

Report

Report to:	Planning Committee
Date of Meeting:	21 March 2023
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/0548
Planning proposal:	Demolition of Existing Farm Steading and Erection of Residential Development Comprising 15 Dwellinghouses with Roads, Landscaping and Other Associated Works, Including Stabilisation Works to Gilbertfield Castle

1 Summary application information

Application type:	Detailed planning application
Applicant:	R Taylor and Sons
Location:	Gilbertfield Farm Gilbertfield Road Cambuslang G72 8YW

2 Recommendation(s)

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

(1) Refuse detailed planning permission (for reasons stated).

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: Michal Supron
- ◆ Council Area/Ward: 10 East Kilbride East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (adopted 2021)**
 Policy 2 - Climate Change
 Policy 4 - Green Belt and Rural Area
 Policy 5 - Development Management and Placemaking
 Policy 14 - Natural and Historic Environment
 Policy 16 - Water Environment and Flooding
 Policy SDCC2 - Flood Risk
 Policy SDCC3 - Sustainable Drainage Systems
 Policy GBRA1 - Rural Design and Development
 Policy GBRA5 - Redevelopment of Previously Developed Land Containing Buildings
 Policy DM1 - New Development Design

Policy DM8 - Enabling Development
Policy NHE2 - Archaeological Sites and Monuments
Policy NHE9 - Protected Species

National Planning Framework 4

Policy 2 - Climate mitigation and adaptation

Policy 7 - Historic assets and places

Policy 8 – Green Belts

Policy 9 – Brownfield, vacant and derelict land and empty buildings

Policy 14 - Design, quality, and place

Policy 22 – Flood risk and water management

♦ **Representation(s):**

▶	4	Objection Letters
▶	0	Support Letters
▶	1	Comment Letter

♦ **Consultation(s):**

Roads and Transportation Services (Development Management Team)
Roads and Transportation Services (Flood Risk Management Team)
Environmental Services
Countryside and Greenspace
Historic Environment Scotland
Halfway Community Council
Cambuslang Community Council
Scotland Gas Networks
West of Scotland Archaeology Service
The Coal Authority
SEPA
Scottish Water

Planning Application Report

1 Application Site

- 1.1 The application site relates to the site of the farm steading at Gilbertfield Farm, located to the south of Cambuslang, the ruins of Gilbertfield Castle, a scheduled monument located to the south of the farm steading and an area of greenfield land that sits between the farm steading and the castle ruins. The existing private access road from Gilbertfield Farm to the public road is also included within the application site boundary. The existing farm steading at Gilbertfield Farm is noted to be in a relatively poor condition, while the castle ruins are noted to be in need of consolidation to avoid further degradation of the remaining structure on site.
- 1.2 The application site, which measures approximately 1.8 hectares in total area, is generally flat throughout. The site is bounded on all sides by greenfield, Green Belt land. A shooting range, operated by Defence Estates, is located approximately 400 metres to the east/south-east of the proposed development site. Vehicular and pedestrian access to the site is taken via a private single track access road which leads from the farm steading to Gilbertfield Wynd and connects thereafter onto Cairns Road/Gilbertfield Road in Cambuslang.

2 Proposal(s)

- 2.1 Detailed planning permission is sought to remove the existing steading at Gilbertfield Farm in its entirety, including the farmhouse, and to erect 15 detached dwellinghouses with associated works on both the site of the steading and the greenfield land located to the south of the steading between the farm buildings and the castle ruins. As part of the works stabilisation works to the castle ruins are also proposed, which would be enabled by the proceeds of the adjacent residential development of the steading area and adjoining greenfield land.
- 2.2 Vehicular access to the site would be taken utilising the existing single track access to the site from the north, which would be upgraded as part of the proposed development. A pedestrian connection would also be put in place, situated alongside the vehicular access to the site.

3 Background

3.1 National Policy

- 3.1.1 The National Planning Framework 4 was approved by the Scottish Ministers on 13 February 2023 and now forms part of the Development Plan. With regard to this application Policy 8 – Green Belts is considered to be of particular relevance, while Policies 2, 7, 9, 14 and 22 of the document are also of relevance in this case. The proposals are considered in relation to the provisions of NPF4 in Section 6 below.

