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ML11 8SG

South Lanarkshire Council  
Council Offices  
Almada Street  
Hamilton ML3 0AA

8 August 2022

F.A.O. Stuart McLeod

By e-mail only to [stuart.Mcleod@southlanarkshire.gov.uk](mailto:stuart.Mcleod@southlanarkshire.gov.uk)

Dear Stuart,

**Planning Application P/21/1210, Erection of an agricultural worker's dwelling house (permission in principle). Land 475m Southeast of Cobblehaugh Farm Cottage, Cobblehaugh Road, South Lanarkshire**

I write further to your e-mail received 26 July 2022 informing me that the applicant, Mr James Orr, has requested a review of the decision taken by the Planning Authority to refuse planning permission for the above application.

My previous comments and concerns over the proposed development stand. I am however pleased to see at least that should the development go ahead, passing places will be introduced along the Cobblehaugh Road which would ease concerns and reduce increased risks I expressed around public safety.

I support the Planning Officers response that any new dwelling house deemed necessary to support the applicant's ambitions is "consolidated within the existing building group" as the applicant has failed to provide adequate supporting information to justify the dwelling house being proposed in a location some distance away from the exiting building group position. The location of the proposed dwelling house is fundamental to my concerns which would be much reduced should the dwelling house be constructed within the current steading area.

I'm sure, should the Planning authority's decision be reversed or that if any dwelling house is eventually permitted on the applicant's landholding, that occupancy of the property will be restricted to a person employed locally in agriculture.

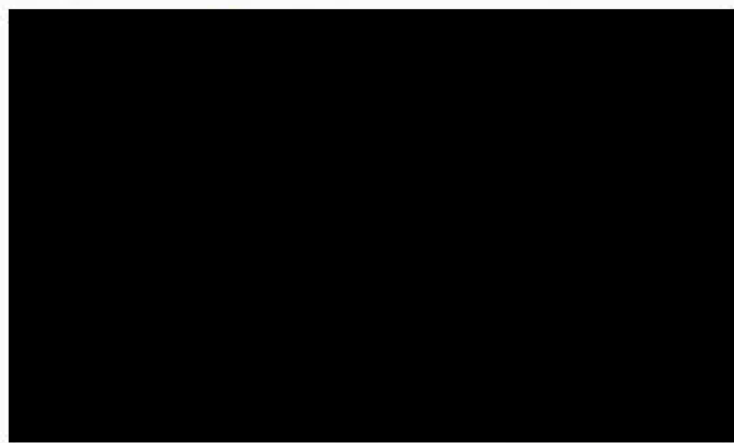
I'd also like to ensure that the Planning Local Review Body is aware that in 2011, Mr Orr, applied to and received consent from the planning authority to remove a condition relating to agricultural occupancy attached to the consent for a second dwelling house constructed on the applicant's landholding (refer to planning application reference no. P/LK/82/101). Within the submission to remove the condition, the applicant explained that "the nature of animal husbandry and working practices on the farm had changed" and accordingly, labour requirements had reduced to around one. Consent to remove the agricultural clause from that dwelling house was granted as a result. Around ten years later, the applicant appears to have completed a full "U-turn" and is now arguing that animal husbandry demands not only a huge increase in labour requirements, but that the dwelling house needs to be immediately adjacent to the new agricultural buildings. Whilst I am not qualified to comment formally, I would be very surprised if farming practices, and in particular animal husbandry, have



changed by this degree in such a short timeframe to warrant this change of stance by the applicant.

I am seriously concerned that Mr Orr is planning a second farm steading. I am also concerned if permission is granted for a second dwelling house, that at some time following the succession process that Mr Orr describes, one or other of the dwelling houses may be deemed unnecessary and a request to remove agricultural occupancy restrictions is submitted once again.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Andrew Russell.

Andrew Russell