

	<h1>Report</h1>	Agenda Item <h2>3</h2>
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Report to: **Planning Committee**
 Date of Meeting: **6 July 2010**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/09/0318
 Planning Proposal: Phased extraction of sand and gravel by quarrying methods, including erection of processing plant creation of new access and restoration of site.

1 Summary Application Information

- Application Type : Mineral Application
- Applicant : Patersons of Greenoakhill Limited
- Location : Overburns Farm
Lamington
Biggar
ML12 6HP

2 Recommendation(s)

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

- (1) Refuse minerals planning permission (for the reasons listed below)

2.2 Other Actions/Notes

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

3 Other Information

- ◆ Applicant's Agent: SLR Consulting Limited
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): National Planning Framework (2)
Scottish Planning Policy
PAN 50 – Controlling the Environmental Effects of Surface Mineral Workings (Annex A to D)
PAN 64 – Reclamation of Surface Mineral Workings
Glasgow & Clyde Valley Structure Plan 2006
Strategic Policy 7 “Strategic Environmental Resources”
Strategic Policy 8 “Sustainable Development of Natural Resources”
Strategic Policy 9 “Assessment of Development Proposals”
Strategic Policy 10 “Departure from the

Development Plan”

South Lanarkshire Minerals Local Plan (Adopted 2002)

MP1: General Protection of the Environment

MP4: Protection of Areas with Local Environmental Designations (Category 3 Areas)

MP5: Visual Intrusion and Landscape Impact

MP6: Prime Quality Agricultural land

MP7: Watercourses, Surface and Groundwater

MP8: Public Access to the Countryside

MP9: Archaeological Sites

MP11: Buffer Zones

MP12: Impact on Communities

MP13: Benefits from Mineral Workings

MP14: Contributions

MP15: Concentration of Mineral Operations

MP18: Transportation of Minerals

MP19: Restoration and Aftercare Provision

MP20: Restoration Guarantee Bonds

MP21: Suitability of After-use Schemes

MP24: Landbanks

MP28: Supporting Information

MP29: Assessment of Environmental Impact

MP30: Protection of Landscape Features

MP32: Noise Survey and Limits

MP33: Dust Assessment Study

MP34: Tourism and Recreation

MP37: Legal Agreements

MP38: Monitoring of Mineral Workings

MP39: Annual Progress Plan

South Lanarkshire Local Plan (Adopted 2009):

Policy STRAT5: Rural Investment Area

Policy CRE2: Stimulating the Rural Economy

Policy ENV4: Protection of the Natural and Built Environment

Policy ENV12: Flooding Policy

Policy ENV21: European Protected Species

Policy ENV29: Regional Scenic Area and Areas of Great Landscape Value

Policy ENV34: Development in the Countryside

Policy DM1: Development Management

◆ Representation(s):

▶	458	Objection Letters
▶	1	Support Letter
▶	0	Comments Letters

◆ Consultation(s):

West of Scotland Archaeology Service

Scottish Wildlife Trust

Greenspace & Countryside

Scottish Executive Development Department

Historic Scotland

RSPB Scotland

Glasgow & Clyde Valley Strategic Development Planning Authority

Scottish Natural Heritage

West of Scotland Archaeology Service

Duneaton Community Council

Roads & Transportation Services H.Q. (Flooding)

Transport Scotland

S.E.P.A. (West Region)

Roads & Transportation Services H.Q.(Transportation)

River Clyde Fisheries Management Trust

Symington Community Council

Biggar and District Civic Society

Planning Application Report

1 Application Site

- 1.1 The application site is located along the southern bank of the River Clyde, approximately 500m to the south of Symington, 1.7km to the west of Coulter and 2km to the north east of Lamington. The M74 motorway is located 11km to the west of the application site and Biggar is located 4.5km to the north east.
- 1.2 The application site extends to approximately 54ha and is primarily used for agricultural purposes, largely rough grazing. The site is bounded to the north by the River Clyde and to the east, south and west by agricultural land. A small proportion of the A702 is also included within the site boundary to enable the formation of a new access road.
- 1.3 The main portion of the application site is located within the Clyde River floodplain and is generally flat. The proposed access road from the site follows field boundaries and rises up to the A702.
- 1.4 The closest individual residential properties are Langholm Farm, located 640m to the west of the application site, Broadfield Farm, located 600m to the west of the application site, Symington Mains, located 325m to the north of the application site, Nether Hangingshaw, located 560m to the east of the application site and Overburns Cottages, located immediately south of the new access road junction.
- 1.5 The site is also located in an area characterised as 'broad valley upland', which is strongly rural in character. The site is located within a Regional Scenic Area (RSA) and the Tinto Site of Special Scientific Interest (SSSI) is located 1.7km to the north of the application site.

2 Proposal(s)

- 2.1 The applicant seeks planning permission for the extraction of approximately 4,600,000 tonnes of sand and gravel over a period of between 11 to 15 years.
- 2.2 The extraction area would be worked in four distinct phases:
 - Site Preparation Phase – would last approximately 6 months and would include;
 - the formation of a new access road and junction onto the A702
 - establishment of the plant site and processing plant, including offices, weighbridge, welfare facilities, processing plant
 - initial soil strip in extraction area
 - establishment of advance screening and planting works and mitigation measures
 - provision of electricity and other services to the operation
 - establishment of internal roadways
 - Phase 1 (Extraction and Restoration) – would last approximately 3½ years and would involve progressive working from the western boundary, in an easterly direction. Phase 1 would cover an area of 10.6ha and would involve 1.2 million tonnes of mineral reserves being extracted. The existing flood bank would be retained along the northern edge of phase 1. Progressive restoration would be undertaken.

- Phase 2 (Extraction and Restoration) – would last for approximately 5 years and would involve progressive working from the north eastern end of the site in a south westerly direction. Phase 2 would cover an area of 12.8ha and would involve 1.7 million tonnes of mineral reserves being extracted. A conveyor belt would be installed to transport material from phase 2 to the processing plant area. Progressive restoration would be undertaken.
- Phase 3 (Extraction and Restoration) - would last for approximately 5 years and would initially involve progressive working from the western end of Phase 2 in a westerly direction. Phase 3a would be the final phase, working from the western boundary, removing the flood bank which defines the boundary of Phase 1. Phase 3 would cover an area of 13.8ha and would involve 1.7 million tonnes of mineral reserves being extracted. Progressive restoration would be undertaken.

- 2.3 It is proposed that the site be worked between the hours of 07.00 – 19.00 hours, Monday to Friday and 07.00 – 13.00 hours on Saturday, with no working on Sunday. Haulage of material would be restricted to 07.00 – 17.00 hours, Monday to Friday and 07.00 – 13.00 hours on Saturday. It is predicted that the quarry would provide/maintain employment for 15 personnel, which includes 7 new full time positions based at the quarry.
- 2.4 As noted above, access to/from the site would be taken via a new access road onto the A702. It is estimated that 60% (68 two-way movements per day) of the extracted material would be transported south west along the A702 towards Abington and 40% (44 two-way movements per day) along the A702 towards Edinburgh. These routes would result in traffic passing through Lamington in the south westerly direction and Coulter and Biggar in the north easterly direction.
- 2.5 The Environmental Statement (ES) submitted in support of the planning application describes the restoration of the site as a 'mix of community wildlife and accessible recreational area'. The restoration scheme incorporates the following features;
- 31 hectares of lochans with marginal shallows and shelves around the lochans
 - 4.2 hectares of grasslands
 - 2 hectares of woodland and shrub planting
 - 2km of hedge planting
 - 2.7km of footpaths, with picnic areas

3 Background

- 3.1 The National Planning Framework for Scotland 2 (NPF2) notes that adequate supplies of minerals must be available to the construction industry if Scotland's infrastructure investment plans are to be realised and housing and business needs met. As the rural economy changes however, a high quality environment and a strong cultural identity will be key assets in promoting sustainable growth, economic diversification and community development in these rural areas.
- 3.2 Scottish Planning Policy (SPP) notes that an adequate and steady supply of minerals is necessary to support sustainable economic growth. It states that operators should provide sufficient information to enable a full assessment to be made of the likely effects of development together with proposals for appropriate control, mitigation and monitoring.
- 3.3 SPP states that when assessing mineral proposals, the planning authority should consider aspects such as landscape and visual impacts, transportation impacts, the effect on communities, cumulative impact, environmental issues such as noise and vibration, and potential pollution of land, air and water.

- 3.4 In relation to flooding and drainage, SPP notes that flooding is a natural process which cannot be prevented entirely. SPP notes that development which would have a significant probability of being flooded or would increase the probability of flooding elsewhere should not be permitted. Planning authorities are to have regard to the risk of flooding when preparing development plans and determining the planning applications. If development is permitted on a flood plain, the flood plain should be designed to remain operational in times of flood and not impede water flow, and the effect on the flood water storage capacity should be kept to a minimum.
- 3.5 In relation to landscape and natural heritage, SPP notes that most sensitive landscapes may have little or no capacity to accept new development. Landscapes and the natural heritage are sensitive to inappropriate development and planning authorities should ensure that potential effects, including the cumulative effect of incremental changes, are considered when deciding planning applications. Planning authorities should apply the precautionary principle where the impacts of a proposed development on nationally or internationally significant landscape or natural heritage resources are uncertain but there is sound evidence for believing that significant irreversible damage could occur.
- 3.6 In terms of prime quality agricultural land development on prime agricultural land should not be permitted unless it is an essential component of the settlement strategy or is necessary to meet an established need, for example for major infrastructure development, where no other suitable site is available. Minerals extraction may be acceptable where restoration proposals will return the land to its former status.
- 3.7 PAN 50 (Controlling the Environmental Effects of Surface Mineral Workings) with Annex A (Noise), B (Dust), C (Traffic) and D (Blasting) provides advice on these issues and how they should be addressed when assessing mineral applications.
- 3.8 PAN 64 (Reclamation of Surface Mineral Workings) provides planning advice on ensuring that satisfactory reclamation procedures are in place before, during and after extraction to bring land back to an acceptable condition.
- 3.9 All national policy and advice is considered in the assessment section of this report.

Development Plan Status

- 3.10 The Glasgow & Clyde Valley Joint Structure Plan 2006 contains policies which are relevant to the consideration of this application. Strategic Policy (SP) 7 notes that particular regard should be had to safeguarding and managing International, National and Strategic Environmental Resources, as shown on Diagram 19 and listed in Schedule 7. The application site is located within the Southern Uplands; noted to be an environmentally sensitive area as a result of its landscape quality. SP7 sets a presumption against any proposals which could have a significant adverse effect on these resources.
- 3.11 SP8 – Sustainable Development of Natural Resources supports developments which: extend the supply of mineral workings at existing operational sites or in locations identified in Local Plans which are within the Structure Plan search areas for minerals; safeguard and enhance the strategic environmental resource. In order to accord with the Structure Plan, all development proposals require to satisfy the criteria set out in SP9. SP10 should be considered when assessing the development, if it fails to meet the criteria contained within SP9.

- 3.12 The adopted South Lanarkshire Minerals Local Plan 2002 (MLP) contains the following policies against which the proposal should be assessed:
- Minerals Policy 1 (MP1) "General Protection of the Environment".
 - Minerals Policy 4 (MP4) "Protection of Areas with Local Environmental Designations (Category 3 Areas)".
 - Minerals Policy 5 (MP5) "Visual Intrusion and Landscape Impact".
 - Minerals Policy 6 (MP6) "Prime Quality Agricultural Land".
 - Minerals Policy 7 (MP7) "Watercourses, Surface and Groundwater".
 - Minerals Policy 8 (MP8) "Public Access to the Countryside".
 - Minerals Policy 9 (MP9) "Archaeological Sites".
 - Minerals Policy 11 (MP11) "Buffer Zone".
 - Minerals Policy 12 (MP12) "Impact on Communities".
 - Minerals Policy 13 (MP13) "Benefits from Mineral Workings".
 - Minerals Policy 14 (MP14) "Contributions".
 - Minerals Policy 15 (MP15) "Concentration of Mineral Operations".
 - Minerals Policy 18 (MP18) "Transportation of Minerals".
 - Minerals Policy 19 (MP19) "Restoration and After-care Provision".
 - Minerals Policy 20 (MP20) "Restoration Guarantee Bonds".
 - Minerals Policy 21 (MP21) "Suitability of After-use Schemes".
 - Minerals Policy 24 (MP24): "Landbanks".
 - Minerals Policy 28 (MP28) "Supporting Information".
 - Minerals Policy 29 (MP29) "Assessment of Environmental Impact".
 - Minerals Policy 30 (MP30) "Protection of Landscape Features".
 - Minerals Policy 32 (MP32) "Noise Surveys and Limits".
 - Minerals Policy 33 (MP33) "Dust Assessment Study".
 - Minerals Policy 34 (MP34) "Tourism and Recreation".
 - Minerals Policy 37 (MP37) "Legal Agreements".
 - Minerals Policy 38 (MP38) "Monitoring of Mineral Workings".
 - Minerals Policy 39 (MP39) "Annual Progress Plan".
- 3.13 The adopted South Lanarkshire Local Plan 2009 identifies the site as being within the RSA and Policy ENV29 therefore applies. Other policies to be considered when assessing this application include;
- Policy STRAT5: Rural Investment Area
 - Policy CRE2: Stimulating the Rural Economy
 - Policy ENV4: Protection of the Natural and Built Environment
 - Policy ENV12: Flooding Policy
 - Policy ENV21: European Protected Species
 - Policy ENV34: Development in the Countryside
 - Policy DM1: Development Management
- 3.14 All of these policies are examined in detail in the Assessment and Conclusions section of this report.

Planning History

- 3.15 The County Council of the County of Lanark granted planning permission (P/M/60/980) for the extraction of sand and gravel for a portion of the application site in January 1961. At that time, the River Clyde had a substantial meander and followed the eastern boundary of the application site. The 1961 permission was connected to Symington Mains Farm. The works granted by this permission were completed in the 1960's.

4 Consultation(s)

- 4.1 **Transport Scotland**: object to the proposed development on the basis that the access to the quarry would not achieve the visibility splay and does not comply with the Design Manual for Roads and Bridges (DMRB) Standards.
Response: Noted. These comments were sent to the applicant. No further information has been submitted to date to address this objection.
- 4.2 **Scottish Wildlife Trust**: object to the proposed development on the basis that it would (1) adversely affect existing biodiversity interests, (2) cause serious damage to invertebrate life, and the whole food-chain of the River Clyde, (3) adversely affect wildlife in the Easterton Burn, and (4) the consequences of the potential erosion of the 20m wide embankment between the River Clyde and the Lagoons.
Response: Noted. These issues are considered in the Assessment and Conclusions section of the report.
- 4.3 **West of Scotland Archaeology Service**: notes that the application site is located within an area of archaeological sensitivity, due to the density of sites and finds of a prehistoric and medieval date in the surrounding landscape. WOSAS agree with the conclusions of the ES that the operational quarry will cause an adverse impact on the non-scheduled Whitehill enclosures. WOSAS confirm that this is not reason enough however to recommend refusal of the application.
Response: Noted.
- 4.4 **Duneaton Community Council**: object to the proposed development on the grounds that (1) the quarry would be easily seen, creating a landscape and visual impact, (2) two quarries have recently opened within proximity of the application site and these quarries should provide sufficient aggregate for the area, (3) the ecological impact, (4) the hydrology and topography of the site would create flooding in the area, (5) the traffic and transportation impact, causing a health and safety risk for other road users.
Response: Noted. These various aspects of the proposed development are considered within the Assessment and Conclusion section of this report.
- 4.5 **Roads & Transportation Services H.Q. (Flooding)**: The Flood Prevention Unit (FPU) note that the site is located within an area liable to flood risk within the 1 in 200 year return period. The FPU recommend that a Flood Risk Assessment is undertaken and that the applicant considers the implications of the proposed development on the flood risk of areas outwith the application site. Furthermore, the FPU request that the Flood Risk Assessment is checked by an independent source and that Professional Indemnity Insurance is provided.
Response: Noted. The Planning Service and the FPU held a meeting with the applicant in relation to the requirement for a flood risk assessment. To date no flood risk assessment has however been submitted.
- 4.6 **Scottish Government: Climate Change and Water Industry Directorate**: confirmed that they had no comments to make on the application.
Response: Noted.
- 4.7 **Countryside and Greenspace Services**: (CGS) provide comments on a variety of issues, including biodiversity, landscape, hydrology, amenity and restoration. CGS note that the bat survey reported within the ES was inappropriate for determining the presence of bat colonies and that a further survey should be undertaken. Concern is also raised by CGS in respect to landscape impact and the impact of the development on the RSA and in relation to cumulative impact with other mineral operations and renewable energy developments. With respect to hydrology, CGS note that the site will frequently flood and raise concerns with regards to the

increased volumes of particulates and other possible contaminants entering the River Clyde system. With regards to restoration, CGS note the development presents an opportunity to create benefits for both biodiversity and potential to retain floodwater. The proposal of a large expanse of water is however considered to be unimaginative and further work is recommended to improve the restoration of the site.