3.2 Local Plan Status

- 3.2.1 The application site is designated as Green Belt land in the South Lanarkshire Local Development Plan 2 (adopted 2021) given the location of the site in the Green Belt to the south of Cambuslang. As such, Policy 4 – Green Belt and Rural Area is of relevance to the application. The following Local Development Plan policies are also considered to be of relevance to the application:-

- ♦ Policy 2 - Climate Change
- ♦ Policy 5 - Development Management and Placemaking
- ♦ Policy 14 – Natural and Historic Environment
- ♦ Policy 16 – Water Environment and Flooding
- ♦ Policy SDCC2 – Flood Risk
- ♦ Policy SDCC3 – Sustainable Drainage Systems

- ♦ Policy GBRA1 – Rural Design and Development
- ♦ Policy GBRA5 – Redevelopment of Previously Developed Land Containing Buildings
- ♦ Policy DM1 - New Development Design
- ♦ Policy DM8 – Enabling Development
- ♦ Policy NHE2 – Archaeological Sites and Monuments
- ♦ Policy NHE9 – Protected Species

3.3 **Planning Background**

3.3.1 There is no previous planning application history of relevance to this planning application.

4 **Consultation(s)**

4.1 **Roads and Transportation Services (Development Management Team)** – Initially raised concerns with regard to the proposed vehicular and pedestrian access to the site, noting that they did not consider the provisions put forward to be appropriate for a development at the scale and location proposed. Further to discussions between the Planning Service, the Roads Service and the applicants revised proposals were put forward for consideration. However, following a detailed assessment of these proposals, the Roads Service retained the view that both the vehicular and pedestrian access proposals brought forward were not acceptable for a development at the scale and location proposed. They also requested the provision of further details to allow additional assessment of the proposals to be undertaken. However, these additional details have not been provided by the applicants who have stated their view that the details and provisions brought forward to date are sufficient in this instance. It is therefore considered necessary and appropriate for the application to be determined based on the details brought forward to date.

Response: Noted. It is being recommended that planning permission is refused for this proposed development for a number of reasons, including that the vehicular and pedestrian access proposals brought forward are not considered to be acceptable and that further information requested in respect of the proposals has not been provided.

4.2 **Roads and Transportation Services (Flood Risk Management Team)** – noted the details submitted in respect of the site but requested that a decision be deferred until further requested details were provided by the applicants. To date these details have not been provided to the satisfaction of the Flood Risk Management Team and therefore they remain unsatisfied with the proposals as put forward at this time.

Response: Noted.

4.3 **Environmental Services** – initially raised concerns with regard to the contents of the Noise Impact Assessment report produced in relation to the site, with particular regard to the potential noise impact on residential properties within the proposed development caused by the nearby firing range located to the east/south-east of the site. Following further discussions and the introduction of proposals to provide additional noise attenuation adjacent to the firing range, Environmental Services confirmed their satisfaction with the proposals, subject to the provision of the attenuation measures in accordance with the proposals put forward.

Response: Noted. Although the noise attenuation proposals brought forward satisfy the requirements of the Council's Environmental Services, given their location outside of the application site boundary it would be necessary for the implementation of the proposed measures to be ensured through a legal agreement or other appropriate mechanism, as a planning condition would be unlikely to ensure the implementation of the measures in this case. It is noted that no such mechanism is in place at this time to ensure that the noise attenuation measures are provided in accordance with the details provided to Environmental Services.

