

Appendix 6

Further Representations

Further Representation From	Dated
♦ Statement of Observations from Planning Officer on Applicant's Notice of Review	
♦ Mr James Angus, 40 Woodlands Drive, Lanark	09/09/2010
♦ Ms Linda Palmer, 96 Murray Terrace, Carnwath	09/09/2010
♦ Mrs Angela Frame, 96 Cloglands, Forth	10/09/2010
♦ Mr William Rice, 7 Jeanfield Road, Carnwath	11/09/2010
♦ Mr Andrew Peacock, 36 Carnwath Road, Forth	15/09/2010
♦ Mr George McLarty, 8 Birchwood Gardens, Bellsquarry, Livingstone	15/09/2010

STATEMENT OF OBSERVATIONS

Planning Application No: CL/09/0483

Formation of 1 No. house plot (Planning Permission in Principle)

Westsidewood Farm, Carnwath, ML11 8LJ.

1.0 Planning Background

- 1.1 Mr & Mrs Fraser Dunlop submitted a planning application (CL/09/0483) for planning permission in principle on 29th October 2009 to South Lanarkshire Council for the formation of one house plot at land near Westsidewood Farm, Carnwath. After due consideration of the application in terms of the Development Plan and all other material planning considerations, the planning application was refused by the Council under delegated powers on 29th April 2010. The report of handling dated 27th April 2010 explains the decision and the reasons for refusal are listed in the decision notice. These documents are available elsewhere in the papers.
- 1.2 The application constituted a re-submission of a previous detailed planning application for the erection of a 1¾ dwellinghouse with detached garage which was refused under delegated powers on 19th June 2007 (CL/07/0247). The report of handling dated 18th June 2007 explains the decision (PRODUCTION 1) and the reasons for refusal are listed in the decision notice (PRODUCTION 2). This application differed from the application under review in that the vehicular access at that time was to be taken approximately 23 metres from the south-westerly point of the site which adjoins the public road. A copy of the plans associated with the previous application (CL/07/0247) have been enclosed to allow the necessary comparison to be made (PRODUCTION 3).
- 1.3 The applicant had also submitted a statement of under the previous application detailing the potential benefits to the wider area including the removal of an area of illegal fly tipping which is an eye sore, and will also improve road safety due to falling trees and branches (PRODUCTION 4). It should be noted that there was no justification submitted for the application under review.
- 1.4 Following the refusal of planning application CL/07/0247, the applicants submitted a letter and associated plans dated 24th July 2007 which stated that a reason for a house on the site was now to support a proposed woodland regeneration project (PRODUCTION 5). The house would therefore provide on site accommodation to manage the woodland activities and ongoing maintenance. It was reiterated by the applicants that the site was a mine spoil heap and that the development of this land for residential use would visually improve the area.
- 1.5 A response from the Council dated 16th August 2007 expressed its concerns to the amended justification for a house at this site (PRODUCTION 6). In particular the need for a full time worker at this location was not demonstrated and that alternative sites in the area had not been fully considered by the applicants.
- 1.6 A further letter of enquiry (PRODUCTION 7) for a new dwelling on this site was submitted by the applicants dated 23rd November 2007 stating that a new house was required as the applicants were looking to retire from the haulage business at Westsidewood Farm and hoped to build a retirement house, but

not within the yard area. The applicant leads on to saying that developers would wish to purchase the site from the applicants and develop the entire site in accordance with planning consent CL/06/0866 for the change of use of two outbuildings to form 2 residential dwellings and erection of 2 dwellinghouses at Westsidewood Farm which was granted 14th February 2007 and will not expire until 14th February 2012. This would mean both the applicants and a daughter who currently lives next door would have to look for new homes. The applicants stated at the time that the business would be relocating.

- 1.7 A response from the Council dated 8th January 2008 (PRODUCTION 8) confirmed that the local plan policy position in relation to proposed residential development in such areas had been previously explained to the applicants. The local plan policy position had not changed since the previous correspondence, and based on the new justification for a retirement home the proposal would be unlikely to receive a favourable outcome.

- 1.8 In terms of the application under review, I consider it is important to note paragraph 4.6 in the Officer's report of handling:

"The application site boundary varies between the location plan and the block plan by at least 10 metres."