Response: Noted. These aspects of the development are considered further in the Assessment and Conclusions section of this report.

- 4.8 **Environmental Services:** provide comments with regards to the impact of the development with respect to issues of noise and dust/air quality. Environmental Services raise no objection to this application, providing certain conditions are attached to the permission, controlling the development with respect to noise and dust.

Response: Noted. Conditions could be used to control operations to ensure the works are conducted in a way to minimise noise impact and impact on air quality.

- 4.9 **Glasgow and Clyde Valley Strategic Development Planning Authority:** (GCVSDPA) note that the relevant policies contained within the 2006 Structure Plan are Strategic Policies (SP) 7, 8 & 9 (and potentially SP10). The GCVSDPA note that consultation should be undertaken with the appropriate authorities to establish the impact of the proposed development on the resources referred to in SP7. GCVSDPA note that the MLP does not identify broad areas of search and does not therefore provide a presumption in favour of extraction in any particular area. Consequently, the development is not specifically supported by SP8.

Response: Noted. An assessment of the development in relation to the Structure Plan is provided in the Assessment and Conclusion section of this report.

- 4.10 **Historic Scotland:** (HS) note that there are no scheduled monuments, Category A listed buildings or Inventory Gardens and Designed Landscapes within the proposed site boundary. Historic Scotland note that whilst the ES identifies a number of sites as potential receptors of impacts from the development, they are content that the development will not have a significant affect on any of the nationally important scheduled monuments or Category A listed buildings.

Response: Noted.

- 4.11 **RSPB Scotland:** object to the proposed development on the basis that (1) the ES has not adequately assessed the impact of the proposed development on wintering birds, (2) the potential impact of the development on populations of goldeneyes, little grebes and graylag geese, and (3) the inadequacy of the restoration proposals to deliver biodiversity benefits. RSPB confirmed that they would be willing to reconsider their position if the applicant (1) provides a proper assessment of the Wetland Bird Survey data for the site, (2) undertakes a proper assessment on the impact on wintering birds on and adjacent to the site, (3) agrees to establish a technical working group to develop an acceptable restoration and management plan.

Response: Noted. A copy of RSPB's consultation response was passed to the applicant's agent for their review and comment/action. No response has been received addressing the issues raised by RSPB to date.

- 4.12 **Roads and Transportation Services (HQ):** note that the access would be made straight onto the trunk road network managed by Transport Scotland and that, taking into account the proposed routing, the trips onto the Council's road network would be limited. Furthermore, it is estimated that the development would result in a traffic increase of approximately 2%. R&TS recommend a wheel wash facility be provided to ensure that deleterious from the site are not carried onto the road network.

Response: Noted. Wheel wash facilities and other mitigation measures could be put in place and controlled through condition if planning permission were to be granted.

- 4.13 **Scottish Natural Heritage:** advise against the granting of the planning application as a result on insufficient information to enable a thorough and detailed assessment of the proposal. SNH raise the following specific points (1) the information provided does not demonstrate that European protected species will not be affected by the development, (2) the development could give rise to regionally significant impacts on the ornithological interests of the site and its surroundings, (3) the development could give rise to significant impacts on the River Clyde and its biota, (4) the landscape impacts of the development are likely to be greater than predicted within the ES, and (5) the proposed restoration of the site would not provide the natural heritage benefits predicted within the ES.

In relation to point (4), SNH state that the ES underplays the landscape impacts of the development. SNH consider that a slight change to a highly sensitive receptor should be classed as 'significant', as opposed to the classification of 'moderate' detailed within the ES. SNH therefore consider that impacts of 'moderate' magnitude should therefore be considered to be 'significant'.

Response: Noted. A copy of SNH's consultation response was passed to the applicant's agent for their review and comment/action. No response has been received addressing the issues raised by SNH to date. Issues raised by SNH are considered in the Assessment and Conclusion section of this report.

- 4.14 **S.E.P.A:** object to the proposed development on the grounds of lack of information. SEPA note that the ES does not fully address (1) the impact of the proposed development on the morphological processes of the River Clyde during flooding, and (2) the impact of the river morphological processes on the proposed works as the channel of the River Clyde evolves in the future. SEPA state that the 20-metre standoff from the River Clyde is insufficient and that the river could breach the proposed standoff. It is further unclear whether the quarrying activities could adversely affect the ground water levels, and its contribution to the River Clyde.

Response: Noted. A copy of SEPA's consultation response was passed to the Applicant's agent for their review and comment/action. No response has been received addressing the issues raised by SEPA to date, however it is understood that the applicants agent has liaised directly with SEPA with regards to their comments.

- 4.15 **River Clyde Fisheries Management Trust Ltd:** request that the application be refused. The principle grounds of objection include (1) the application does not adequately consider the riverine habitat and the effects of the development on that habitat, (2) the application does not adequately consider flooding issues, which would directly affect the discharge of waste materials into the River Clyde, (3) the application does not demonstrate that the restored areas will support all species native to the area.

Response: Noted.

- 4.16 **Biggar and District Civic Society:** object to the proposed development on the grounds of the developments impact on landscape and visual amenity, ecology and biodiversity, the noise environment, the water environment, traffic and transportation and on socio-economic grounds.

Response: The Planning Service also has concerns with regards to the landscape and visual impact, and impact on the water environment and biodiversity. These are discussed in greater detail in the Assessment and Conclusions section of the report.

- 4.17 **Symington Community Council:** object to the proposed development on the grounds that it (1) would destroy the scenic value of an area of outstanding natural beauty, (2) create an unacceptable impact on noise and air quality, (3) the transportation impacts of the operation, (4) impact on wildlife habitats and (5) impact on the River Clyde.

Response: Noted. These issues are considered within the Assessment and Conclusions section of the report.

5 Representation(s)

- 5.1 The application was advertised in accordance with Article 12(5) (Application Requiring Advertisement due to Scale or Nature of Operation), Environmental Impact Assessment Regulations and as non-notification of neighbours. Certain neighbour notification was also carried out for properties whose ownership was known.
- 5.2 As a result of this publicity, 459 representations were received. The representations can be considered in 4 broad groupings; letters from elected representatives (8), pro-forma style letters of objection (58), individual letters of objection (392) and letter of support (1). The points raised in these letters are summarised below under those broad groupings. In terms of responses to the issues raised these are discussed in full in the Assessment and Conclusions sections of the report.

Letters from elected representatives (8)

- a) **Comment:** Letter from Struan Stevenson MEP objects to the planning application. He is the Vice-President of the Fisheries Committee in the European Parliament and expresses particular concern with regards to the effect of the quarry on the neighbouring river as a result of sediment and silt being released into the river from the quarry operation. Other concerns raised include the impact on local transport links, dust, noise, air quality, landscape and visual impact, health and safety and tourism.
Response: Noted. The Planning Service is not satisfied with the applicant's assessment of the impact of the proposed development on the River Clyde, particularly as the course of the River Clyde evolves, and the impact of flood events. Furthermore, the Planning Service is concerned with regards to the landscape and visual impact of the proposed development on the landscape and visual amenity of the RSA.
- b) **Comment:** Letter from David Martin MEP writes to support the objection raised by his constituent, Mr. Robert Brown, in his objection to the proposed development. Mr. Brown's letter raises concerns with regards to the proposed development in relation to its landscape and visual impact, particularly on views from Tinto. Concern is also expressed by Mr. Brown with regards to the restoration of the site following completion of extraction. Other concerns raised by Mr. Brown include the development's impact on wildlife, including fish.
Response: Noted. The Planning Service shares many of these concerns, which are discussed in Assessment and Conclusions section of this report.
- c) **Comment:** Letter from David Mundell MP objects to the application and states that his principle concerns are (1) the application site is liable to flooding and the development would increase the amount of water in the river downstream of the site, causing further flooding and damage to property, (2) the environmental impact on the River Clyde, (3) the traffic and transportation

impact of the development on the local road infrastructure, (4) the cumulative impact of the development with regards to other mineral activity (principally Mainhill OCCS and Thirstone Quarry) and energy development (principally Clyde Windfarm), (5) the landscape and visual impact of the development, and (6) the impact on tourism in the area.

Response: Noted. The Planning Service shares many of these concerns, which are discussed in Assessment and Conclusions section of this report.

- d) **Comment:** Letter from Karen Gillon MSP objects to the application and states her reasons for objection are (1) the landscape and visual impact of the development on the Area of Scenic Value and the impact on views from Tinto, (2) the impact of the development on the levels of sand and silt in the River Clyde, (3) the impact on the river biota and protected species within the area, (4) that there is no over-riding 'need' for the development, (5) the socio-economic benefits of the development would not be significant in terms of jobs, and (6) the impact on recreational fishing in the area.

Response: Noted. The Planning Service shares many of these concerns, which are discussed in Assessment and Conclusions section of this report.

- e) **Comment:** Letter from Aileen Campbell MSP objects to the proposed development. She provided the results of a survey undertaken by her office in relation to the proposed development, which concluded that 89% of respondents (500) disagree with the proposals. The principle concerns raised include (1) the environmental impact of the development in terms of both pollution and impact on the scenery of the area, (2) the impact on road infrastructure, (3) noise and pollution of associated traffic. Concern is also raised that the site does not appear within the South Lanarkshire Minerals Local Plan as a site which has sufficient aggregate to warrant exploitation.

Response: The outcome from the survey has been taken into account in assessing this application and reaching a recommendation. Many of the issues raised in the survey are consistent with those received either as individual or pro-forma letters. In this regard, they are addressed in other sections of this report. With regards to the South Lanarkshire Minerals Local Plan, it should be noted that the plan illustrates the extent of known mineral reserves when the plan was prepared, but does not preclude development outwith the areas of known mineral deposit.

- f) **Comment:** Letter from Michael W. Russell MSP objects to the proposed development on the grounds that the development is out of keeping with the surrounding area, likely to cause disruption and difficulty for local residents and may have unacceptable environmental consequences.

Response: Noted. These aspects of the proposed development are considered within the Assessment and Conclusions section of this report.

- g) **Comment:** Letter from Tom McCabe MSP supplies a copy of an email received from Mr. John Blair for the Council's information. Mr. Blair objects to the proposed quarry and expresses concern with regards to the impact on the wildlife habitats in the River Clyde, and in the immediate and downstream areas of the application site.

Response: Noted. These concerns have been considered within the Assessment and Conclusions section of this report

- h) **Comment:** Letter from Councillor Beith Forrest objects to the proposed development on the following grounds; (1) The increase in industrial traffic along the A702, adversely affecting motorists and residents & businesses

located within close proximity of the A702, (2) the impact on fishing on the River Clyde, (3) the environmental impact of the development on the River Clyde in terms of pollution and siltation. Concern is also raised with regards to the 20m buffer proposed between the excavation area and the River Clyde which could disappear in the first big flood.

Response: Noted. The Planning Service shares many of these concerns, which are discussed in Assessment and Conclusions section of this report.

Pro-forma style letters of objection (58)

A total of 58 pro-forma style letters of objection were received from people who regularly fish the River Clyde. These letters make reference to the scenery and tranquility in the local area and to the following:

- i) **Comment:** Local people would be subjected to dust, mud, fumes, pollution of the area, and land and river contamination.
Response: Contamination of the River Clyde remains a concern of the Planning Service and has not been properly addressed by the applicant. The issue of air quality and mud on the road are discussed in greater detail below.
- j) **Comment:** Wildlife, including fish, insects, birds, otters and other animals in the area would be badly affected by the development.
Response: SNH has raised concerns with regards to the potential impact of the development on certain species. Further assessment was requested in relation to the developments impact on birds, Great Crested Newts and Otters. However this has not been forthcoming. Furthermore, the potential for the deposition of sand and silt within the River Clyde during flood events has not been properly addressed by the applicant.
- k) **Comment:** Communities, with specific reference to children, would suffer from the pollution of air and land.
Response: The applicant undertook an Air Quality Assessment as part of the ES. It is not considered likely that the proposed development would cause significant adverse impacts on the air quality of the local area.

Individual letters of objection (392)

The points raised in the individual letters, which have not been summarised within points a) to k) above, are summarised below.

- l) **Comment:** The quarry would become a landfill once the sand and gravel extraction is complete
Response: The granting of this planning application would not permit landfill of the excavation area. The restoration plan shows the formation of lochans and areas for ecological improvement.
- m) **Comment:** The previous extraction operation just upstream from the application site caused significant environmental impact and the River Clyde has taken 15 years to recover.
Response: Noted. Correspondence submitted by the United Clyde Angling Protective Association Ltd demonstrates that pollution incidents occurred as a result of the previous sand and gravel operation in the area.

- n) **Comment:** The adopted South Lanarkshire Minerals Local Plan 2002 identifies the application site as being within an Area of Great Landscape Value. The application is therefore contrary to the development plan.
Response: The application site is located within a RSA. An AGLV is located approximately 3.5km to the east of the application site, within the Scottish Borders Council. The landscape and visual impact of the development is discussed later in this report.
- o) **Comment:** The applicant has been named one of Scotland's worst polluters, by SEPA. The track record of the applicant should be reviewed before allowing this development.
Response: All planning applications are determined on their own merits. This is not therefore a planning consideration.
- p) **Comment:** The development will deprive future generations of the areas natural beauty.
Response: It is predicted that the extraction operation would last between 12 and 15 years, during which there would be progressive restoration. The landscape would however be altered in the long term, changing the existing agricultural fields into water bodies.
- q) **Comment:** The water levels within the River Clyde may be adversely affected as a result of the development.
Response: Insufficient information has been submitted to properly assess the potential impact of the proposed development on ground water.
- r) **Comment:** The cost of restoration and aftercare should be considered and the responsible authority for the sites future maintenance.
Response: If planning permission was approved, the Council would seek the provision of a restoration and aftercare bond to cover these costs.
- s) **Comment:** An Environmental Impact Assessment should have been undertaken.
Response: An Environmental Statement was prepared in accordance with the EIA Regulations in relation to the proposed development.
- t) **Comment:** This is an inappropriate site for an industrial use.
Response: Minerals can only be worked where they are found. However, mineral development should only take place where it can be demonstrated that it is unlikely to cause significant adverse environmental impacts. In this regard, quarrying operations within rural and greenbelt areas could be deemed acceptable where other industrial development, which could be located in multiple locations, are deemed unacceptable.
- u) **Comment:** The development would have an adverse impact on the local conservation villages of Lamington, Coulter and Biggar and their listed buildings.
Response: The development would not be visible from any of the Conservation Areas mentioned above. Traffic would however travel through these areas when travelling to/from the application site. The traffic is however considered unlikely to cause a significant adverse impact of the Conservation areas and associated listed buildings.
- v) **Comment:** The quarry would adversely affect recreational pursuits on or adjacent to the River Clyde.

Response: Noted. The proposed quarry would be within close proximity to the River Clyde. The impact on the quarry on amenity and recreational pursuits is considered in the Assessment and Conclusions section.

- w) **Comment:** Local businesses would be adversely affected by the development as a result of decreased tourism traffic resulting in a negative effect on High Street Traders.

Response: The extent to which the development would impact on amenity and therefore on the areas attractiveness to tourists is considered in the Assessment and Conclusions section.

- x) **Comment:** The granting of such a development could set a precedent within the area and change the land use designation of the area.