- 4.4 **Countryside and Greenspace** – no comments.
Response: Noted
- 4.5 **Historic Environment Scotland** – did not object to the proposals but recommended that consolidation of the castle should be secured by a Section 75 agreement.
Response: Noted. It should be noted that there is not a Section 75 agreement currently in place in respect of the proposed works associated with the consolidation of the castle.
- 4.6 **Halfway Community Council** – confirmed their support for the application in its entirety.
Response: Noted.
- 4.7 **Cambuslang Community Council** – confirmed that they wished to object to the proposal due to the potential impact of the proposed residential development on the setting of the castle, the potential impact of the development on the nearby shooting range and the potential impact of the shooting range on the amenity of the residents of the proposed development.
Response: Noted.
- 4.8 **Scotland Gas Networks** – no comments.
Response: Noted.
- 4.9 **West of Scotland Archaeology Service** – requested that additional visualisations be provided illustrating the degree to which the existing setting of the castle, as a scheduled monument, would be altered by the development. In the event that planning permission was granted for the development they also requested that a condition be attached to any consent issued to secure the completion of a programme of mitigation and monitoring work, with the agreed mitigation measures being in place in advance of any demolition work being undertaken on site.
Response: Noted.
- 4.10 **The Coal Authority** – offered no objections to the proposed development.
Response: Noted.
- 4.11 **SEPA** – initially objected to the proposals based on flood risk and foul drainage grounds. However, following the submission of additional information by the applicants they subsequently withdrew their objection to the proposals.
Response: Noted.
- 4.12 **Scottish Water** – offered no objection to the proposed development.
Response: Noted.
- 5 Representation(s)**
- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the local press for neighbour notification purposes and as Development Contrary to the Development Plan. Five letters of representation were received in respect of the proposed development comprising four letters of objection and one letter of comment. The points raised are addressed below:-

- a) **The proposed development could add to flooding issues locally as the stream that runs alongside the access road already floods during heavy rain.**

Response: It is noted that information relating to flood risk has been provided as part of the application, but that the Flood Risk Management Team has advised that insufficient information has been provided to satisfy them in this regard. As such, it is considered necessary for planning permission to be refused for the proposed development in this instance due to the provision of insufficient information relating to flood risk, as well as for other reasons as set out in Section 6 below.

- b) **The access road is not of an appropriate standard for the additional traffic that the development would generate.**

Response: It is noted that the proposed development includes provisions for the improvement of the access road serving the site. However, following a detailed assessment, the Roads Service has advised that, allowing for the proposed improvements, the access road as proposed would remain insufficient for the scale of development that is proposed in this case and as such would create a road safety and accessibility issue for residents of the proposed development. It is therefore considered necessary for planning permission to be refused for the proposed development in this instance for road safety and accessibility reasons, as well as for other reasons as set out in Section 6 below.

- c) **There are insufficient pedestrian facilities to accommodate the additional pedestrian movements that the proposed development would generate.**

Response: It is noted that the applicants have proposed to provide a pedestrian footpath as part of the proposed development of the site. However, following a detailed assessment, the Roads Service has advised that the proposed footpath would not be fully contained within the planning application site boundary and as such, its implementation on site would not be appropriately secured as part of the planning application process. Taking account of this and also noting that the proposed vehicular access to the site would also not meet the required standards, it is considered necessary in this instance for planning permission to be refused for the development on road safety and pedestrian safety grounds, as well as for other reasons as set out in Section 6 below.

- d) **Concerns have been raised as to who would maintain the access road to the development.**

Response: Given that the access road as proposed would not be constructed to an adoptable standard, responsibility for its maintenance would fall to the owners of the properties within the proposed development. As noted above, the access to the development as proposed would create a road safety and accessibility issue for residents of the proposed development and does not adhere to Council planning policy relating to access and road safety in this instance.

- e) **The proposed development would add to the already excessive levels of traffic in the local area.**

Response: The writer's comments are noted. In this case the view is taken that, given that the access proposals relating to the proposed development do not meet Council requirements, the proposed development would create an unacceptable road and pedestrian safety impact in this case.

- f) **Insufficient information has been provided to ensure that the upgrade works to the access can be suitably undertaken. In particular, it is noted that elements of the works would take place on land outwith the applicants' ownership.**

Response: The writer's comments are noted and it is also noted that similar concerns have been raised by the Roads Service with regard to the proposed access to the development. Additional information in the form of cross-sections of the road access were requested, but not provided, while it has been identified that a section of the footpath would require to be constructed on land outwith the applicants' ownership. As such, it has been determined that the proposed access arrangements do not meet Council requirements with regard to road and pedestrian safety. For this reason, as well as the others set out in Section 6 below, it is considered necessary for planning permission to be refused for the development in this instance.