This was raised by the Council; however the applicant failed to submit amended plans to remedy this discrepancy.

2.0 Assessment against the development plan and other relevant policies

- 2.1 Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended requires that an application for planning permission is determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case due cognisance must be given to the Scottish Planning Policy (February 2010) which is a material consideration.

- 2.2 It is considered that the aims of Scottish Planning Policy are broadly reflected in the relevant policies STRAT5 and CRE1 of the adopted South Lanarkshire Local Plan. These policies aim to support appropriate development within the rural area and provide criteria to assess such proposals to ensure that the character and quality of the rural landscape is not eroded, whilst considering relevant material considerations. The proposal does not provide appropriate justification to meet the aims of the development plan or SPP and as such cannot be supported.

- 2.3 The development plan in this instance comprises the adopted South Lanarkshire Local Plan. The application site is identified within the adopted local plan as being within the Rural Investment Area where policy STRAT5 applies. Policy STRAT 5 encourages development within settlement boundaries. Thereafter, consideration may be given to limited expansion to settlement boundaries where consideration is given to environmental quality, including the restoration of derelict land. It is important to note that the restoration of derelict land is only considered under the above policy where it adjoins a settlement boundary. Outwith these areas new build development will be directed to existing building groups and gap sites that consolidate such groups. Isolated and sporadic development will generally not be supported. Any housing development within the Rural Investment Area should conform to policies CRE 1 - Housing in the countryside.

2.4 The application site, which is significant in area in comparison to an average sized house plot, is located in an isolated location on undeveloped land outwith an established settlement boundary. The proposal constitutes development of an isolated site with no justification based on the details submitted with the planning application, in particular the development is not essential for the furtherance of agriculture or an appropriate rural business. Although there is a clearing of ground which is bounded by trees, this does not constitute a 'gap' site. The Council classifies a gap site as a site bounded closely on a minimum of two sides by buildings on the same road frontage. The isolated position of the site reinforces the fact that this application site cannot be considered as a gap site nor as part of a building grouping. Furthermore, the site can by no means be considered derelict and is simply an opening of land within the rural area. Given the lack of justification and the inappropriateness of the site location, the principle of residential development at this site is not acceptable and does not comply with policies STRAT5 and CRE1 of the adopted local plan.

2.5 Policy CRE1 also applies to new housing development in the countryside. Section 1 – New Houses of policy CRE1 provides overarching guidance on where new housing in the countryside will be permitted. This makes clear that this will only be in the circumstances outlined in Policy STRAT4. As discussed above, the proposal does not comply with Policy STRAT4.

Section 1 also states that new individual houses may be acceptable in a number of exceptional circumstances (Parts 1-5), these being;

- Agricultural workers houses
- Proposed dwellings in association with existing or proposed businesses or enterprises
- The reuse or conversion of an existing building
- Replacement houses

The applicant failed to submit any information with the application to justify the proposal under these exceptions.

However, the applicant has submitted a new material consideration with the Notice of Review which was not submitted for consideration in the assessment of the application subject of review. This states that the dwellinghouse is required in association with their existing business at Westsidewood Farm. If this material consideration is to be considered through the review process, then assessment must be made against Part 3 – Existing business or enterprise with proposed associated dwelling of Policy CRE1. Part 3 lists criteria a-j which must be considered in the assessment of the proposal. These are:

- a) "Evidence is to be submitted which demonstrates that the existing business has been established for a period of 2 years and is financially sound with a clear prospect of remaining so. A business plan must show that the income from the business can support a worker's needs, the business premise and the associated residential accommodation."

Response: The haulage business has been established at Westsidewood Farm for a considerable time. However, it should be noted that the long term aspirations for the business have not been confirmed, in particular as the applicants sought planning consent to redevelop the site for residential use and relocate the business.

- b) "Evidence to be submitted which demonstrates that the proposed dwelling is essential to the functional needs of the enterprise, not merely convenient."

Response: No has evidence been provided that a 24 hour presence is essential at the applicants site. Notwithstanding this, the applicant has stated that their daughter has the inconvenience of travel from Livingstone. This is not a justification for a house to be permitted at this site whether otherwise it would be unacceptable.

- c) “The need for a worker cannot be fulfilled by another existing dwelling on the site, or by any other existing accommodation in the area which is suitable and available for occupation by the concerned worker.”