Response: All planning applications are determined on their own merits. However, as discussed in response to t) above, quarrying operations within rural and greenbelt areas could be deemed acceptable where other industrial development, which could be located in multiple locations, are deemed unacceptable. The approval of this application would not therefore create a precedent.

- y) **Comment:** The 5m high bunds around the processing area will create a visual impact to the area.

Response: As a result of the topography it is considered that the bunds surrounding the processing plant, when considered on their own, are unlikely to create a significant visual impact. When, however, considered in the context of the larger development, they would contribute to its overall visual impact.

- z) **Comment:** The development will negatively affect the quality of the ground water and may influence the adjacent river quality.

Response: Noted. The developments effect on the quality of groundwater in the locality is presently uncertain.

- aa) **Comment:** The development will be located too close to areas of human habitation

Response: The proposed extraction area and processing plant is located over 250m from the closest residential property, which is compliant with Council policy MP11 of the adopted South Lanarkshire Minerals Local Plan 2002.

- bb) **Comment:** The proposed development would result in damage to the local road network.

Response: The development would result in, on average, 56 trips (112 two-way movements) of additional HGV traffic using the road network on a daily basis. This would be an additional 2% over that currently experienced on the A702. However this would represent an increase of approximately 20% of HGV on the A702 per day. On that basis, it is considered that the development could cause damage to the trunk road network. If Transport Scotland's objection were to be addressed in principle, they may request to enter into a legal agreement with the operator to address this issue further.

- cc) **Comment:** the application was registered on the 5th August 2009 and should therefore be subject to the Town and Country Planning (Development Management Procedure)(Scotland)Regulation 2008. The application should therefore have been subject to a pre-application consultation process with the community.

Response: A response to this comment was sent to the concerned individuals on the 7th August 2009, explaining that the application was made to the Council prior to the new regulations came into force and that registration would therefore be undertaken under the previous arrangements.

- dd) **Comment:** The proposal does not meet demonstrable needs.
Response: This issue is discussed within the Assessment and conclusions section of this report.
- ee) **Comment:** No information is supplied in relation to site selection and alternatives.
Response: The ES contains a chapter titled 'Evolution of Scheme', which notes that the ability to consider alternative locations for quarry's is limited, given that the site is dependant on both the occurrence of that mineral on site and the market availability of that material.
- ff) **Comment:** There are various anomalies and inaccuracies within the ES which would suggest the entire ES is questionable.
Response: Queries have been raised by consultees with regards to certain aspects of the finding of the ES, and these have been passed to the applicant for comment. Whilst the ES has fallen short of assessing all aspects of the development, or has come to conclusions which differ from consultees and the Council, the suggestion that the entire ES is flawed is not supported.

Letter of support (1)

- gg) **Comment:** The area within which the application site is located is described by local campaigners as an area of outstanding beauty and should never be destroyed. The stretch of the River Clyde just upstream from the application site has however been previously developed as a sand and gravel quarry.
Response: Noted, the stretch of the River Clyde just upstream from the application site has been previously developed as a sand and gravel quarry, where material was extracted directly from the river bed.
- hh) **Comment:** The proposed extraction is not near the River Clyde. The river and river bank will be unaffected by the development.
Response: The extraction of material would take place within close proximity of the River Clyde. Concern has been raised in relation to the integrity of the River Bank, during both flood events and as a result of river morphology.
- ii) **Comment:** The main area of the site last flooded in May 1958.
Response: According to records held, the main portion of the application site flooded in August 2009.
- jj) **Comment:** The site will not affect tourism. The site is not visible from any public road in the area.
Response: Views of the main part of the application site are possible from certain section of road within the area. Views from other areas, such as the banks for the River Clyde and recreational areas would however be adversely affected. Furthermore, the development could cause adverse impacts on the biota of the River Clyde. These potential impacts have not been properly addressed by the applicant.
- kk) **Comment:** Similar quarries within the area are due for closure and there will not therefore be a significant impact on the local road network.

Response: Noted. This is discussed within the Assessment and Conclusion section.

- II) **Comment:** Building material is essential to development.
Response: Noted.

All of the above 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 planning application was made to the Council in July 2009, shortly before the full implementation of the Planning etc (Scotland) Act 2006, and its associated secondary legislation. Whilst there was therefore no requirement to comply with the new requirements in relation to pre-application community consultation, it is worth noting that the application can be considered 'Major' within the new development hierarchy.
- 6.2 The planning application was submitted with an ES, prepared to assess the potential impacts of the development on the environment. Following consultation with planning consultees, it became apparent that the ES does not consider all the potential environmental impacts of the development. This is particularly clear from comments made by SEPA and SNH.
- 6.3 As a result, in October 2009 the Council requested further information to address the outstanding issues. The applicant's agent confirmed that they would endeavour to respond in detail by the 23rd December 2009. No submission was forthcoming, and on 27 January 2010, following discussions with the Planning Service, the applicant stated that they now anticipated the further information to be prepared by the end of February 2010. At that time, the applicant requested an extension to the determination period to the 5th April 2010. Again, no further information was forthcoming and on the 6th May 2010 the Planning Service again wrote to the applicant's agent requesting an update on the status of the requested information and intimated that should this information not be forthcoming, the Council would move to determine the application on the information before it. To date, the requested information has not been submitted to the Council.
- 6.4 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the Glasgow and Clyde Valley Joint Structure Plan, the adopted South Lanarkshire Minerals Local Plan 2002 and the adopted South Lanarkshire Local Plan 2009.
- 6.5 In assessing any application for mineral extraction it is also necessary to evaluate the proposals against the most up to date policies and criteria contained in the relevant national planning policy. There is specific national planning policy guidance and advice for mineral workings contained within NPF2, SPP, PAN 50 (together with its various annexes), and PAN 64. A summary of the relevant national policy is contained within Section 3, above. The issues covered by these various national policy documents will be referred to throughout this section, however from the information received in support of this application, it is not possible to make a full and proper assessment of the proposed works in relation to all its environmental impacts. Specific areas of concern are discussed in the following sections. In this respect, it is considered that the development is contrary to SPP, PAN 50 and PAN 64.

- 6.6 In relation to Structure Plan policy, Policy SP7 seeks to safeguard and manage International, National and Strategic environmental resources. The Southern Uplands, within which the application site is located, is classed as a national resource and an environmentally sensitive area. SP7 sets a presumption against development which would have a significant adverse effect on these resources. As discussed in the following pages, the development is considered likely to cause an unacceptable landscape and visual impact and the development is therefore considered to be contrary to SP7.
- 6.7 SP8 – Sustainable Development of Natural Resources (c) supports developments that extend the supply of minerals at existing operational sites, or in the locations identified in diagram 23 and Schedule 8. The policy relates to all mineral types including hard rock, sand and gravel and opencast coal. Schedule 8 lists South Lanarkshire as a search area for sand and gravel extraction sites. The application site is located within South Lanarkshire, and is therefore considered to be in accordance with the broad terms of SP8(c). For the reasons mentioned in paragraph 6.3 above however, the application is considered to be contrary to the terms of SP8(d), which seeks to safeguard and enhance the strategic environmental resources listed in Schedule 7, which includes the Southern Uplands.
- 6.8 Strategic Policy 9A relates to development which exceeds the thresholds set out in Schedule 9. Schedule 9 notes that significant mineral extraction proposals are those over 2 hectares or 50,000 tonnes in locations outwith the search areas identified in Schedule 8. Schedule 8 notes the sand and gravel search area as South Lanarkshire. In that regard, the development of sand and gravel quarries within South Lanarkshire are not considered to be significant, in a strategic sense, and do not therefore require to be assessed in relation to part 9A.
- 6.9 In order to accord with the Structure Plan, development proposals require to satisfy the criteria in Strategic Policy 9. Strategic Policy 9B(iv) relates to the location of the development and its impact on strategic environmental resources and 9C(iii) relates to provision by the developer in relation to infrastructure and remedial action required.
- 6.10 SP9B(iv) seeks to safeguard environmental resources, including landscapes and ecological resources. SNH have recommended against the approval of this planning application, noting that the landscape and visual impact of the proposed development is likely to be greater than that predicted within the ES. SNH consider that the landscape and visual impact will be significant, and not moderate, as predicted within the ES. Furthermore, the ES lacks detail to establish whether the proposed development will have an adverse impact on European protected species and the River Clyde and its biota. The proposed development is therefore contrary to SP9B as the development is likely to result in significant landscape and visual impact within a RSA and as a result of lack of information it has not been possible to fully assess the proposed development in relation to its potential impact on the ecological interests of the site, its surrounding area and the River Clyde.
- 6.11 Strategic Policy 9C(iii) requires remedial environmental action and maintenance to be provided. The application sets out a restoration plan as described within paragraph 2.5, above. Concern has been raised by consultees with regards to the restoration measures. Most notably, SNH state that the restoration proposals will not provide the natural heritage benefits predicted within the ES and that they may have adverse impacts on areas outwith the application site, particularly the River Clyde. The proposed development is therefore contrary to SP9C.

- 6.12 SP10 notes that development proposals found to be contrary to SP9 will be regarded as departures from the Development Plan. The development therefore requires to be assessed against SP10. Criterion A(ii) of SP10 notes that there should be clear evidence of a shortfall in the existing and planned supply of land for mineral development within the Structure Plan area. In response, the Council has recently undertaken a survey of the sand and gravel operators within the Council area, which demonstrates that there are sufficient mineral reserves for the next ten years. Furthermore, the Glasgow and Clyde Valley Strategic Development Authority are currently undertaking a similar survey of the Strategic Development Plan area. Until this is published, it is necessary to consider the survey of the Structure Plan area, undertaken in 1997, which confirms that sufficient reserves are available.
- 6.13 SP10B relates to economic, social and environmental benefits. In terms of economic benefits, proposals may be justified if they involve inward investment for industrial and business purposes that would otherwise be lost to the Structure Plan area, or if they protect existing jobs or create a significant number of net additional permanent jobs to the Structure Plan Area. It is not considered that the employment this proposal would create is strategically significant. With regard to social benefits, the proposal is not located within any of the priority areas identified in the Structure Plan and does not support or enhance community facilities. It, therefore, cannot be justified in relation to this criterion. In terms of environmental benefits, the potential adverse environmental impact of the development is discussed above and below and it cannot therefore be justified in relation to this criterion. The proposal is contrary to Strategic Policies 7, 8 and 9 and cannot be justified against any of the criteria in Strategic Policy 10. It is, therefore, considered that there are strategic grounds for the refusal of the application.
- 6.14 At a local level, the application requires to be considered against the policies within the South Lanarkshire Minerals Local Plan (adopted 2002). This provides a range of detailed policies against which mineral applications are to be assessed. The issues raised by the specific policies are highlighted below.
- 6.15 Policy MP1: General Protection of the Environment seeks to minimise the impact on the environment and communities whilst ensuring that sufficient supplies of minerals are available to meet society's needs. Insufficient information has been submitted in support of the application to allow a full assessment of the development. Information requested in relation to the morphology of the River Clyde and the flood risk created by the development has not been forthcoming. Furthermore, the developments impact on ecological interests remains unclear due to insufficient surveys.
- 6.16 Policy M3: Protection of Areas with National/Regional Environmental Designations (Category 2 Areas) notes that the Council will prohibit mineral development which will cause significant adverse impact on National/Regional designations. Concerns have been raised by the public, through representations, in relation to the proposed developments impact on the Conservation Areas of Lamington, Coulter and Biggar and also listed buildings within proximity of the site. These concerns relate primarily to the impact of HGV's on the sensitive areas/buildings. In response, the ES predicts that the development would result in an increase of up to 2% additional traffic on the A702. With this in mind, it is considered that the development will not create a significant affect on the local conservation areas or listed buildings. In relation to the development impact on the listed buildings, Historic Scotland agree with the conclusions of the ES, that there will not be significant affect on any of the nationally important scheduled monuments of Category A listed buildings. There are no nationally important archaeology sites, Historic Gardens, Designed Landscapes or

Scheduled Ancient Monuments significantly adversely affected by the development, nor will it significantly affect the qualifying interests of the Tinto Site of Special Scientific Interest.

- 6.17 Policy MP4: Protection of Areas with Local Environmental Designations (Category 3 Areas) notes that the Council will prohibit mineral development which will cause significant adverse impact on local environmental designations. The application site is located within a RSA, which covers a large area of southern Clydesdale. An Area of Great Landscape Value (AGLV) is also located 3.5km east of the application site, within the Scottish Borders Council administrative area. It is considered that the development would create significant adverse impact on the RSA , as discussed in relation to Policy MP5, below. The development is therefore considered to be contrary to Policy MP4.
- 6.18 Policy MP5: Visual Intrusion and Landscape Impact sets a presumption against development which is visually intrusive or which impacts adversely on local landscape character and seeks to ensure that landscape and visual impact is reduced to an acceptable level (this refers to siting, screening and restoration).
- 6.19 As discussed above, SNH raise concern that the landscape and visual impact of the proposed development has been understated within the ES and that impacts considered as 'moderate' within the ES should actually be considered to be 'significant'. This is on the basis that SNH consider a slight change to a highly sensitive receptor to be 'significant'.
- 6.20 The landscape and visual amenity assessment contained within the ES predicts that there will be a major/moderate or moderate impact on the *visual amenity* at the following highly sensitive viewpoints; Bizzyberry Hill (Viewpoint 3), Symington Lodge (Viewpoint 6), Castle Hill (Viewpoint 7), A73, Adjoining Westside Road (Viewpoint 8), Tinto Hills (Viewpoint 9), Lamington Hill (Viewpoint 14) and Dungavel Hill (Viewpoint 16). A moderate impact on the *visual amenity* is predicted at the following medium sensitive viewpoints; Langholm (Viewpoint 11), Lamington Tower (Viewpoint 12) and A702, Overburns (Viewpoint 13).
- 6.21 In addition, the landscape and visual amenity assessment contained within the ES notes that there will be a major/moderate or moderate impact on the *landscape character* at the following highly sensitive viewpoints; Bizzyberry Hill (Viewpoint 3), Castle Hill (Viewpoint 7), Tinto Hills (Viewpoint 9), Langholm (Viewpoint 11), Lamington Hill (Viewpoint 14), Dungavel Hill (Viewpoint 16). A moderate impact on the *landscape character* is predicted at the following medium sensitive viewpoints; Lamington Tower (Viewpoint 12), A702 and Overburns (Viewpoint 13).
- 6.22 Having considered the advice provided by SNH, and the likely impact of the development, I consider that there would therefore be a 'significant' impact on the *visual amenity* at 7 of the 16 viewpoints considered within the ES, and a 'significant' impact on the *landscape character* at 5 of 16 viewpoints considered within the ES.
- 6.23 Furthermore, the ES places emphasis that these landscape and visual impacts are temporary and will last for only the duration of the operations. Thereafter the site will be restored and the landscape and visual impacts will be greatly reduced. The operation would however be undertaken over a period of 12 to 15 years. The development therefore is likely to have a significant impact on the area. The development is therefore considered to be contrary to Policy MP5.