- g) **Insufficient information has been provided with regard to the proposed road drainage associated with the proposed development.**

Response: It is noted that the Flood Risk Management Team has advised that insufficient information has been provided to satisfy them in this regard. As such, it is considered necessary for planning permission to be refused for the proposed development in this instance due to the provision of insufficient information relating to flood risk and drainage, as well as for other reasons as set out in Section 6 below.

- h) **The farm buildings may contain fragments from Gilbertfield Castle, which is a scheduled monument. It should be ensured, in conjunction with WoSAS, that these are retained.**

Response: This matter was identified by WoSAS as part of their consultation response to the planning application. In this regard they requested that, if consent was to be granted for the development, a condition be attached to any consent issued to secure the completion of a programme of mitigation and monitoring work, with the agreed mitigation measures being in place in advance of any demolition work being undertaken on site. In the event that planning permission was recommended to be approved for the development, the Planning Service would have sought to include this condition as part of any consent issued. However, for the reasons set out in Section 6 below, it is considered necessary for planning permission to be refused for the development in this instance.

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

6 Assessment and Conclusions

6.1 Detailed planning permission is sought to remove the existing steading at Gilbertfield Farm, including the farmhouse, and to erect 15 detached dwellinghouses on both the site of the steading and on greenfield land located to the south of the steading between the farm and the ruins of Gilbertfield Castle, a scheduled monument. As part of the proposed development stabilisation works to the castle ruins are also proposed, which would be enabled by the proceeds of the residential development of the steading area and adjoining greenfield land. The proposed development requires to be considered against the relevant provisions of the South Lanarkshire Local Development Plan 2 (adopted 2021) and against National Planning Framework 4.

6.2 The application site is located within an area designated as Green Belt land under Policy 4 – Green Belt and Rural Area of the Local Development Plan. Policy 4 states that the Green Belt shall primarily function for agricultural, forestry and recreational

uses, with other developments such as residential uses restricted to specific locations where appropriate justification can be provided in accordance with supporting Local Development Plan policies. One such policy, Policy GBRA5 - Redevelopment of Previously Developed Land Containing Buildings is of relevance in this instance, given that part of the development relates to the redevelopment of a farm steading.

- 6.3 Policy GBRA5 requires that, in cases where it is proposed to demolish and redevelop sites in the Green Belt, new buildings shall generally occupy the same position on the site as those that are to be replaced. However, in this case, the proposed development would extend significantly to the south of the existing built footprint towards the castle ruins and would therefore include the development of a significant area of previously undeveloped greenfield land in the Green Belt. As such, the proposals would not comply with the provisions of Policy GBRA5.
- 6.4 In this regard, the applicants have sought to justify the development of the additional greenfield land on the basis that the proceeds of the development would be utilised to secure the stabilisation of the castle ruins. In this regard Policy DM8 – Enabling Development makes provision for small scale residential development to be undertaken to fund works to a historical asset, such as a scheduled monument. However, in order to be considered acceptable, a full financial breakdown of the proposed works requires to be provided to satisfactorily demonstrate that any new development shall be the minimum necessary to bridge any gap in funding to achieve the works required. Thereafter, an appropriate legal obligation would be required to be entered into to control the phasing of the works to the historical asset in relation to the proposed dwellings.
- 6.5 In this case, while some financial details have been provided in respect of the proposed works and the contribution the proceeds of the development would make towards the stabilisation of the castle, insufficient detail has been provided to fully ascertain that the development would be the minimum necessary to fund the proposed works and with regard to the timing of the improvement works in relation to the timing of the residential development. Furthermore, the applicants have stated a reluctance to enter into a formal legal agreement in respect of the stabilisation works to the castle as part of the determination of the planning application. In this regard, it is noted that Historic Environment Scotland have advised of the need for a formal Section 75 agreement to be entered into to ensure that the remediation works are undertaken within an appropriate timescale and this is also the position held by the Planning Service. In light of the above, the view is taken that the proposal as set out would not meet the requirements of Policy DM8 and, as such, would also fail to comply with Policies 4 or GBRA5, given that appropriate justification has not been provided in respect of the extension of the proposed residential development beyond the existing built footprint into greenfield, Green Belt land.
- 6.6 With regard to general development management considerations Policies 5 - Development Management and Placemaking and DM1 – New Development Design provide general development management policy and guidance for all new developments and seek to ensure that proposed developments are appropriately designed, sited and accessed and do not have any significant adverse amenity impact. Policy GBRA1 – Rural Design and Development provides similar development management guidance in relation to development in the Green Belt and the rural area. During the assessment of this application the primary matters of concern, in respect of the above noted policies, have related to pedestrian and vehicular access to the site and to potential noise impact arising from the shooting range located to the east/south-east of the application site.