Response: There are two existing houses at Westsidewood Farm, one of which is currently utilised by Mr & Mrs Fraser Dunlop to manage the business. Furthermore, no evidence has been provided demonstrating any efforts taken to establish accommodation locally. The proposal therefore fails to satisfy this criteria.

- d) “There are no opportunities to re-use, convert or renovate an existing building on site.”

Response: Planning consent CL/06/0866 was granted at Westsidewood Farm for the change of use of two outbuildings to form 2 residential dwellings and erection of 2 dwellinghouses. This demonstrates that there may be other options available at Westsidewood Farm, in particular the conversion of traditional outbuildings, if the need for a further workers house can be demonstrated. This advice however cannot be fully considered through this appeal process and requires the submission of a new application.

- e) “The new dwelling is located, wherever possible, beside existing buildings on the site.”

Response: As referred to in d) above, there may be opportunities to provide a workers house at the site of the business at Westsidewood Farm where there are existing buildings. The proposal subject of the review would be sited in an isolated position distant from the haulage business and does therefore not comply with the criteria e.

- f) “The design and location of the proposed dwelling does not adversely affect the character and amenity of its surroundings, particularly landscape, countryside amenity and nature conservation interests.”

Response: The application is for Planning Permission in Principle and as such only the location and not the design of any house is considered in this case. The development constitutes isolated development within the rural area and does not relate to the existing cluster of buildings to the north and will appear detached and isolated within the landscape. Notwithstanding the visual impact on the site itself, I consider that in recent years the numerous houses which have been built in the locality of the application site has eroded the quality of the countryside and therefore I am of the opinion that the capacity of the wider area to absorb additional houses, without appropriate justification, has been reached.

- h) “The new dwelling meets access and parking standards and can be readily provided with services such as water, drainage and sewerage.”

Response: Roads and Transportation Services do not object to the proposal on road safety grounds. It should be noted that the applicant has provided a solution which will lead a lengthy access road being created on previously undeveloped land. Notwithstanding the visual impact of the access road, the proposal complies with the aims of this criteria.

- i) “There is no adverse impact or conflict with the operations of the existing business or other operations.”

Response: It is not considered that the proposal will have an adverse impact on the existing business, and will comply with criteria i.

As the application is for Planning Permission in Principle criteria g and j are not relevant.

In view of the above, it is submitted that a case for the house in terms of its relationship to the haulage business has not been proven.

- 2.6 Notwithstanding the visual impact of the proposal on the site itself, I consider that in recent years the numerous houses which have been built in the locality of the application site has eroded the quality of the countryside and therefore I am of the opinion that the capacity of the wider area to absorb additional houses, without appropriate justification, has been reached. This view has been supported by previous Reporter decisions for isolated development in this locality.

3.0 Observations on applicants 'Notice of Review'

- 3.1 The applicants have submitted a statement to support their review. It is noted that the specific reasons for refusal listed in the decision notice have not been challenged by the applicants. Rather significant weight has been given to the Scottish Planning Policy. The grounds are summarised below.

- (a) **Mr and Mrs Fraser Dunlop are progressively withdrawing from the haulage business at Westsidewood Farm and their daughter (Heather) will take over the business. A new house at the site will provide a house for a full time worker associated with the haulage business on site, while reducing travel time for Heather.**

Response:

- (i) The relationship of the proposed house to the applicants existing haulage business as justification is noted. However, these details were not submitted with the planning application under review and therefore it is considered that this represents new information not available during the determination of the application. It is submitted that this information should not be given consideration by the Review Board as it is a new material consideration that should be assessed through the submission of a new planning application, and not through an appeal against the reasons for refusal against planning application CL/09/0483.
- (ii) However, should the Review Board accept that the above new justification be considered in this review, then I express concern that the information provided is significantly lacking for a full assessment to be made. An assessment of the proposal in terms of Part3 of Policy CRE1 is made earlier and concludes in any event that based on the details available the proposal fails to meet any of the exceptional circumstances in CRE1.

Notwithstanding the above, Section 1 of this statement shows that the applicants have attempted to justify a new house at the site on three separate occasions using significantly different reasons. It is submitted that this undermines the justification now provided in support of the review.