- 6.24 Policy MP6: Prime Quality Agricultural Land notes that the Council will not permit proposals for mineral extraction within areas of prime agricultural land (Grade 1, 2, 3.1 and 3.2), unless the working of the mineral will not result in permanent and irreversible damage and that the site can be restored to a similar quality to the original. The main area of the application site (over 35 hectares), which would be subject to the extraction operation, is located on land classified as grade 3.1 land, as designated by Soil Survey of Scotland prepared by the Macaulay Institute for Soil Research, Aberdeen and can therefore be considered as prime quality agricultural land. The development is considered to be contrary to this policy, in that the development would result in the permanent and irreversible loss of this area of prime agricultural land following extraction and the formation of the proposed water bodies.
- 6.25 Policy MP7: Watercourses, Surface and Groundwater sets a presumption against proposals which have a detrimental impact on watercourses, surface or groundwater. Serious concern has been raised by objectors through representations in relation to the impact of the development on watercourses, particularly the River Clyde, surface water and tributaries flowing into the River Clyde, and in relation to groundwater. Further information has been requested from the applicants in relation to the impact of the development on the River Clyde, however this has not been forthcoming. On the information submitted, the Council share many of the concerns raised in relation to the siltation and pollution of the River Clyde and its potential impact on the biota of the watercourse. Flood events are frequent within the application site and the impact of these on both the integrity of the 20m buffer and the potential of flood waters carrying material into the river system have not been properly assessed by the applicant. Furthermore, the applicant has not given adequate consideration to the morphology of the River Clyde and its capability to erode the 20m embankment proposed to be retained between the river and the working area. As a result, it is considered the development of a quarry at this location would create an unacceptable impact on the local watercourses and is therefore contrary to policy MP7.
- 6.26 Policy MP8: Public Access to the Countryside notes that the Council will seek operators to increase the opportunity for public access in the countryside as part of their proposals. The proposed restoration of the site would include the formation of a path network, picnic areas and an informal car parking area.
- 6.27 Policy MP9: Archaeological Sites seeks to safeguard potential archaeological reserves. The application site is located within an area of archaeological sensitivity, due to the density of sites and finds of prehistoric and medieval date in the surrounding landscape. WOSAS confirm that whilst the ES notes that the operational quarry will cause an adverse impact on the non-scheduled Whitehill enclosures, this is not reason enough to recommend refusal of the application.
- 6.28 Policy MP11: Buffer Zones set acceptable distances between excavation activities, which involve blasting and non-blasting activities and sensitive landuses such as residential properties. Non-blasting quarrying activities should be located at least 250m from the nearest occupied dwelling. The closest residential property (Symington Mains) would be at least 350m from the working area.
- 6.29 Policy MP12: Impact on Communities seeks applications for mineral extraction to be assessed with respect the impact of the operation in relation to traffic, roads, noise, dust, visual impact, etc. As discussed above, is considered that the proposed operation would create an adverse landscape and visual impact within the RSA. However, based on the information presented, the proposal is unlikely to create a

significant adverse impact on the local road network, and mitigation measures can be put in place to control the creation of noise and dust.

- 6.30 Policy MP13: Benefits from Mineral Workings seeks applications for mineral development to demonstrate local community benefit and that no permanent environmental effects will occur as a result of the operation. In response to this policy, the applicant notes that the development would result in the creation or maintenance of 15 direct full-time jobs, 7 of which are on site. Furthermore, the applicant argues that the restoration of the site would create a new wildlife area. In response and as discussed above the development has the potential to have a significant environment impact. Furthermore, the creation/maintenance of 15 jobs cannot be considered to provide a significant benefit to the local community, particularly given that half of these would be based elsewhere. In terms of the restoration scheme, concern has also been raised in relation to the impact of the restoration on areas outwith the site.
- 6.31 Policy MP14: Contributions encourages mineral operators to contribute 5p per tonne for sand and gravel to the South Lanarkshire Rural Communities Trust. The Council would seek to enter into a legal agreement with the operator if planning permission was approved.
- 6.32 Policy MP15: Concentration of Mineral Workings requires the cumulative impact that a concentration of mineral developments may have on a particular area or on existing road networks to be assessed. The application site is located approximately 2.5km to the south of the operational Anniston Farm sand and gravel quarry, which is located to the north of Symington. The Anniston Farm operation is however anticipated to be complete and in restoration by 2013. Furthermore, as a result of topography it is unlikely that both quarries would be intervisible from the settlement of Symington, with views of both sites only possible from certain vantage points. Cumulative visual impact of Overburns Farm and Anniston Farm would therefore occur, but only for a short period of time from certain uninhabited locations. Cumulative landscape and visual impact with Overburns and Anniston Farm is therefore unlikely to be significant. No other mineral operation is located within 5km of the application site and it is therefore considered that cumulative impact is unlikely. In relation to impact on roads and transportation, again cumulative impact would be limited to a short period until Anniston Farm ceased dispatching material from the site.
- 6.33 Since the preparation of the Minerals Local Plan, there has been a substantial increase in windfarm proposals within Scotland and specifically within South Lanarkshire. The Clydesdale area in particular has a number of windfarm proposals and developments projects at various stages. It is therefore considered that the cumulative impact of windfarms taken together with mineral development should be treated as a material consideration.
- 6.34 Clyde Windfarm is currently under construction and is located 7km to the south of the application site and involves the erection of 152 wind turbines. The site extends 15km south from Ewe Hill, located 5.5km to the northeast of Abington. Given the proximity of the wind turbines located in the north of the site, the proposed quarry would likely result in cumulative impact with the windfarm, particularly from Tinto Hills (Viewpoint 9). Furthermore, the development would increase the industrialisation of the local area, adversely affecting the RSA.
- 6.35 Policy MP18: Transportation of Minerals seeks a Traffic Impact Assessment (TIA) to be submitted to support applications for mineral developments. The planning

application was supported by an ES which considers the transportation impact of the proposed development. The current access proposals from the site to the trunk road network are however considered unacceptable and Transport Scotland has objected to the proposed development.

- 6.36 Policy MP19: Restoration and After-care Provision seeks proper provision for the treatment of the site following completion of mineral extraction. The restoration proposal involves the creation of 31 hectares of lochans, which generally represents the extent of the extraction area. These lochans would be approximately 8m deep. SNH raise concern that, as a result of the depth, these lochans will have limited potential for ecological enhancement. Furthermore, the potential for the River Clyde to breach the 20m wide embankment following the restoration of the site has not been fully addressed. Should this happen, the lochans could become part of the River Clyde. With this in mind, it is considered that the proposed restoration proposals are unsuitable in their current form.
- 6.37 Policy MP20: Restoration guarantee bonds. If planning permission was to be granted, the Council would seek to enter into a restoration bond agreement with the operator.
- 6.38 Policy MP21: Suitability of After-use Schemes encourages operators to consider innovative proposals for after use schemes. As discussed within 6.26, the restoration scheme is not considered likely to provide the restoration benefits predicted within the ES.
- 6.39 Policy MP24: Landbanks notes that the Council will aim to maintain a landbank equivalent to at least 10 years extraction for sand and gravel throughout the plan period. The Council has recently undertaken a survey of the remaining reserves of sand and gravel within South Lanarkshire, which demonstrates that there is sufficient reserve for the time being without requiring any further sites.
- 6.40 Policy MP29: Assessment of Environmental Impact requires the submission of an appropriately scoped Environmental Statement for every proposal which constitutes EIA development in terms of the EIA (Scotland) Regulations 1999. Environmental Impact Assessments are required to be undertaken for certain development which fall within either Schedule 1 of the EIA Regulations or Schedule 2 development which is likely to have significant effects on the environment by virtue of factors such as nature, size or location. Furthermore, Policy MP29 notes that the Council will expect all applicants to agree the scope of the appraisal in advance of undertaking its preparation. The development constitutes EIA development and is supported by an Environmental Statement. However, the scope of the ES was not agreed with the Council prior to its preparation. This has led to concerns from consultees with regards to the scope of the ES, as it has failed to address all aspect of the environmental impact of the development.
- 6.41 Policy MP30: Protection of Landscape Features seeks to protect distinctive local landscape characteristics. The site does not accommodate any distinctive local landscape characteristics.
- 6.42 Policy MP32: Noise Survey and Limits requires a survey to be carried out to determine existing background noise levels and an estimate of the likely future noise which would arise from the proposed development. A noise assessment has been submitted in support of the planning application, and part of the ES. Whilst the noise assessment suggests that the development would result in an increase in the noise levels experienced at various residential properties, these levels would remain within

the levels considered acceptable within PAN50. Environmental Services confirmed that they accepted the conclusions of the ES with respect to noise.

- 6.43 Policy MP33: Dust Assessment Study requires a dust assessment to be undertaken for all mineral development which should affect dust sensitive properties. Air Quality is addressed within the ES, which considers the issue of dust and sets out mitigation measures to minimise dust emissions created as a result of the proposed operations. The measures are considered to be appropriate and, if planning permission was approved, could be controlled by planning condition.
- 6.44 Policy MP34: Tourism and Recreation notes the Council will consider the potential impact on tourism and recreation: three areas of possible concern are highlighted in the policy: (1) main tourist routes (2) areas used for recreational purposes and (3) public rights of way. The application site is located immediately adjacent to the River Clyde, which is extremely popular for fishing. Furthermore, the site is located close to the A702, a main road running through the area. The potential visual intrusion created by the operation, and the impact on the amenity of the banks of the River Clyde have the potential to adversely affect tourism and recreation within the local area.
- 6.45 Policy MP37: Legal Agreements seeks the use of legal agreements, where appropriate, to control aspects of the development which cannot be adequately controlled through the use of planning conditions. If the planning application was approved, the Council would seek a legal agreement in relation to the provision of a restoration bond and contributions to the South Lanarkshire Quarries fund.
- 6.46 Policy MP38: Monitoring of mineral workings notes that the Council monitors the site to ensure the highest standards of environmental practice is adopted. If planning permission were granted, then appropriate monitoring procedures would be put in place.
- 6.47 Policy MP39: Annual progress plans notes that the Council will require to provision of a progress plan to be provided annual basis. If planning permission were granted, then appropriate conditions could be put in place requiring the submission of an annual progress plan.
- 6.48 In light of the above assessment, the proposal is contrary to Policies MP1, MP4, MP5, MP6, MP7, MP12, MP13, MP18, MP19, MP21, MP29 and MP34 of the Minerals Plan.
- 6.49 The adopted South Lanarkshire Local Plan 2009 (SLLP) identifies the site as being within the rural investment area.
- 6.50 Policy STRAT5: Rural Investment Area notes that the Council will support sustainable communities within this area and states that all development should seek to enhance the environmental quality of the area or, where enhancement is not possible environmental impacts should be mitigated. Whilst this policy is not focused on mineral developments, it is clear from the detailed assessment of Mineral Plan policies that the environmental impacts of the proposal cannot be fully established due to the lack of information submitted in support of the planning application.
- 6.51 Policy CRE2: Stimulating the Rural Economy states that for non-residential development within rural areas, development should respect the landscape, countryside amenity and nature conservation interests complement the scale, design and character of the locality and promote environmental enhancement. As discussed

above, the development is considered to be incongruous development for its setting, which would create an adverse impact on the visual amenity and the landscape. Furthermore, the resultant natural heritage benefits of the restoration of the site may be overstated within the ES.

- 6.52 Policy ENV4: Protection of the Natural and Built Environment notes that development which would affect areas of local/regional importance will only be permitted where the integrity of the protected resource will not be significantly undermined. These areas include RSA's. The proposed development is considered likely to cause adverse landscape and visual impact within the locality and adversely affect the RSA.
- 6.53 Policy ENV12: Flooding Policy states that the Council will take a precautionary principle and seek to avoid increasing flood risk by refusing permission for new development where it would be at risk of flooding or increase the risk flooding elsewhere. The storage capacity of functional flood plains will be safeguarded. Whilst the development will take place on a functional flood plain it is unlikely to reduce the capacity of the floodplain. However, the effect of flood waters from the functional quarry on the river system has not been properly assessed by the applicant. Furthermore, the effect of flood events on the 20m embankment has also not been assessed properly.
- 6.54 Policy ENV21: European Protected Species notes that European protected species will be given full consideration in the assessment of development proposals that may affect them and developments that are judged to have significant detrimental effects shall not accord with the plan. SNH have noted that insufficient information has been submitted to fully assess the impact on European protected species.
- 6.55 Policy ENV29: Regional Scenic Area and Areas of Great Landscape Value states that particular care should be taken to conserve those features which contribute to local distinctiveness, including special qualities of river corridors, skyline and features, including prominent viewpoints etc. The application site is located within a RSA, which covers a large area of southern Clydesdale. An Area of Great Landscape Value (AGLV) is also located 3.5km east of the application site, within the Scottish Borders Council administrative area. It is considered that the development would create significant adverse impact on the RSA and a negative impact on the AGLV. The development is therefore considered to be contrary to Policy ENV29.
- 6.56 Policy ENV34: Development in the Countryside sets out a number of assessment criteria to be used when determining planning applications for development within rural areas. These assessment criteria include issues such as impact on the natural and built environment and landscape and visual impact. As discussed above, the impact on the natural environment remains unclear as a result of insufficient information submitted in support of the application and the landscape and visual impact of the proposed development is considered likely to cause significant adverse impact.
- 6.57 Policy DM1: Development Management requires all development to take fully into account the local context and built form. As discussed above, there is insufficient information to enable to proper assessment of the development on neighbouring properties or settlements and the environment.
- 6.58 In light of the above, it is considered that the proposal is contrary to Policies STRAT5, CRE2, ENV4, ENV12, ENV21, ENV29, ENV34 and DM1 of the adopted South Lanarkshire Local Plan 2009.

6.59 In summary, insufficient information has been submitted to properly and fully assess the potential environmental impact of the proposed development, despite a number of requests for further information as detailed within paragraph 6.3 above. However, on the basis of the information submitted, the proposed development will have an unacceptable landscape and visual impact on the RSA. Concerns regarding the stability of the 20m standoff from the River Clyde, particularly during flood events are also relevant and have not been properly addressed by the applicant. Furthermore, the impact of flood waters on the downstream section of the River Clyde is of concern, particularly with regards to the pollution and siltation of the River Clyde and its subsequent impact on the rivers biota. Finally, questions have been raised with regards to the ecological benefits of the restoration proposals for the site, which are considered to be overstated within the ES. In view of the continued absence of information essential to progress this planning application and having regard to the impacts that can be identified on the basis of the information currently available to the Council, I recommend that planning permission be refused for the reasons detailed below.

7 Reasons for Decision

7.1 The proposal cannot be assessed favourably against the provisions of SPP. The proposal is also contrary to Strategic Policies 7, 8 and 9 and cannot be justified in terms of Strategic Policy 10 of the Structure Plan and is contrary to Policies MP1, MP4, MP5, MP6, MP7, MP12, MP18, MP19 and MP34 of the adopted South Lanarkshire Minerals Local Plan 2002. In addition, the proposal cannot be assessed favourably against Policies STRAT5, CRE2, ENV4, ENV12, ENV29 and ENV34 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

28 June 2010

Previous References

♦ P/M/60/980

List of Background Papers

- ▶ Application Form
 - ▶ Application Plans
 - Environmental Statement and Planning Statement, dated July 2009 (SLR Ref: 413.2032.00003), titled Planning Application for the development of a Sand and Gravel Quarry at Overburns Farm, Lamington, South Lanarkshire.
 - ▶ Consultations
- | | |
|---|------------|
| West of Scotland Archaeology Service | 24/08/2009 |
| Scottish Wildlife Trust | 22/09/2009 |
| Greenspace & Countryside | 22/09/2009 |
| Scottish Executive Development Department | 22/09/2009 |

Historic Scotland	21/09/2009
RSPB Scotland	21/09/2009
Glasgow & Clyde Valley Strategic Planning Authority	21/09/2009
Scottish Natural Heritage	22/09/2009
West of Scotland Archaeology Service	22/09/2009
Duneaton Community Council	22/09/2009
Roads & Transportation Services H.Q. (Flooding)	22/09/2009
Transport Scotland	22/09/2009
S.E.P.A. (West Region)	08/10/2009
Roads & Transportation Services H.Q.(Transportation)	02/10/2009
River Clyde Fisheries Management Trust	21/08/2009
Symington Community Council	28/08/2009
Biggar and District Civic Society	19/08/2009

► Representations

Representation from :	Ms Brenda Holt, 10 Castlehill Court, Symington, Biggar ML12 6JR, DATED 26/08/2009
Representation from :	Mr G Gibson, Millhill, Lamington, Biggar ML12 6HW, DATED 07/08/2009
Representation from :	Mr and Mrs Arthur, Candlemas, 6c Leafield Road, Biggar ML12 6AY, DATED 07/08/2009
Representation from :	Ms S Gray, 128 Main Street, Symington, Biggar ML12 6LJ, DATED 07/08/2009
Representation from :	Mr D Galloway, Coulter Mains Lodge, Coulter, ML12 6PR, DATED 07/08/2009
Representation from :	Mr S Vassiliades, Coulter Mains House, Coulter, Biggar ML12 6PR, DATED 07/08/2009
Representation from :	M.S. Perry, Nilghiri, Lamington, Biggar ML12 6HW, DATED 07/08/2009
Representation from :	Mr A Spence, 133 Main Street, Symington, Biggar ML12 6LL, DATED 07/08/2009
Representation from :	M.S. Middlemiss, 25 Cardon Drive, Biggar ML12 6EZ, DATED 07/08/2009