- 6.7 With regard to the noise impact issue, following the submission of a Noise Impact Assessment and further to subsequent discussions between the applicants and the Council's Environmental Services, agreement was reached in relation to the provision of off-site noise attenuation measures on land owned by Defence Estates. Subject to the provision of these measures in accordance with the proposals brought forward by the applicants, Environmental Services have confirmed that there would be no unacceptable noise impact on residential amenity in this case. As these works would be undertaken on private land located outside the application site boundary it would be necessary for their implementation to be secured through a legal agreement rather than through planning conditions in this case, to ensure that the works are appropriately and timeously undertaken. It is noted that there is no such agreement in place at this time.
- 6.8 With regard to vehicular and pedestrian access considerations the Council's Roads and Transportation Services raised concerns with regard to the proposed vehicular and pedestrian access to the site, noting that they did not consider the proposed improvements to the existing access put forward to be appropriate for a development at the scale and location proposed. Further to discussions between the Planning Service, the Roads Service and the applicants revised proposals were put forward for consideration. However, following a detailed assessment of these proposals, the Roads Service has retained the view that both the vehicular and pedestrian access proposals brought forward are not acceptable for a development at the scale and location proposed. The principal issues of concern are that the proposed road would not be of a sufficient width or standard to accommodate the scale of the development that it would serve, that appropriate access provision could not be made during periods of maintenance work and that the location of part of the proposed pedestrian footpath outside the site boundary would mean that its implementation could not be appropriately ensured. In addition, they also requested the provision of further details, including cross-sections of the proposed access road, to allow additional assessment of the proposals to be undertaken. However, these details have not been provided by the applicants who have stated their view that the provisions detailed in their submission should be considered sufficient to serve the proposed development in this case. As such, it is necessary to conclude that the vehicular and pedestrian access provisions put forward would not be appropriate and do not meet the requirements of the Local Development Plan in this instance.
- 6.9 Similarly, with regard to flood risk considerations, additional details have been sought by the Council's Flood Risk Management Team but have not been provided to their satisfaction to date. Policies 16 - Water Environment and Flooding, SDCC2 – Flood Risk and SDCC3 – Sustainable Drainage Systems seek to ensure that all proposals appropriately address drainage and flood risk considerations. As there remain outstanding concerns that the proposals could create issues locally in respect of flood risk and drainage considerations the proposals cannot be considered to comply with the relevant provisions of these policies.
- 6.10 Policy 2 – Climate Change requires that developments are sustainably located and are appropriately designed and sited to meet the challenges of climate change. In this case it is noted that the development is proposed to be located in the Green Belt outside of the designated settlement of Cambuslang. Additionally, while part of the development would involve the redevelopment of previously developed land, significant development of greenfield land is also proposed. Furthermore, as noted above, there are significant concerns with regard to the proposed pedestrian access to the site as well as unresolved issues with regard to drainage and flood risk management that raise concerns with regard to climate change considerations as set out in Policy 2. Taking account of all of the above considerations, the view is taken

that the proposed development raises significant development management, flood risk management and climate change concerns and fails to comply with the provisions of Policies 2, 5, 16, DM1, GBRA1, SDCC2 and SDCC3 of the adopted Local Development Plan.