- (b) **Limited housing availability within the locality has prevented the applicants' daughter (Heather) from relocating from her current home in Livingstone, West Linton, to a closer location to help with the business. The nature of the haulage business requires Heather to be available on a 24 hour basis. The travel involved in this is an inconvenience.**

Response: It should be noted that this statement relates directly to the provision of a workers house and as such the points raised by the Council as Planning Authority in paragraph 3 (a) are relevant. Notwithstanding this, no evidence has been provided demonstrating any efforts taken to establish accommodation locally. Notwithstanding any inconvenience of travel from Livingstone this is not a justification for a house to be permitted at this site whether otherwise it would be unacceptable. As per local plan policy CRE1 the need for a house on site must be essential in terms of both its locational and functional need.

- (c) **The Council as Planning Authority has failed to comply with Circular 6/1990 as it has failed to take into account relevant Scottish Planning Policy. This constitutes unreasonable behaviour on the Council's part, and the decision taken on this basis is vulnerable to challenge as being unsound.**

Response: The Council is fully aware of the Scottish Planning Policy which was published February this year. It is acknowledged that the SPP is not explicitly referred to in the Report of Handling; however it was considered prior to a final decision being made on the application subject of review. It is not necessary to site every part of Government policy in the Report of Handling. Paragraphs 2.2, 2.3 and 3.1 of the applicants' grounds of appeal, and the associated allegations, should be wholly dismissed. In any event, none of the circumstances described in the SPP when new housing may be acceptable apply in this case.

- (d) **The Scottish planning Policy (SPP) published February 2010 was published after the South Lanarkshire Local Plan was adopted in March 2009, and therefore the local plan policies could not consider the aims of the SPP which is a material consideration. The development plan is therefore outdated and has little relevance.**

Response:

- (i) The applicants comments are noted in part. In response the South Lanarkshire Local Plan was adopted in March 2009 following a lengthy public enquiry and was approved by the Scottish Government as a relevant and credible document. This plan has been used as a material consideration in determining planning applications since the publication of the finalised plan and after adoption was used as the policy position for South Lanarkshire Council in determining planning applications.
- (ii) Applications received have been considered against the plan and a number of appeals have upheld the position taken by the Council in its interpretation of the local plan policies. Since that time the Scottish Government has produced Scottish Planning Policy which superseded all other Scottish Planning Policies. Whilst the SPP does contain some policy guidance that would have a bearing on some for the wording in the plan it was not anticipated that the Council would have to significantly alter its policy in light of the guidance released from the Government particularly given the short time that the local plan had been adopted. I therefore stress that the local plan policies referred to in the officer's handling report are materially relevant to the assessment of the application.

- (e) **SPP Paragraphs 66 and 94 aim to increase the supply of new homes and requires development plans to allocate a generous supply of land to meet housing requirements in both rural and urban areas. This has not been taken into account.**

Response: The Council is satisfied that there is sufficient land in the rural area indentified in the South Lanarkshire Local Plan. Indeed, it identified sites for almost 1200 units in the rural area during the local plan process.

Notwithstanding this, the erection of a single house within the isolated rural area would not materially contribute to rural housing supply, especially as the house would be directly required for the haulage business at Westsidewood Farm.

- (f) **SPP, and in particular Paragraph 93, requires Planning Authorities to encourage the reuse of previously developed land for environmental enhancement, particularly areas of previous mining activity. In particular development should be encouraged where it provides employment benefits.**

Response:

- (i) It has not been shown that any new employment would be created from the proposed house, as it would relate to the housing of an existing employee, nor has evidence been provided that a 24 hour presence is required at the applicants site.
- (ii) With regard to the environmental enhancement of the site, I am of the opinion that the site is not of poor visual quality and is not a blight on the rural landscape which detracts from the wider area. There is no evidence of former mining activity and the small amount of fly tipping currently seen on site does not justify new development. The site is relatively featureless and is bounded by woodland trees on three sides and blends into the surrounding rural area without appearing disjointed. The clearing within the trees which adjoins the public road is viewed from only a short view due to the topography of the site and surrounding area and geometry of the road. Developing the site for residential use would appear incongruous to the isolated rural location and relatively featureless character of the site.