Representation from : Ms M Young, Mayfield, Edinburgh Road, Biggar
ML126QX, DATED 07/08/2009

Representation from : Mr J Dawnay, Symington House, by Biggar
ML12 6LW, DATED 07/08/2009

Representation from : Mr David Gray, 128 Main Street, Symington, Biggar
ML12 6LJ, DATED 10/07/2009

Representation from : Mr C Whittemore, 17 Fergusson View, West Lothian,
Peebleshire, EH46 7DJ, DATED 18/08/2009

Representation from : Mr D Grossart, davidgrossart281@btinternet.com, DATED
18/08/2009

Representation from : Mr J Ringham, 84 Main Street, Davidsons Mains, Edinburgh
EH4 5AB, DATED 18/08/2009

Representation from : Mr G.H Jenkins, 33 Laburnum Lea, Hamilton
ML3 7LY, DATED 18/08/2009

Representation from : Mr M and Ms K Stuart, Baitlaws, Lamington, Biggar
ML12 6HR, DATED 18/08/2009

Representation from : Ms J, Mr B & Mr J McCulloch, Baitlaws Cottage, Lamington,
Biggar, ML12 6HR, DATED 18/08/2009

Representation from : Mr B McCosh, Toll House, Livingston, EH54 7AB,
DATED 18/08/2009

Representation from : Mrs M Bowen, 7 Cardon Drive, Biggar, ML12 6EZ,
DATED 10/07/2009

Representation from : Owner/Occupier, 8 Guildes Loan, Biggar, ML12 6BA,
DATED 10/07/2009

Representation from : Mr J Middlemiss, 25 Cardon Drive, Biggar, ML12 6EZ,
DATED 10/07/2009

Representation from : Mr and Mrs Young, 6 Castle Yett, Biggar
ML12 6QQ, DATED 10/08/2009

Representation from : Mr S Glen, 41 Main Street, Symington, ML12 6LL,
DATED 10/08/2009

Representation from : Mr R Duerden, East Cottage, Coulter Mains, Coulter, Biggar
ML12 6PR, DATED 18/08/2009

Representation from : Mr A Dickson, Shaw House, Coulter, By Biggar, ML12 6PZ,
DATED 18/08/2009

Representation from : Mr J & Ms L Boyd, Gooseburn, Westside Road, Symington
Biggar, ML12 6JU, DATED 18/08/2009

Representation from : Mrs L Robinson, 10 Tannoch Drive, Milngavie, Glasgow G62 8AY, DATED 18/08/2009

Representation from : Ms M Watson, 9 Millstone Park, Biggar, ML12 6AQ, DATED 18/08/2009

Representation from : Ms Marilyn Masterton, 12 Carding Street, Symington ML12 6LS, DATED 18/08/2009

Representation from : Mr J Masterton, 12 Carding Street, Symington ML12 6LS, DATED 18/08/2009

Representation from : K.N. McKenzie, Applegarth, 9 Lindsaylands Road, Biggar ML12 6EQ, DATED 10/08/2009

Representation from : Mr E Bowen, 7 Cardon Drive, Biggar, ML12 6EZ, DATED 10/08/2009

Representation from : Mr E.T.Bowen, 46 Northcroft Road, Biggar, ML12 6EL, DATED 10/08/2009

Representation from : Mrs J McGregor, 6 North Vennel, Lanark, ML11 7PA, DATED 10/08/2009

Representation from : Mr and Mrs Russell, 2 Lindsaylands Road, Biggar, ML12 6EQ, DATED 10/08/2009

Representation from : Ms E Murphy, 137 High Street, Biggar, ML12 6DL, DATED 10/08/2009

Representation from : Mr C Murphy, 137 High Street, Biggar, ML12 6DL, DATED 10/08/2009

Representation from : Mr S Burgess, 28 Woodford Street, Glasgow, G41 3HN, DATED 10/08/2009

Representation from : Mr and Mrs Whiteford, St. Johns Kirk, Symington, Biggar ML12 6JU, DATED 10/08/2009

Representation from : Ms Lisa Hird, 1 East Lodge, Lamington, Biggar, ML12 6HP, DATED 10/08/2009

Representation from : Mr J Blair, 33 Woodlands Avenue, Law, Carluke, ML8 5JL, DATED 10/08/2009

Representation from : Mr A Loening, Schoolhouse, Lamington, ML12 6HW, DATED 10/08/2009

Representation from : J.S.Collard, 14 Cardon Drive, Biggar, ML12 6EZ, DATED 10/08/2009

Representation from : T.T. O'Donnell, 53 High Street, Biggar, DATED 18/08/2009

Representation from : Mrs B.A Robertson, 4 North Avenue, Carluke, ML8 5TR, DATED 18/08/2009

Representation from : Mr A Robertson, 4 North Avenue, Carluke, ML8 5TR,
DATED 18/08/2009

Representation from : Ms H Martin, 27 Glencoe Road, Carluke, ML8 4JQ,
DATED 18/08/2009

Representation from : Ms M Martin, 27 Glencoe Road, Carluke, ML8 4JQ,
DATED 18/08/2009

Representation from : Ms M Mawdsley, 5 Candymill Road, Biggar, ML12 6FJ,
DATED 10/08/2009

Representation from : Mr D Mundell, Carrisbrae, Lamington, Biggar, ML12 6HW,
DATED 10/08/2009

Representation from : Mr J Rodger, The Logan, 126 Main Street, Symington
ML12 6LJ, DATED 10/08/2009

Representation from : Mr N McLean, 10 Waverley Terrace, Mayfield, Dalkeith
Midlothian, EH22 5SJ, DATED 18/08/2009

Representation from : G.W Lockhart, 15 Clarendon Road, Linlithgow, West
Lothian, DATED 18/08/2009

Representation from : Ms J & Mr A Laird, 21 Moss Side Road, Biggar
ML12 6GF, DATED 18/08/2009

Representation from : Mr M.D Goodwin, 87 Kelvin Court, Anniesland, Glasgow
G12 0AH, DATED 18/08/2009

Representation from : Ms B Bathurst, 64 Balcombe Street, London, NW1 6NE,
DATED 18/08/2009

Representation from : Mrs R Blake, North Cottage, Coulter Mains, by Biggar,
DATED 10/08/2009

Representation from : Mr and Mrs McGaw, 2 North Vennel, Lanark, ML11 7PA,
DATED 10/08/2009

Representation from : J.D.K Barnes, Biggar Park, Biggar, ML12 6JS,
DATED 10/08/2009

Representation from : Mr C Wight, Coulterhaugh Farm, Biggar, ML12 6PR, DATED
10/08/2009

Representation from : D Richmond, 2 Bowling Green Lane, Biggar, ML12 6ES,
DATED 10/08/2009

Representation from : Mrs N Clark, 18 Knock Lea, Biggar, ML12 6EE,
DATED 10/08/2009

Representation from : Mr D.A Cann, Bridge Cottage, Coulter, Biggar, ML12 6PZ,
DATED 10/08/2009

Representation from : Ms A Bishop, 32 Dunstan Avenue, Chipping Norton, Oxon OX7 5LX, DATED 10/08/2009

Representation from : Mr J Stanier, 3 Castlehill Court, Symington, ML12 6JR, DATED 10/08/2009

Representation from : Mr R Thomson, 135 Main Street, Symington, Biggar ML12 6LL, DATED 10/08/2009

Representation from : Mr J Burgess, Intwood, Manse Road, Symington, ML12 6LN, DATED 10/08/2009

Representation from : Ms S Barnes, Biggar Park, Biggar, ML12 6JS, DATED 11/08/2009

Representation from : Ms M Hyslop, Donnachie Cottage, 1 Coulter Road, Biggar ML12 6EP, DATED 11/08/2009

Representation from : Mrs C Leggate, Kirkwood Old Manse, Coulter, Biggar ML12 6PP, DATED 11/08/2009

Representation from : Mr G McMorrow, 5 Annieston Place, Symington, Biggar ML12 6QA, DATED 11/08/2009

Representation from : Mr and Mrs Howitt, Craig Cottage, Coulter, Biggar ML12 6PZ, DATED 11/08/2009

Representation from : Ms Lynn Ackland, 8 North Back Road, Biggar ML12 6EJ, DATED 11/08/2009

Representation from : Mr and Mrs Wilson, 5 Carding Street, Symington, Biggar ML12 6LS, DATED 11/08/2009

Representation from : Ms M Brown, 116 Main Street, Symington, Biggar ML12 6LJ, DATED 11/08/2009

Representation from : Mr A Irving, 26 Lydgait Gardens, Haddington, East Lothian EH41 3BB, DATED 11/08/2009

Representation from : Mr B Agate, 8 Moray Drive, Linlithgow, West Lothian EH49 6DT, DATED 11/08/2009

Representation from : Mr W.R.P. Allen, 18 Moss Side Road, Biggar ML12 6GF, DATED 11/08/2009

Representation from : Mrs Timmins, 4 Annieston Place, Symington, Biggar ML12 6QA, DATED 11/08/2009

Representation from : Owner/Occupier, Lamington Mains Farm, Lamington, Biggar, ML12 6HW, DATED 11/08/2009

Representation from : Mrs D Montgomery, Woodend College, oloss Fram, Elvanfoot, Biggar, ML12 6TH, DATED 11/08/2009

Representation from : Mr P Saunders, 2 Rowhead Court, Biggar, ML12 6US,

DATED 11/08/2009

- Representation from : Mr T/J Martin, 27 Glencoe Road, Carluke, ML8 4JQ, DATED 18/08/2009
- Representation from : Ms G MacKenzie, Earisdal, 66 Sherifflats Road, Thankerton Biggar, ML12 6PA, DATED 18/08/2009
- Representation from : Mr A Gibson, alistairgibson@btinternet.com, DATED 18/08/2009
- Representation from : Ms H Petrie, Millmailing Cottage, Biggar Road, Symington Biggar, ML12 6LW, DATED 18/08/2009
- Representation from : Mr K Foulis, The Biggar Gallery, 139 High Street, Biggar ML12 6DL, DATED 18/08/2009
- Representation from : Mr R.R Crossan, 56 Branchal Road, Wishaw, ML2 8PD, DATED 18/08/2009
- Representation from : Ms L Bathurst, Biggarshiels House, Biggar, ML12 6QX, DATED 18/08/2009
- Representation from : Ms M McLatchie, Langholm House, Lamington, By Biggar ML12 6HW, DATED 18/08/2009
- Representation from : Ms S Gunderson, 6 Clova Drive, Murieston, Livingston EH54 9HD, DATED 18/08/2009
- Representation from : Mrs L.P Bell, Penrhyn Cottage, Lamington, Biggar ML12 6HW, DATED 18/08/2009
- Representation from : Mr A Henry, 57 Gardenside Avenue, Carmyle, Glasgow G32, DATED 18/08/2009
- Representation from : Mr J Burns, 3 Station Road, Biggar, ML12 6BW, DATED 18/08/2009
- Representation from : Mr & Mrs Abernethy, 2 Coulterhaugh Farm Cottages, Coulter, Biggar, ML12 6PR, DATED 18/08/2009
- Representation from : Mr T Todd, 12 Tranwell Close, Ryelands Pegswood Morpeth, Northumberland, NE61 6YR, DATED 19/08/2009
- Representation from : Mr K Dawson, 4 Medwyn Terrace, Newbigging Carnwath, ML11 8NH, DATED 19/08/2009
- Representation from : Ms C Bathhurst, Biggarshiels, by Biggar, Lanarkshire ML12 6QX, DATED 20/08/2009
- Representation from : Ms T Forrest & Ms H Forrest, 5 The Village, Coulter Biggar, ML12 6PX, DATED 20/08/2009
- Representation from : Mr G Buchanan, 10 High Street, Biggar, ML12 6BN, DATED 20/08/2009

Representation from : R.L Edwards, Coulter Place, Coulter, ML12 6PZ, DATED 20/08/2009

Representation from : Mr R Brown, Clydevale House, Holm Road, Crossford Carluke, ML8 5RG, DATED 20/08/2009

Representation from : J Simpson, Candy Cottage, Candymill Road, Biggar, ML12 6QY, DATED 20/08/2009

Representation from : Mr A Irving, 26 Lydgait Gardens, Haddington, East Lothian EH41 3DB, DATED 10/08/2009

Representation from : G Clark, 18 Knocklea, Biggar, ML12 6EE, DATED 10/08/2009

Representation from : Mr I Inglis, Cambuswallace, Biggar, ML12 6QX, DATED 10/08/2009

Representation from : Ms J Cann, Highfield, Coulter, Biggar, ML12 6PZ, DATED 11/08/2009

Representation from : M.D Goodwin, Shuttlefield, Lamington, ML12 6HD, DATED 11/08/2009

Representation from : Mr G Leggate, Kirkwood Old Manse, Coulter, Biggar ML12 6PP, DATED 11/08/2009

Representation from : Mr N Ward, 14 Kirkstyle, Biggar, ML12 6DT, DATED 11/08/2009

Representation from : Mr W.A.B McLeod, Broadfield Farm House, Symington, Biggar, ML12 6JZ, DATED 11/08/2009

Representation from : Ms A Platt, angela@sciencephoto.co.uk, DATED 11/08/2009

Representation from : Mrs A Cannon, The Stable, Over Abington Farm, Abington ML126SF, DATED 11/08/2009

Representation from : Ms Flora Bathurst, Hachette Filipacchi UK Ltd, 64 North Row, London, W1K 7LL, DATED 11/08/2009

Representation from : Ms J Grossart, janettegrossart@aol.com, DATED 11/08/2009

Representation from : Ms L Armstrong, 6 Lindsaylands Road, Biggar, ML12 6EQ, DATED 19/08/2009

Representation from : Mr G Hastie, 59 Craiglockhart Terrace, Edinburgh, EH14 1XH, DATED 19/08/2009

Representation from : Mrs E MacIntosh, 12 Columbine Way, Carluke, ML8 5AY, DATED 19/08/2009

Representation from : Dr J Abdalla, South Lodge, Bellas Avenue, Stonebyres, Lanark, ML11 9UL, DATED 19/08/2009

Representation from : Mr W Millar, 22 Riverside Road, Kirkfieldbank, Lanark ML11 9JS, DATED 20/08/2009

Representation from : C.R.A Brandon, Cherry Tree Cottage, 2 Glenburn Avenue, Symington, ML12 6LH, DATED 20/08/2009

Representation from : Ms R Bryden, 21 Station Road, Biggar, ML12 6BW, DATED 20/08/2009

Representation from : Mr J.A Rutherford, Wyndales Cottage, Symington, ML12 6JU, DATED 20/08/2009

Representation from : L Orman, 13 Carnwath Road, Braehead, ML11 8EY, DATED 20/08/2009

Representation from : Mr J Wight, Townfoot Farm, Symington , Biggar, ML12 6LL, DATED 20/08/2009

Representation from : Mr C Gray, Eastfield Farm, Symington, Biggar, ML12 6LW, DATED 20/08/2009

Representation from : A Gunderson, 10 Carledubs Avenue, Uphall, West Lothian EH52 6TE, DATED 13/08/2009

Representation from : Mr D.W Bell, Liddesdale, 38 Lefroy Street, Coatbridge, ML5 1NB, DATED 19/08/2009

Representation from : Mr J McLatchie, Langholm House, Lamington By Biggar ML12 6HW, DATED 19/08/2009

Representation from : Mr D Cowley & Ms S Cordor, Burnfoot Cottage, Lamington, Biggar, ML12 6HR, DATED 19/08/2009

Representation from : Mr R Armstrong, 6 Lindsaylands Road, Biggar, ML12 6EQ, DATED 19/08/2009

Representation from : Mrs J Pilling, The Pines, Abington Road, Symington, Biggar ML12 6JX, DATED 19/08/2009

Representation from : Mrs P MacRae, 3 Overton Avenue, Scorguie, Inverness IV3 8RR, DATED 19/08/2009

Representation from : Mr E & J.E Ferris, 10 Mitchell Knowe, Biggar, ML12 6DB, DATED 19/08/2009

Representation from : Mr J Bell, Penrhyn Cottage, Lamington, Biggar ML12 6HW, DATED 19/08/2009