- 6.11 Policy 14 – Natural and Historic Environment seeks to ensure that no natural or built heritage features of merit are unacceptably affected by proposed developments. In this case it is noted that the existing farm steading could contain features of archaeological merit linked to Gilbertfield Castle. Policy NHE2 - Archaeological Sites and Monuments seeks to ensure that such features are retrieved and analysed as part of any development works. Further to consultation with WoSAS in this regard, it has been determined that this matter could be satisfactorily dealt with through a condition in the event that planning permission was granted for the proposed development. With regard to protected species, as set out in Policy NHE9 – Protected Species, there is a requirement to ensure that no such species would be harmed as a result of proposed developments. In this case an ecological survey has been submitted in respect of the site and all required mitigation works in this regard could be dealt with through planning conditions in the event that planning permission was granted for the proposed development.
- 6.12 The National Planning Framework 4 (NPF4) was adopted on 13 February 2023 and now forms part of the Development Plan. With regard to this application Policy 8 – Green Belts is considered to be of particular relevance. Policy 8 does not make provision for the redevelopment of previously developed land in the Green Belt or for residential development proposals that would enable works to historic monuments. Instead, the provisions in respect of residential development in the Green Belt are limited primarily to key workers in agriculture or other Green Belt enterprises and the replacement of existing permanent homes on a one-for-one basis. As such, this proposed development of 15 residential dwellings on a Green Belt site cannot be considered to comply with the provisions of Policy 8 of the National Planning Framework 4.
- 6.13 Additionally, with respect to NPF4, a number of other policies are also considered to be of relevance. Policy 2 relates to climate change considerations and broadly reflects the provisions of Policy 2 of the adopted Local Development Plan. Policy 7 relates to historic assets and the policy relating to enabling development contained therein broadly reflects the provisions of Policy DM8 of the adopted Local Development Plan. Policy 14 – Design, quality and place provides general development management guidance and reflects the general development management guidance contained in the adopted Local Development Plan as discussed above. Policy 22 relates to flood risk and the wider water environment, similarly to Policy 16 of the adopted Local Development Plan. Finally, Policy 9 relates to the reuse of brownfield land and specifically states that the use of previously undeveloped greenfield land that has not been allocated for development will not be supported. As noted above, the proposed development significantly encroaches into previously undeveloped greenfield land in the Green Belt in this case. As such, following a detailed assessment of the proposal, it has been concluded that the development would fail to comply with the relevant provisions of NPF4 with specific regard to Policies 2, 7, 8, 9, 14 and 22.
- 6.14 In summary, taking all of the above into account, it is considered that the proposed development would constitute inappropriate development of a sensitive Green Belt site that has not been appropriately justified in terms of Enabling Development considerations. Additionally, the proposed development would not be suitably accessible for pedestrians or vehicles and insufficient information has been provided to allow the proposals to be fully considered in terms of access, drainage or flood risk

management considerations. As such, the proposed development fails to adhere to the provisions of the South Lanarkshire Local Development Plan 2, with specific regard to Policies 2, 4, 5, 16, DM1, DM8, GBRA1, GBRA5, SDCC2 and SDCC3. Additionally, the proposal also fails to comply with the National Planning Framework 4, which is now a material consideration in the assessment of planning applications. In view of this it is recommended the application is refused planning permission.

7 Reasons for Decision

- 7.1 The proposal is contrary to Policies 2, 4, 5, 16, DM1, DM8, GBRA1, GBRA5, SDCC2 and SDCC3 of the South Lanarkshire Local Development Plan 2 (adopted 2021). In addition, the proposal cannot be assessed favourably against Policies 2, 7, 8, 9, 14 and 22 of the National Planning Framework 4.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 9 March 2023

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ National Planning Framework 4
- ▶ Neighbour notification letter dated 21 May 2020
- ▶ Consultations

Roads Development Management Team	17.08.2022
Environmental Services	09.05.2022
Historic Environment Scotland	16.06.2020
Cambuslang Community Council	26.05.2020
West of Scotland Archaeology Service	20.05.2020
The Coal Authority	10.08.2020
SEPA Flooding	04.06.2020
Roads Flood Risk Management	30.06.2020
Halfway Community Council	10.06.2020
Scottish Water	20.05.2020
- ▶ Representations

