reason: To retain effective planning control of the site.

Dovesdale Farm, Carlisle Road, Stonehouse



**SOUTH
LANARKSHIRE
COUNCIL**

South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development