Representation from : Ms J Thomas, Highfield, Coulter, Biggar, ML12 6PZ, DATED 19/08/2009

Representation from : Ms S Hill, 30 Biggar Road, Symington, Biggar, ML12 6FT,

DATED 19/08/2009

- Representation from : R.W Scott, Rowanlea, Cormiston, Biggar, ML12 6NS,
DATED 19/08/2009
- Representation from : L.W Clerihew, Orchardcroft, 1A Bencroft Avenue, Biggar
ML12 6EU, DATED 20/08/2009
- Representation from : Dr A McCosh, Culter Craigs, Coulter, Biggar, ML12 6PZ,
DATED 21/08/2009
- Representation from : A.M Carson, 3 Stanehead Park, Biggar, ML12 6PU, DATED
21/08/2009
- Representation from : Ms F Black, 47 Main Street, Symington, Biggar, ML12 6LL,
DATED 21/08/2009
- Representation from : Mr A Bell, Newholm of Culter, Coulter, Biggar, ML12 6PZ,
DATED 21/08/2009
- Representation from : Ms C White, Townend, 118a Main Street, Symington, ML12
6LJ, DATED 21/08/2009
- Representation from : Mr R Irvine, Cyril Sweett Limited, 2nd Floor, Apex 3, 95
Haymarket Terrace, Edinburgh, EH12 5LQ, DATED
21/08/2009
- Representation from : Mrs J.A Rutherford, Wyndales Cottage, Symington, Biggar
ML12 6JU, DATED 21/08/2009
- Representation from : Mr T & Ms P Colles, Marywell Cottage, Coulter, Biggar
ML12 6PP, DATED 21/08/2009
- Representation from : Mrs Y Morrison, 8 Druid Temple Way, Inverness, IV2 6UQ,
DATED 21/08/2009
- Representation from : Ms H Petrie, Millmailing Cottage, Biggar Road, Symington,
Biggar, ML12 6LW, DATED 21/08/2009
- Representation from : Mr S Morrison, 8 Druid Temple Way, Inverness
IV2 6UQ, DATED 21/08/2009
- Representation from : Mr J Gray, Eastfield Farm, Symington, Biggar
ML12 6LW, DATED 21/08/2009
- Representation from : Mr C Purves, Hartree Mill, Biggar, ML12 6JJ, DATED
21/08/2009
- Representation from : Ms L Latham & Mr R Walker, Kirk Burn Lodge, Biggar Road,
Symington, ML12 6FT, DATED 17/08/2009
- Representation from : Ms S Edgar, Lamington Mains Farm, Lamington, Biggar
ML12 6HW, DATED 17/08/2009
- Representation from : Mr J.R Stanier, 3 Castlehill Court, Symington, ML12 6JR,

DATED 17/08/2009

- Representation from : Mr D Scobbie, Muir Homes, Muir House, Belleknowes, Industrial Estate, Inverkeithing, Fife , KY11 1HY, DATED 25/08/2009
- Representation from : Ms A.W Furse, The Coach House, Nerquis Hall, Nercwys, Mold, CH7 4EW, DATED 25/08/2009
- Representation from : Ms M Gray, Eastfield Farm, Symington, Biggar, ML12 6LW, DATED 25/08/2009
- Representation from : Ms E Stanier, 3 Castlehill Court, Symington, ML12 6JR, DATED 17/08/2009
- Representation from : Mr R.T Maddox, 101A Main Street, Symington, Biggar ML12 6LL, DATED 17/08/2009
- Representation from : Ms S Deakin, Wordsworth House, Laureates Wlk, Four Oaks, Sutton Coldfield, West Midlands, B74 2QF, DATED 17/08/2009
- Representation from : Mr O Harfield, Tapton Cottage, 31 Alrewas Road, Kings Bromley, Staffordshire, DE13 7HW, DATED 17/08/2009
- Representation from : W.T Udall, Emeralds Penthouse, 123 North Road, Parkstone, Poole, Dorset, BH14 0LX, DATED 17/08/2009
- Representation from : Mr S Crichton, Lindsaylands, Biggar, Lanarkshire, ML12 6NR, DATED 17/08/2009
- Representation from : Miss V Crake, 10/6 Waverley Park, Edinburgh, EH8 8EU, DATED 17/08/2009
- Representation from : Mr S Straiton, UFI, 4 Auchingramont Road, Hamilton ML3 6JT, DATED 18/08/2009
- Representation from : Ms E Smith, 30 Knocklea, Biggar, ML12 6EE, DATED 18/08/2009
- Representation from : Mrs C Fuddy, 40 Sherifflats Road, Thankerton, Biggar ML12 6PA, DATED 18/08/2009
- Representation from : Ms M McGregor, 7 McPherson Crescent, Chapelhall, Airdrie ML6 8XL, DATED 18/08/2009
- Representation from : Ms J Cook, Cultyre, Coulter, Biggar, ML12 6JS, DATED 24/08/2009
- Representation from : Mr M MacKenzie, "Cipero", Jerviston Street, Motherwell ML1 4BL, DATED 24/08/2009
- Representation from : Ms M Purves, Hartree Mill, Biggar, ML12 6JJ, DATED 25/08/2009

Representation from : Mr J McLatchie, Langholm House, Lamington, By Biggar ML12 6HW, DATED 25/08/2009

Representation from : Ms M.B Jack, 12 Montrose Gardens, Milngavie, G62 8NQ, DATED 25/08/2009

Representation from : Mr J Collins, james.collins@scotcommunications.com, DATED 25/08/2009

Representation from : Mr A Foulds, 25 Craigie View, Perth, PH2 0DP, DATED 25/08/2009

Representation from : Mr P Gamba, Coulter Lodge, Coulter, Nr Biggar, ML12 6PZ, DATED 25/08/2009

Representation from : Prof.and Dr A Aitken, 16 Edinburgh Road, Biggar, ML12 6AX, DATED 25/08/2009

Representation from : Mr I Maudlin, 57 Main Street, Symington, ML12 6LL, DATED 25/08/2009

Representation from : Prof. Ian Maudlin, Royal (Dick) School of Veterinary Studies, The University of Edinburgh, Easter Bush Veterinary Centre, Roslin, Midlothian, EH25 9RG, DATED 25/08/2009

Representation from : Mrs A Duncan, 7 The Village, Coulter, Biggar, ML12 6PX, DATED 12/08/2009

Representation from : Ms M Finney, 1 Moss Side Crescent, Biggar, ML12 6GE, DATED 12/08/2009

Representation from : Mrs J.P Parker, Blairmore, Kirkcolm, Stranraer, DG90PY, DATED 12/08/2009

Representation from : Owner/Occupier, Broadfield Farmhouse, Symington, Biggar ML12 6JZ, DATED 12/08/2009

Representation from : Mrs J Moore, 8 Northcrofts Road, Biggar, ML12 6EL, DATED 12/08/2009

Representation from : Mrs I Davidson, Enfield, 69 Biggar Road, Symington, Nr Biggar, ML12 6FT, DATED 12/08/2009

Representation from : J.S Burgess, intwood, Manse Road, Symington, ML12 6LN, DATED 12/08/2009

Representation from : Mr D.H.J Bowman, 6 Castlehill Court, Symington, Biggar ML12 6JR, DATED 12/08/2009

Representation from : Ms J Baxter, 3 Bencroft Avenue, Biggar, ML12 6EU, DATED 12/08/2009

Representation from : Mr J McGregor, 7 McPherson Crescent, Airdrie, ML6 8XL, DATED 12/08/2009

Representation from : Ms I Young, 3 Sykehead Drive, Biggar, ML12 6PW, DATED 12/08/2009

Representation from : D Ritchie, 1 Station Road, Biggar, ML12 6BW, DATED 12/08/2009

Representation from : W Hunter, 15 MacRobert Avenue, Dreghorn, Ayrshire, KA11 4HY, DATED 18/08/2009

Representation from : Mr and Mrs R Tessyman, St. Gordians, Causewayend, Biggar, ML12 6JS, DATED 18/08/2009

Representation from : Mr and Mrs R Blackadder, 6 Leafield Road, Biggar, ML12 6AY, DATED 18/08/2009

Representation from : Mr C White, Langholm Farm, Lamington, Biggar, ML12 6HW, DATED 18/08/2009

Representation from : J Quigley, United Clyde Angling Protective Association Ltd, 39 Hillfoot Avenue, Branchalwood, Wishaw, ML2 8TR, DATED 24/08/2009

Representation from : Prof. S Welburn, sue.welburn@ed.ac.uk, DATED 25/08/2009

Representation from : Ms F Brown, helen838brown@btinternet.com, DATED 25/08/2009

Representation from : Mr P Stringer, Kirkwood House, Coulter, Biggar, ML12 6PP, DATED 25/08/2009

Representation from : Mr J Elliott, 2 Castlehill Lane, Symington, ML12 6SJ, DATED 25/08/2009

Representation from : Mr D Shenton, Scottish Wildlife Trust, Cramond House, Cramong Glebe Road, Edinburgh, EH4 6HZ, DATED 25/08/2009

Representation from : Dunsyre Beef Shorthorns, Weston Farm, Dunsyre, Carnwath, Lanark, ML11 8NG, DATED 25/08/2009

Representation from : Owner/Occupier, 1 Kirk Place, Symington, Biggar, ML12 6LA, DATED 25/08/2009

Representation from : Mr and Mrs Harries, Redwalls, 12 Broughton Road, Biggar ML12 6HA, DATED 07/08/2009

Representation from : Miss C McCosh, Windy Hangingshaw, Coulter, Biggar, Lanarkshire, ML12 6HN, DATED 07/08/2009

Representation from : Mrs I Riddell, Brookside, Lamington, ML12 6HW, DATED 07/08/2009

Representation from : Mrs W Kirkwood, 28 Carding Street, Symington, Biggar ML12 6LS, DATED 07/08/2009

Representation from : Mr D Kirkwood, 28 Carding Street, Symington, Biggar ML12 6LS, DATED 07/08/2009

Representation from : Ms J Sands, 8 Colliehill Road, Biggar, ML12 6PN, DATED 07/08/2009

Representation from : Mr and Mrs Cuthbert, 13 Millstone Park, Biggar, ML12 6AQ, DATED 07/08/2009

Representation from : Ms J Kane, 10 Burnside Terrace, Biggar, ML12, DATED 07/08/2009

Representation from : Ms M Hooper, maggy_hopker@hotmail.com, DATED 12/08/2009

Representation from : Mrs J Gould, Garden Cottage, Kirkwood, Coulter, Biggar ML12 6PP, DATED 12/08/2009

Representation from : Mr C Urquhart, 69 Sherifflats Road, Thankerton, By Boggar ML12 6PA, DATED 12/08/2009

Representation from : W White, Langholm Farm, Lamington, Biggar, ML12 6HW, DATED 18/08/2009

Representation from : Ms C White, Langholm Farm, Lamington, Biggar, ML12 6HW, DATED 18/08/2009

Representation from : Mr W.S Leadbitter, 4 Castlehill Lane, Symington, Biggar, ML12 6SJ, DATED 18/08/2009

Representation from : Ms V Mackenzie, 38 Wrightfield Park, Maryburgh, Ross-Shire, IV7 8ER, DATED 18/08/2009

Representation from : Ms C Mackenzie, 1 Broomhill Cottages, Muir of Ord., Ross-shire, IV6 7UG, DATED 18/08/2009

Representation from : Mr D Mackenzie, 1 Broomhill Cottages, Muir of Ord., Ross-shire, IV6 7UG, DATED 18/08/2009

Representation from : Mrs A Blair, 23 Slains Crescent, Cruden Bay, Nr Peterhead, Aberdeen, AB42 0PZ, DATED 18/08/2009

Representation from : Mr I MacKintosh, An Darag, Shieldhill Farm Road, Quothquan, New Biggar, ML12 6NA, DATED 18/08/2009

Representation from : Ms E Johnstone, 75 Main Street, Symington, ML12 6LL, DATED 18/08/2009

Representation from : Mr and Mrs Johnston, 51 Main Street, Symington, Biggar ML12 6LL, DATED 18/08/2009

Representation from : Ms M Martin, Lamington & District Angling Improvement, Association, 27 Glencoe Road, Carluke, ML8 4JQ, DATED 18/08/2009

Representation from : Ms A Mackintosh, An Darag, Shieldhill Farm Road,
Quothquan, Near Biggar, ML12 6NA, DATED 18/08/2009

Representation from : Miss S.J Doig, 22 Cardon Drive, Biggar, ML12 6EZ, DATED
24/08/2009

Representation from : Mr P Gray, Eastfield Farm, Symington, Biggar, ML12 6LW,
DATED 24/08/2009

Representation from : Ms R Bullen, Talamh Housing Co-op, Birkhill House,
Coalburn, ML11 0NJ, DATED 24/08/2009

Representation from : Mr A Kennedy, The Woodlands, Burnhead Road, Symington
ML12 6FS, DATED 24/08/2009

Representation from : Mrs E.A.S Bartlett, Tintana, 38 Main Street, Symington
Biggar, ML12 6LJ, DATED 24/08/2009

Representation from : Mr & Mrs Cormack, Langwood Lodge, Wynedales,
Symington, Biggar, ML12 6JU, DATED 24/08/2009

Representation from : Miss J.V Rae, 16 Station Road, Biggar, ML12 6JN, DATED
24/08/2009

Representation from : Owner/Occupier, 4 Castlehill Court, Symington, Biggar
ML12 6JR, DATED 24/08/2009

Representation from : Ms L Godfrey, 19 Station Road, Biggar, ML12 6BW, DATED
24/08/2009

Representation from : Lee Godfrey, 19 Station Road, Biggar, ML12 6BW, DATED
24/08/2009

Representation from : Mr S Waddell, Scottish Anglers National Association Ltd,
The National Game Angling Centre, The Pier, Loch Leven,
Kinross, KY13 8UF, DATED 24/08/2009

Representation from : Ms K Glen, tintoglen@aol.com, DATED 24/08/2009

Representation from : Mr Russell MSP, The Scottish Parliament, SNP South of
Scotland Region, Scottish Parliament, Holyrood, Edinburgh
EH99 1SP, DATED 24/08/2009

Representation from : Councillor B Forrest, Council Offices, Almada Street,
Hamilton, ML3 0AA, DATED 24/08/2009

Representation from : Mr G Kennedy, 21 Mauldslie Drive, Law, Carluke, DATED
25/08/2009

Representation from : Mrs M.J Davidson, 87 Craiglockhart Road, Edinburgh, EH14
1EP, DATED 25/08/2009

Representation from : P.W Bartlett, Tintana, 38 Main Street, Symington Biggar
ML12 6LJ, DATED 25/08/2009

Representation from : Mr C Fairgrieve, charlesfairgrieve@talktalk.net, DATED 25/08/2009

Representation from : Mr M Morrison, Craigellachie, 108/110 Campbell Street, Wishaw, ML2 8HU, DATED 06/11/2009

Representation from : Mr T Edwards & Ms S England, 111a Bovill Road, London SE23 1EL, DATED 13/11/2009

Representation from : Mr and Mrs D S Norris, 14 Moss Side Crescent, Biggar ML12 6GE, DATED 26/08/2009

Representation from : Mr W Graham, 31/5 Wellgate, Lanark, ML11 9DS, DATED 01/10/2009

Representation from : Mr & Mrs M Attwood, Castledykes, Wiston, Biggar, ML12 6HT, DATED 03/09/2009

Representation from : Mr G.B & Mrs A Hill, Broadlands, Broadfield Road, Symington, ML12 6JZ, DATED 03/09/2009

Representation from : Mr M Fraser, Biggar Adventure, Windy Hangingshaw, Coulter, Biggar, ML12 6HN, DATED 03/09/2009

Representation from : Mr & Mrs Vandome, Burnsands, Roberton, Biggar ML12 6RS, DATED 03/09/2009

Representation from : Mr M & Ms L McCutcheon, Springfield Farm, Biggar ML12 6NP, DATED 03/09/2009

Representation from : H Darwish, Phoenix House, 10 Abington Road, Symington, Biggar, ML12 6JX, DATED 03/09/2009

Representation from : Ms G Pratt, Wiston Mill Farm, Millrig Road, Wiston, Biggar ML12 6HT, DATED 03/09/2009