Eva Tripney, 10 Upper Ell Gate, Cambuslang, South Lanarkshire, G72 8ZL	Dated: 08.06.2020
Mr Kevin Murphy, 180 Findochty Street, Garthamlock, Glasgow, G33 5EP	10.06.2020
Mr Anthony McCusker, 12 Upper Ell Gate, Cambuslang, South Lanarkshire, G72 8ZL	10.06.2020

Mr Darren Keenan, 14 Upper Ell Gate, Cambuslang, G72 8ZL 29.05.2020

Mr Gordon Mason, 8 Birch Place, Cambuslang, G72 7XU 30.05.2020

Contact for further information

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

Iain Morton, Team Leader, Floor 6, Council Offices, Almada Street, Hamilton, ML3 0AA

Phone: 07551 842 788

Email: iain.morton@southlanarkshire.gov.uk

Reasons for refusal

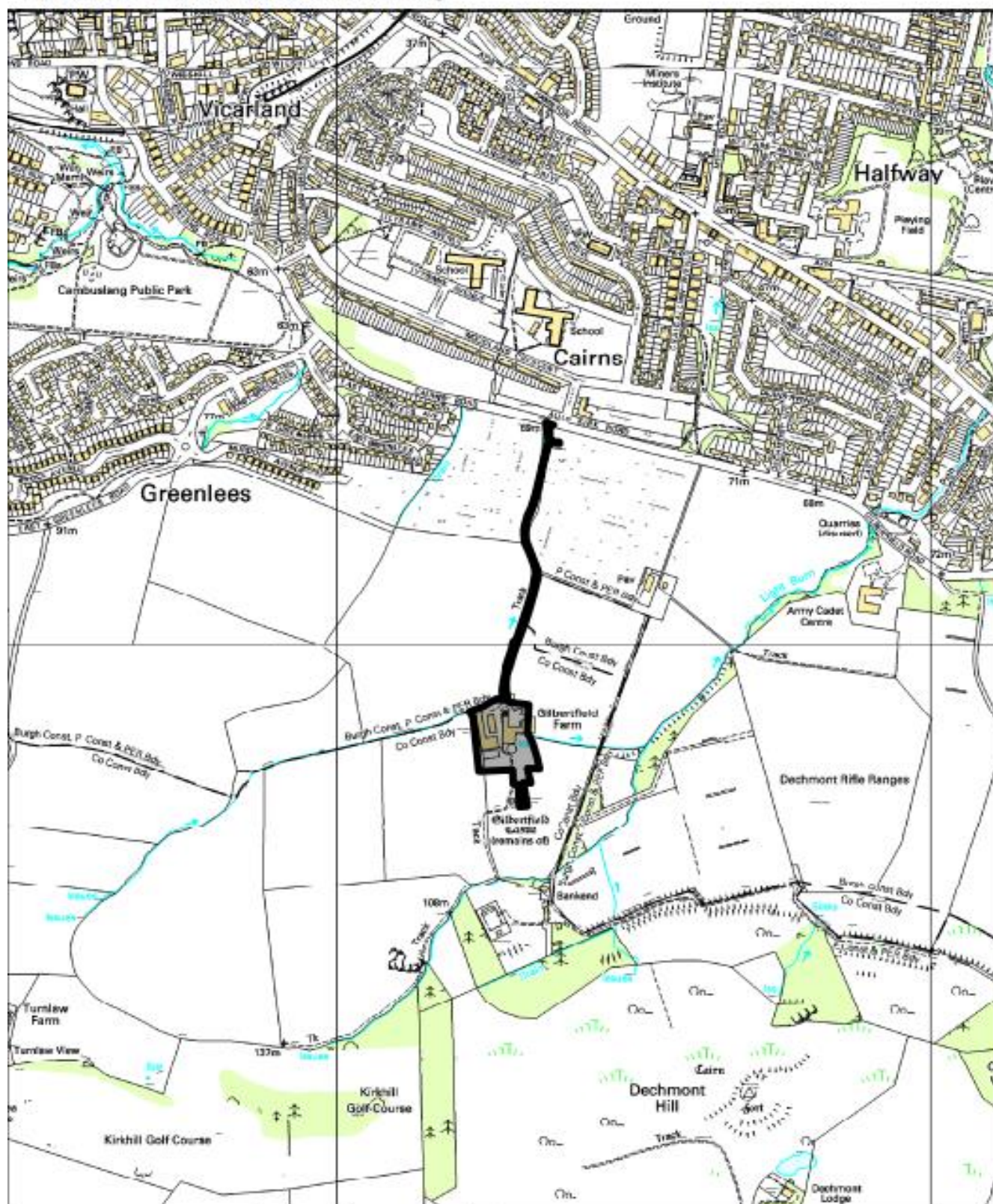
01. The access road to serve the site as proposed is not of a sufficient standard to accommodate the scale of residential development proposed and would create a road safety and accessibility issue for residents of the proposed development and visitors/service vehicles accessing the development. As such, the proposal fails to comply with the provisions of Policies 2, 4, 5, DM1 and GBRA1 of the South Lanarkshire Local Development Plan 2 (adopted 2021) or with Policies 2 and 14 of the National Planning Framework 4.
02. The access road to the site as proposed is not of sufficient width and does not make appropriate provision for a suitable access route to be provided during road maintenance works, thereby creating access and public safety issues during road maintenance works. As such, the proposal fails to comply with the provisions of Policies 2, 4, 5, DM1 and GBRA1 of the South Lanarkshire Local Development Plan 2 (adopted 2021) or with Policies 2 and 14 of the National Planning Framework 4.
03. The proposed footpath to access the residential development is not fully contained within the planning application site boundary and as such, its implementation on site cannot be secured as part of the planning application process to the satisfaction of the Council as Roads and Planning Authority. As such, the proposal fails to comply with the provisions of Policies 2, 4, 5, DM1 and GBRA1 of the South Lanarkshire Local Development Plan 2 (adopted 2021) or with Policies 2 and 14 of the National Planning Framework 4.
04. Insufficient information has been submitted to allow the proposed access route to the site to be fully considered as part of the planning application. As such, the proposal fails to comply with the provisions of Policies 2, 4, 5, DM1 and GBRA1 of the South Lanarkshire Local Development Plan 2 (adopted 2021) or with Policies 2 and 14 of the National Planning Framework 4.
05. Insufficient information has been submitted to allow the proposed flood risk and drainage proposals associated with the proposed development to be fully considered as part of the planning application to the satisfaction of the Council's Flooding Team. As such, the proposal fails to comply with the provisions of Policies 2, 4, 5, 16, SDCC2 and SDCC3 of the South Lanarkshire Local Development Plan 2 (adopted 2021) or with Policies 2, 14 and 22 of the National Planning Framework 4.
06. Insufficient information has been provided in respect of the Enabling Development element of the proposals, with particular regard to the financial analysis of the residential development works that would fund the proposed works to the castle, the method of securing the undertaking of the Enabling Development works through the planning process and the timing and phasing of the Enabling Development works. As such, the proposed development fails to comply with Policy DM8 of the South

Lanarkshire Local Development Plan 2 (adopted 2021) or with Policy 7 of the National Planning Framework 4.

07. The proposals include the development of previously undeveloped greenfield land in the Green Belt in a manner that would not comply with adopted Council planning policy relating to development in the Green Belt. Given that it has not been satisfactorily demonstrated that the proposals comply with the Council's Enabling Development policy (Policy DM8) there is not considered to be justification to allow the provision of a residential development in the Green Belt that contravenes adopted Council planning policy relating to Green Belt development. As such, the proposals fail to comply with Policies 4, GBRA1 and GBRA5 of the South Lanarkshire Local Development Plan 2 (adopted 2021).
08. The proposals relate to the residential development of a Green Belt site in a manner that would not be supported by the provisions of the National Planning Framework 4. As such, the proposals fail to comply with the National Planning Framework 4 with specific regard to Policy 8. Furthermore, while the proposals relate, in part, to the development of brownfield land, they also significantly encroach onto an undesignated greenfield site in the Green Belt. As such, the proposals also fail to comply with Policy 9 of the National Planning Framework 4.

P/20/0548

Gildbertfield Farm, Gilbertfield Road, Cambuslang



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Scale:
1:9,000
Date:
24/02/2023



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development