Representation from : Dr J.H & Mrs M.H Filshie, 16 Coulter Road, Biggar ML12 6EP, DATED 03/09/2009

Representation from : Mr & Mrs McLachlan, Loanhead Farm, Lamington, DATED 03/09/2009

Representation from : Mrs S Dawnay, Symington House, By Biggar, ML12 6LW, DATED 03/09/2009

Representation from : Mr R Wood, 5 Gibbshill Place, Harthill, ML7 5RZ, DATED 02/09/2009

Representation from : S Henderson, 65 Falsede Crescent, Bathgate, DATED 02/09/2009

Representation from : Owner/Occupier, 24 Murraysgate Crescent, Whitburn, Bathgate, EH47 0QJ, DATED 02/09/2009

Representation from : Owner/Occupier, 62 Tek Avenue, Whitburn, Bathgate EH47 0BY, DATED 02/09/2009

Representation from : Owner/Occupier, 11 Willow Brae, Fauldhouse , Bathgate EH47 9HE, DATED 02/09/2009

Representation from : Mr G Dillon, 26 Netherton Place, Whitburn, Bathgate EH47 8JG, DATED 02/09/2009

Representation from : Mr J Warrington, 7 Eastfield Road, Fauldhouse, West Lothian, EH47 9LE, DATED 02/09/2009

Representation from : Mr J McAllister, 10 Stanley Drive, Harthill, ML7 5QU, DATED 02/09/2009

Representation from : Mr K Bemassi, 163 West Main Street, Whitburn, West Lothian, EH47 0QQ, DATED 02/09/2009

Representation from : S Stevenson MEP, European Parliament, Rue Wiertz, W1B 04M091, B-1047, Brussels, DATED 02/09/2009

Representation from : Mr C Davidson, 68 Stewart Road, Ayr, KA8 9EZ, DATED 07/09/2009

Representation from : Mr H & Mrs G Goldstein, Clydeholm, Robertson, By Biggar ML12 6RR, DATED 07/09/2009

Representation from : Mr A Kennedy, Mitchelhill, Broughton, Biggar, DATED 07/09/2009

Representation from : Mr T Blackwood, 11 Scat Hill, Symington, Biggar ML12 6LU, DATED 03/09/2009

Representation from : Mr M Hutchinson, miles@mileshutchinson.co.uk, DATED 03/09/2009

Representation from : Ms E Hutchinson, EmmaH@greenenergypartners.co.uk, DATED 03/09/2009

Representation from : Mr M Nisbet, Architect, 85 Main Street, Symington, Biggar ML12 6LL, DATED 03/09/2009

Representation from : Mrs M.P McCosh, Coultershaw, Biggar, ML12 6QB, DATED 03/09/2009

Representation from : Ms E McLatchie, Langholm House, Lamington, By Biggar ML12 6HW, DATED 18/09/2009

Representation from : Owner/Occupier, 64 Knocklea, Biggar, ML12 6EG, DATED 02/09/2009

Representation from : Mr N Anderson, 7 Riding Lea, Winlaton, Blaydon-on-Tyne Tyne and Wear, NE21 6BP, DATED 02/09/2009

Representation from : Ms L Goldthorpe, 'Luskentyre', Cormiston, Biggar, ML12

6FF, DATED 02/09/2009

- Representation from : Mr C.J Brockie, 25 Ashmead Rise, Cofton Hackett, Worcestershire, B45 8AE, DATED 02/09/2009
- Representation from : Mr D.J Chalmers, 43 Main Street, Symington, ML12 6LL, DATED 02/09/2009
- Representation from : Mrs G Oxley, Beech Cottage, Lamington, Biggar, ML12 6HW, DATED 02/09/2009
- Representation from : Mr D Oxley, Beech Cottage, Lamington, Biggar ML12 6HW, DATED 02/09/2009
- Representation from : Ms M Kirk, Auldtoon Cottage, Abington, Biggar, ML12 6SX, DATED 02/09/2009
- Representation from : Mr J.S Holt, 10 Castlehill Court, Symington, Biggar ML12 6JR, DATED 02/09/2009
- Representation from : Mr A Wood, Savills, 163 West George Street, Glasgow G2 2JJ, DATED 02/09/2009
- Representation from : Mr R Riddell, Brookside, Lamington, Biggar, ML12 6HW, DATED 02/09/2009
- Representation from : M Bonning, Bark Unit Audio, Kirkwood House, Biggar ML12 6PP, DATED 02/09/2009
- Representation from : Mr I.S Holt, 57A Waterloo Road, Lanark, ML11 7QW, DATED 02/09/2009
- Representation from : Ms P Holt, 57A Waterloo Road, Lanark, ML11 7QW, DATED 02/09/2009
- Representation from : Mr J Gardiner, 93 Whiteshaw Avenue, Carluke ML8 5TU, DATED 02/09/2009
- Representation from : Mr J Bryce, 2 Queens Crescent, Carluke, ML8 4ED, DATED 02/09/2009
- Representation from : E.H McCosh, Culter Craigs, Coulter, Biggar, ML12 6PZ, DATED 02/09/2009
- Representation from : Mrs J Davies, 5 Roman Court, Cleghorn, Lanark, ML11 7RU, DATED 02/09/2009
- Representation from : Mr B Tiffany, btiff1@msn.com, DATED 02/09/2009
- Representation from : Ms C Darwish, Phoenix House, 10 Abington Road, Symington, Biggar, ML12 6JX, DATED 02/09/2009
- Representation from : Ms L Kinnaird, Garage Cottage, Culter Allers, Coulter, Biggar, ML12 6PZ, DATED 02/09/2009

Representation from : Mr A Anderson, 46 Burnvale Place, Livingston, EH54 6GD, DATED 02/09/2009

Representation from : Prof E Meehan, Flat 1, The Linton, Main Street, West Lothian, Peebleshire, EH46 7EA, DATED 03/09/2009

Representation from : Mrs C.A Cursiter, 22 Station Road, Biggar ML12 6JN, DATED 03/09/2009

Representation from : Ms S.A Leckie, Fontstone House, Albert Street, Monifieth DD5 4JS, DATED 03/09/2009

Representation from : Rev C.P Crosfield, 21 Biggar Road, Silverburn, Penicuik Midlothian, EH26 9LQ, DATED 03/09/2009

Representation from : Mr A Milner-Brown, Covington House, Covington Road Thankerton, Biggar, ML12 6NE, DATED 03/09/2009

Representation from : N Darwish, Phoenix House, 10 Abington Road, Symington Biggar, ML12 6JX, DATED 03/09/2009

Representation from : Mr & Mrs S Bradley, 5 Colliehill Road, Biggar, ML12 6PN, DATED 03/09/2009

Representation from : Mr J Leathart, Carpet Farm, Carlops, Penicuik EH26 9NL, DATED 03/09/2009

Representation from : Mr M Heale, The Biggar Ramblers, 22a Carlisle Road Crawford, ML12 6TW, DATED 03/09/2009

Representation from : Mr M.G Rourke, 58 Blairbeth Road, Burnside, Rutherglen G73 4JQ, DATED 03/09/2009

Representation from : Ms J & Ms H McGill, 4 Main Street, Symington, ML12 6LJ, DATED 03/09/2009

Representation from : Mr I.M Fleming, Lyne Cottage, Causewayend, Coulter ML12 6JS, DATED 17/09/2009

Representation from : Aileen Campbell MSP, The Scottish Parliament, Edinburgh EH99 1SP, DATED 17/09/2009

Representation from : Ms S McCabe, Culterpark Farm, Coulter, Nr Biggar ML12 6HN, DATED 01/09/2009

Representation from : Mr D Lyon, Hardington Main Farm, Lamington, Biggar, DATED 01/09/2009

Representation from : Mr R Hornsby, 81 The Causeway, Steventon, Oxfordshire OX13 6SQ, DATED 01/09/2009

Representation from : Mr D Bell, douglasbell01@googlemail.com, DATED 01/09/2009

Representation from : Ms J Moxley, janet@moxley.fsnet.co.uk, DATED 01/09/2009

Representation from : Mr S Finney, s.finney@eee.strath.ac.uk, DATED 01/09/2009

Representation from : Mr J Stevenson, Kirkwood Old Manse, Coulter Road, Biggar ML12 6PP, DATED 01/09/2009

Representation from : Mr C Potter, craigporter66@yahoo.co.uk, DATED 01/09/2009

Representation from : Mr and Mrs S Bookless, The Rowantrees, Mid Road, Biggar ML12 6AW, DATED 01/09/2009

Representation from : K Gillon MSP, The Scottish Parliament, 7 Wellgate, Lanark ML11 9DS, DATED 01/09/2009

Representation from : Ms A Forgie, 29 Kirk Bank, Symington, Biggar, ML12 6LB, DATED 01/09/2009

Representation from : Mr G McCosh, McCosh Brothers, Culter Allers, Biggar ML12 6PZ, DATED 01/09/2009

Representation from : Mr and Mrs Parker, 1 Moss Side Drive, Biggar, ML12 6GD, DATED 01/09/2009

Representation from : A Couper, 10 Bighall Park, Biggar, ML12 6EY, DATED 01/09/2009

Representation from : Mr J Findlay, 17 Laggan Avenue, Springhill Avenue, Shotts ML7 5HQ, DATED 01/09/2009

Representation from : D McNulty, 139 Balmont Drive, Shotts, DATED 01/09/2009

Representation from : Mr A Johnston, 140 Belmont Drive, Shotts, ML7 5HN, DATED 01/09/2009

Representation from : Mr B McCue, 27 Hawthorn Drive, Shotts, ML7 5NB, DATED 01/09/2009

Representation from : R King, 27 Appin Terrace, Shotts, ML7 5JP, DATED 01/09/2009

Representation from : Mr C McNulty, 6 Belmont Crescent, Shotts, DATED 01/09/2009

Representation from : Mr S Watson, 116 Tulloch Road, Shotts, ML7 5LE, DATED 01/09/2009

Representation from : Mr J McNulty, 9 Muldron Terrace, Springhill, Shotts, DATED 01/09/2009

Representation from : Mr W McNulty, 48 Northfield Avenue, Shotts, DATED 01/09/2009

Representation from : Mr R Meechan, 70 Northfield Avenue, Springhill, Shotts ML7 5HR, DATED 01/09/2009

Representation from : Mr S Cairns, 64 Northfield Avenue, Springhill, Shotts
ML7 5HR, DATED 01/09/2009

Representation from : Mr T Devlin, 30 Brown Street, Springhill, Shotts, ML7 5HN,
DATED 01/09/2009

Representation from : Mr J Lynch, 41 Laggan Avenue, Shotts, DATED 01/09/2009

Representation from : Owner/Occupier, 29 Laggan Avenue, Shotts, DATED
01/09/2009

Representation from : Mr D Brown, 9 Laggan Avenue, Shotts, DATED 01/09/2009

Representation from : Mr N Ballentine, 444 Maryhill Road, Glasgow G20 7BX,
DATED 01/09/2009

Representation from : Owner/Occupier, 73 Lansdowne Crescent, Springhill, Shotts
ML7 5HE, DATED 01/09/2009

Representation from : Mr J Hughes, 20 Northfeild Avenue, Springhill, Shotts
ML7 5HR, DATED 01/09/2009

Representation from : R Paterson, 26 Shiel Gardens, Shotts, DATED 01/09/2009

Representation from : Mr B Sweeney, 66 Southfield Avenue, Shotts, ML7 5LS,
DATED 01/09/2009

Representation from : Mr M Jensen, 9 Kent Muir Street, Coatbridge, ML5 5TD,
DATED 01/09/2009

Representation from : Mr S Frew, 47 Bann Road, Harthill, ML7 5RX, DATED
01/09/2009

Representation from : Ms G Travers, 162 High Street, Biggar, ML12 6DH, DATED
02/09/2009

Representation from : Mr T Pyemont, Partner, Pyemont Design Partnership, The,
Waiting Room, Hassendean Station, Minto, Roxburghshire
TD9 8PX, DATED 02/09/2009

Representation from : Mr R Devoy, Brownhill View, Cleland, Motherwell, ML1 5LT,
DATED 02/09/2009

Representation from : Mr G Devoy, Brownhill View, Cleland, Motherwell, ML1 5LT,
DATED 02/09/2009

Representation from : Mrs M Blackwood, 11 Scauthill, Symington, Biggar, ML12
6LU, DATED 02/09/2009

Representation from : Mr A Kekewich, Glebe House, Lamington, Biggar
ML12 6HW, DATED 02/09/2009

Representation from : Mr P Goddard, "Grianach", Howgate Road, Robertson,
Biggar, ML12 6RS, DATED 02/09/2009

Representation from : Mr J Oliver, 43 Knocklea, Biggar, ML12 6EF, DATED 02/09/2009

Representation from : Mr I Devoy, Brownhill View, Cleland, ML1 5LT, DATED 02/09/2009

Representation from : Ms F Bathurst, 71B Dynham Road, London, NW6 2NT, DATED 02/09/2009

Representation from : A & M Young, 25 Colebrooke Terrace, Abington, Biggar ML12 6SB, DATED 02/09/2009

Representation from : Mr D Shaw, Douglas Shaw, 43 Knocklea, Biggar, ML12 6EF, DATED 02/09/2009

Representation from : Mr A Ayre, The Grayling Society, 43 Blinkbonny Road, Falkirk, FK1 5BY, DATED 02/09/2009

Representation from : Mr J.S Telfer, Strankly Brig, Crawfordjohn, Biggar, Lanark ML12 6ST, DATED 02/09/2009

Representation from : Mr D & Ms L Murray, 33 Rowhead Terrace, Biggar ML12 6DU, DATED 02/09/2009

Representation from : Mr R and Mrs A Ross, 5 Langvout Gate, Biggar, ML12 6UF, DATED 02/09/2009

Representation from : Mrs C Barr, 10 Lodge Park, Biggar, ML12 6ER, DATED 02/09/2009

Representation from : Mr M McCosh, The Old Manse, Kilbucho, Biggar, ML12 6JG, DATED 02/09/2009

Representation from : Mr H.E Shields, Broomfaulds, Coulter, ML12 6PZ, DATED 02/09/2009

Representation from : Dr Janet Moxley, Wallace Cottage, 1 Gas Works Road, Biggar, ML12 6BZ, DATED 02/09/2009

Representation from : Mrs F Williams, Garden House, Ludford, Ludlow, Shropshire SY8 1PJ, DATED 09/09/2009

Representation from : Ms J Dowd, 9 Hillview Street, Symington, ML12 6LE, DATED 09/09/2009

Representation from : Mr G Dougall, 21 Main Street, Biggar, ML12 6LL, DATED 09/09/2009

Representation from : Mr S Laing, 255 Shields Road, Motherwell, ML1 2LG, DATED 22/09/2009

Representation from : Mr T Jones, 14 Pittville Street Lane, Edinburgh, EH15 2BU, DATED 15/09/2009

Representation from : Sir G Davies and Lady F Davies, The Coach House Fosse Road, Farndon, Newark, Notts , NG24 3SF, DATED 15/09/2009

Representation from : Mr D Shenton, Scottish Wildlife Trust, Cramond House, Cramond Glebe Road, Edinburgh, EH4 6HZ, DATED 15/09/2009

Representation from : Miss V Reed, Church Street, Wanlockhead, ML12 6XF, DATED 15/09/2009

Representation from : Mr J Gibb, 1 Torbane Drive, East Whitburn, EH47 0JL, DATED 15/09/2009

Representation from : Owner/Occupier, 13 Lomond Crescent, Whitburn EH47 0EG, DATED 15/09/2009

Representation from : Mr J Grant, 1 Torbane Avenue, East Whitburn, DATED 15/09/2009

Representation from : Mr M Duffy, 12 Gair Wynd, Springhill, Shotts, ML7 5LQ, DATED 01/09/2009

Representation from : D McCallum, 19 Calder Drive, Shotts, DATED 01/09/2009

Representation from : Mr H Fallon, 125 Springhill Road, Shotts, ML7 5HH, DATED 01/09/2009

Representation from : Mr C Mulgren, 9 Etive Walk, Springhill, Shotts, DATED 01/09/2009

Representation from : Mr J Burns, 9 Burnside Crescent, Dykehead, Shotts, DATED 01/09/2009

Representation from : Mr T Mulgrew, 12 Onich Place, Shotts, DATED 01/09/2009

Representation from : Mr P Kelly, 129 Belmont Drive, Springhill, Shotts, M77 5HY, DATED 01/09/2009

Representation from : Mr A Murphy, c/o 9 Etive Walk, Shotts, DATED 01/09/2009

Representation from : P Quinn, 15 Laggan Avenue, Shotts, ML7 5HQ, DATED 01/09/2009

Representation from : Mr C Russell, 24 Bute Crescent, Shotts, DATED 01/09/2009

Representation from : Mr J Morris, 21 Rowan Lea, Plains, Airdrie, ML6 7NL, DATED 01/09/2009

Representation from : Mr D Kane, 82 Belmont Drive, Shotts, ML7 5JG, DATED 01/09/2009

Representation from : W Boyd, 23 Laggan Avenue, Shotts, DATED 01/09/2009

Representation from : Mr M Carruthers, 19 Mercat Loan, Biggar, ML12 6DG,

DATED 02/09/2009

- Representation from : Mr W White, Langholm Farm, Lamington, Biggar
ML12 6HW, DATED 02/09/2009
- Representation from : Mr and Mrs A Cowan, 35 School Road, Symington
ML12 6LT, DATED 02/09/2009
- Representation from : Ms H Grierson, Langholm Cottage, Lamington
ML12 6HW, DATED 02/09/2009
- Representation from : Ms A Marchant, 3 Rosevale Terrace, Edinburgh
EH6 8AQ, DATED 02/09/2009
- Representation from : Mr & Mrs Martin, Tigh Na Chaorunn, 21 Abington Road,
Symington, ML12 6JX, DATED 02/09/2009
- Representation from : Mr K Meikle, 5 Cedar Crescent, Hamilton
ML3 7LW, DATED 02/09/2009
- Representation from : Mr J Conquer, 93 Burnblea Gardens, Hamilton, ML3 6RP,
DATED 09/10/2009
- Representation from : K Cochrane, 3 Laburnum Road, Whitburn, EH47 , DATED
15/09/2009
- Representation from : S Bingham, 10 Almond Square, East Whitburn, DATED
15/09/2009
- Representation from : A MacLay, 99 Glencoe, Whitburn, EH47 8AS, DATED
15/09/2009
- Representation from : Mr J Gibson, North Refurs, Longridge Road, Whitburn
EH47 0DG, DATED 15/09/2009
- Representation from : Mr P Wallace, 13 Hopefield Road, Blackburn, DATED
15/09/2009
- Representation from : E.J Cook, 10 Burnside Gardens, Whitecross, EH49 6LK,
DATED 15/09/2009
- Representation from : Mr B Richards, 95 Oldwood Place, Livingston, DATED
15/09/2009
- Representation from : Mr P Gardner, 69 Kepscaith Road, Whitburn, DATED
15/09/2009
- Representation from : C McKnight, 72 Church Place, Fauldhouse, EH47 9HU,
DATED 15/09/2009
- Representation from : Mr A MacLay, 99 Glencoe, Whitburn, EH47 8AS, DATED
15/09/2009
- Representation from : Ms K Wood, 5 Gibbshill Place, Harthill, ML7 5RZ, DATED
15/09/2009

Representation from : Mr A Nicol, 197 West Main Street, Whitburn, EH47 0LP, DATED 15/09/2009

Representation from : B Nicol, 13 Allan Road, Whitburn, EH47 0PB, DATED 15/09/2009

Representation from : Dr W Yeomans, The Clyde River Foundation, Glasgow G12 8QQ, DATED 16/09/2009

Representation from : Ms L Steele, Drakelaw, Abington, Biggar, ML12 6SQ, DATED 16/09/2009

Representation from : Mrs L Roulston, Duneaton Community Council, Duneaton House, Abington, Biggar, ML12 6SQ, DATED 11/09/2009

Representation from : Mr I Watt, 44 Mavisbank Gardens, Bellshill, ML4 3ES, DATED 11/09/2009

Representation from : Mr R Armour, Lauder Cottage, Biggar, ML12 6HD, DATED 11/09/2009

Representation from : Mr P.C Mitchell, Symington Community Council, 58 Main Street, Symington, Biggar, ML12 6LJ, DATED 28/08/2009

Representation from : Mr T Pyemont, Pyemont Design Partnership, The Waiting Room, Hassendean Station, Hawick, TD9 8PX, DATED 28/08/2009

Representation from : Ms L Hanson, 2 Stable Cottage, Broughton Place, Broughton, Nr Biggar, ML12 6HJ, DATED 28/08/2009

Representation from : Mrs H Strigner, Kirkwood House, Coulter, Biggar ML12 6PP, DATED 28/08/2009

Representation from : Mr & Mrs Bradley, 5 Colliehill Road, Biggar, ML12 6PN, DATED 28/08/2009

Representation from : Mr I.D Parker, Broadfield House, Broadfield Farm, Symington, ML12 6JZ, DATED 28/08/2009

Representation from : Mr R Allen, 8 Dryburn Park, West Linton, EH46 7JE, DATED 28/08/2009

Representation from : Ms J Tidman, 5 Hilldale Avenue, Manchester, M9 6PQ, DATED 28/08/2009

Representation from : J Jackson-Bonning, 3 Shillinghill, Kirkcudbright, DG6 4EF, DATED 28/08/2009

Representation from : MS C Parker, Broadfield House, Broadfield Farm, Symington, ML12 6JZ, DATED 28/08/2009

Representation from : Mr A.J Rae, 36A Inverleith Row, Edinburgh, EH3 5PY, DATED 28/08/2009

Representation from : Mr S Butterworth, Luskentyre, Cormiston Road, Biggar
ML12 6NS, DATED 28/08/2009

Representation from : Mr D Park, 78 Russell Street, Wishaw, ML2 7AP, DATED
29/09/2009

Representation from : Miss L Bell, 35 Northmuir Drive, Wishaw, ML2 3NS, DATED
29/09/2009

Representation from : Mrs J Boyd, 31 Estate Road, Carmyle, Glasgow, G32 8BP,
DATED 02/10/2009

Representation from : Ms Mairi Jack, 12 Montrose Gardens, Milngavie, G62 8NQ,
DATED 02/10/2009

Representation from : Mr A Wood, Savills, 163 West George Street, Glasgow
G2 2JJ, DATED 15/10/2009

Representation from : Mr P Boyle, 7 Park Way, Kildrum, Cumbernauld, Glasgow
G67 2BT, DATED 15/10/2009

Representation from : Ms A Milne, 34 Shiel Avenue, East Mains, East Kilbride
G74 4AR, DATED 09/11/2009

Representation from : Mr D.J Milne, 34 Shiel Avenue, East Mains, East Kilbride
G74 4AR, DATED 09/11/2009

Representation from : Ms Z Creamer, 75 Rosslyn Avenue, East Mains, East
Kilbride, G74 4BS, DATED 09/11/2009

Representation from : Mr J.M Milne, 34 Shiel Avenue, East Mains, East Kilbride
G74 4AR, DATED 09/11/2009

Representation from : Mr D Robertson, 82 Dumfries Road, Elvanfoot, Biggar
ML12 6TF, DATED 07/10/2009

Representation from : Mrs A Allingham, annie.allingham@gualin-estate.com,,
DATED 23/10/2009

Representation from : Mr N Sinclair, 51 Ballater Drive, Paisley, PA2 7SH, DATED
23/10/2009

Representation from : I.A Devine, 92 Breval Crescent, Hardgate, West
Dumbartonshire, G81 6LS, DATED 23/10/2009

Representation from : Mr R Milne, 75 Rosslyn Avenue, East Mains, East Kilbride
G74 4BS, DATED 09/11/2009

Representation from : Mr D Mitchell, 13 Calderhall Avenue, East Calder, Livingston
West Lothian, EH53 0DJ, DATED 29/10/2009

Representation from : Mr K Meikle, 5 Cedar Crescent, Hamilton, ML3 7LW,
DATED 22/10/2009

Representation from : David Mundell MP, 2 Holm Street, Moffat, DG10 9EB,
DATED 07/12/2009

Representation from : Ms J McCreddie, 9 Auburn Drive, Barrhead, G78 2EX,
DATED 01/02/2010

Representation from : Ms M Martin, Secretary, Lamington & District Angling,
Improvement Association, 27 Glencoe Road, Carluke
ML8 4JQ, DATED 12/01/2010

Representation from : Ms O O'Donnell, 34 Church Street, Coatbridge, ML5 3EB,
DATED 20/01/2010

Representation from : Mr S O'Donnell, 34 Church Street, Coatbridge, ML5 3EB,
DATED 20/01/2010

Representation from : Mr P O'Donnell, 34 Church Street, Coatbridge, ML5 3EB,
DATED 20/01/2010

Representation from : Ms K O'Donnell, 34 Church Street, Coatbridge, ML5 3EB,
DATED 20/01/2010

Representation from : Ms E O'Donnell, 34 Church Street, Coatbridge, ML5 3EB,
DATED 20/01/2010

Representation from : Sir/Madam, c.bees@orange.net, DATED

Representation from : Ms Orla Currie, 33 Main Street, Symington, Biggar, ML12
6LL, DATED 25/05/2010

Representation from : P Milne, 10 Cormiston Road, Biggar, ML12 6JT, DATED
29/03/2010

Contact for Further Information

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

Donald Wilkins
(Tel: 01698 455903)
E-mail: Enterprise.hq@southlanarkshire.gov.uk

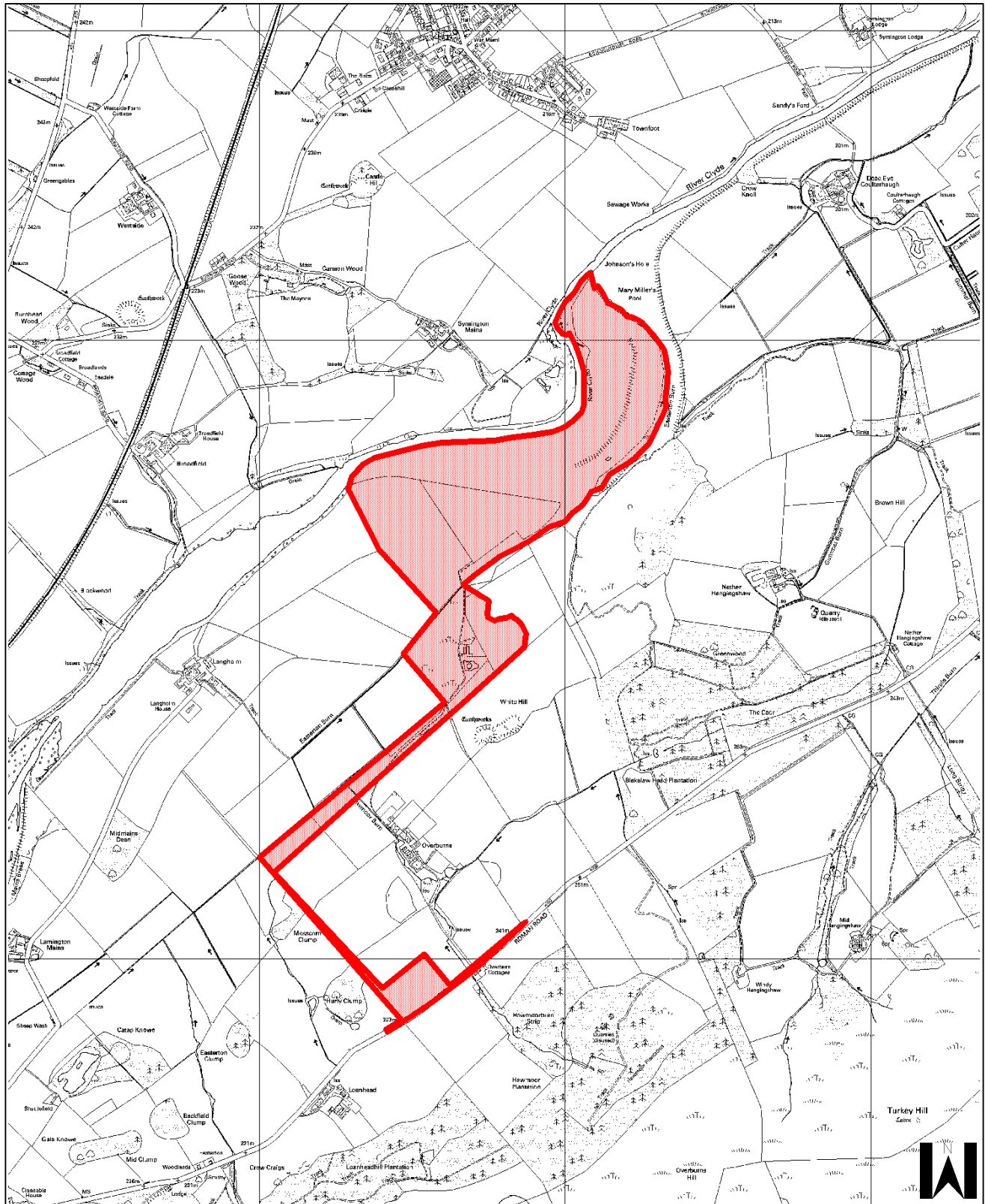
REASONS FOR REFUSAL

- 1 This decision relates to the Environmental Statement and Planning Statement , dated July 2009 (SLR Ref: 413.2032.00003), titled Planning Application for the development of a Sand and Gravel Quarry at Overburns Farm, Lamington, South Lanarkshire.
- 2 The planning application is contrary to the terms of Scottish Planning Policies, Strategic Policy 7 and Strategic Policy 8(d) of the approved Glasgow and Clyde Valley Joint Structure Plan 2006, Policies MP4 and MP5 of the adopted South Lanarkshire Minerals Local Plan (2002) and Policies CRE2, ENV4, ENV29 and ENV34 of the adopted South Lanarkshire Local Plan (2009) in that based on the information submitted in support of the application, the development would create an unacceptable visual intrusion and landscape impact.
- 3 The planning application is contrary to the terms of Scottish Planning Policies, Strategic policy 9 of the approved Glasgow and Clyde Valley Joint Structure Plan 2006, polices MP1 and MP29 of the adopted South Lanarkshire Minerals Local Plan (2002) and policy DM1 and ENV21 of the South Lanarkshire Local Plan (2009) in that it is not accompanied by adequate supporting information to allow for a full and proper assessment of the impacts of the proposal on the environment and the amenity of the surrounding area.
- 4 The planning application is contrary to the terms of Scottish Planning Policies, policy MP7 of the adopted South Lanarkshire Minerals Local Plan (2002) and policy STRAT5 and ENV12 of the adopted South Lanarkshire Local Plan (2009) in that, based on the information submitted, the development is likely to have an adverse impact on the River Clyde.
- 5 The planning application is contrary to the terms of policy MP12 & MP18 of the adopted South Lanarkshire Minerals Local Plan (2002) in that, based on the information submitted it would create an adverse impact on the road network.
- 6 The planning application is contrary to the terms of and Strategic Policy 9C of the approved Glasgow and Clyde Valley Joint Structure Plan 2006, policy MP19 and MP21 of the adopted South Lanarkshire Minerals Local Plan (2002) in that the restoration and aftercare proposals would result in an inappropriate landform for the locality and, on balance, create limited ecological benefits.
- 7 The planning application is contrary to the terms of policy MP34 of the adopted South Lanarkshire Minerals Local Plan (2002) in that it would create adverse impact to local tourism and recreation.
- 8 The planning application is contrary to the terms of policy MP13 of the adopted South Lanarkshire Minerals Local Plan (2002) in that, based on the information submitted, the development is likely to create permanent adverse impacts on the environment and will not provide benefits to the local community.
- 9 The proposed development is contrary to the terms of Scottish Planning Policies and policy MP6 of the adopted South Lanarkshire Minerals Local Plan (2002) in that it would result in permanent and irreversible damage to prime quality

agricultural land.

- 10 The proposed development would create an unacceptable cumulative landscape and visual impact on the local area as a result of the proximity to the Clyde Windfarm.

For information only



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