- (g) **South Lanarkshire Council should recognise the need for support towards a successful rural business.**

Response: The Council recognises the need for support towards rural businesses and this is expressed in the local plan. However in this case other options for any necessary housing should be investigated at Westsidewood Farm where the business is located, or at existing properties in the local area.

- (h) **Should the review be upheld then a condition to restrict the occupancy of the house to a person employed in the business at Westsidewood could be attached.**

Response: The applicants comments are noted. However it has been demonstrated by the applicant through planning consent CL/06/0866 that the long term aim is to relocate the business to a more appropriate location, particularly in terms of future plans for expansion and improved road networks. The planning application is still valid and does not expire until February 2012, and the applicants have stated that they had investigated selling the entire site for development as per the consent (PRODUCTION 7). Any new house could therefore be not fit for purpose in the near future, regardless of restricted occupation if the business is relocated. Any change to the businesses future at the site would be a material consideration, and evidence should be provided for assessment demonstrating that it was still viable in the long term at this location.

- (i) **The site is used for fly tipping and the erection of a house would enable supervision to prevent this unlawful action.**

Response: There has been little evidence of fly tipping at the site. Notwithstanding this South Lanarkshire Council have services in place to address fly tipping in terms of preventative measures and clearing up the sites. Should the applicants perceive a problem at this site then the relevant services within South Lanarkshire Council should be informed. If carried out, this illegal

behaviour by individuals should not form any justification for the sole grounds of the granting of residential development where otherwise it would not be acceptable.

- (j) **The site is used as a parking compound for trailers in association with the haulage business at Westsidewood Farm. The replacement of this use with residential development will not be any more visually intrusive on the surrounding landscape.**

Response:

- (i) There is no planning consent granted for the use of this area as a parking compound in association with the haulage business nor has it been shown that this use is lawful. This will be investigated separately as the use may be unlawful and the necessary steps will be taken pending further details and evidence.
- (ii) Notwithstanding this trailers are of a temporary nature and do not have a long term detrimental scar on the landscape. The notion that the visual appearance of the site will be improved through the erection of a house should be dismissed.

4.0 Conclusion

- 4.1 The applicant has submitted new information in the review to justify the proposal which was not available to the Officer at the time of the assessment of the application subject of review. The new information should be dismissed under the review process and should be fully assessed through the submission of a new planning application. However if the Planning Local Review Body (PLRB) decide that the new information is to be a material consideration in determining the review, it is submitted that the proposal still fails to comply with the development plan.
- 4.2 The site in its current state does not form an area of derelict land or an eye sore within the wider rural area. Various justifications have been put forward in this review for consideration to justify a house at this site; however it is considered that these fail to meet the reasonable aims of the local plan policies and Scottish Planning Policy.
- 4.3 In summary, the proposed development does not accord with the provisions of the adopted local plan or Scottish Planning Policy (SPP). There are no other material considerations which outweigh the criteria of the development plan or aims of SPP. Subsequently, the Planning Authority considers a full and sound assessment of the application has been carried out and respectfully requests that the Review Body refuse Planning Permission in Principle at this site.

5.0 List of Productions

Production 1 – Report of handling relating to refused planning application CL/07/0247
Production 2 – Decision notice for refused planning application CL/07/0247
Production 3 – Block plan relating to planning application CL/07/0247
Production 4 – Written statement submitted with planning application CL/07/0247
Production 5 – Letter submitted by applicants dated 24th July 2007
Production 6 – Response from Council as Planning Authority dated 16th August 2007
Production 7 - Letter submitted by applicants dated 23rd November 2007
Production 8 - Response from Council as Planning Authority dated 8th January 2008

Delegated Report

Report to: **Delegated Decision**
Date of Report: **18 June 07**
Report by: **Area Manager (Planning & Building Standards)**

Application No: **CL/07/0247**
Planning Proposal: **Erection of 1 ¾ storey dwellinghouse with detached garage**

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr & Mrs F Dunlop
- Location : Land forming part of
Westsidewood Farm
Carnwath

2 Decision

2.1 Refuse Detailed Planning Permission – based on reasons attached

2.2 Other Actions/Notes

None

3 Other Information

- ♦ Applicant's Agent: Neville Design Ltd
- ♦ Council Area/Ward: 02 – Clydesdale North
- ♦ Policy Reference(s): Upper Clydesdale Local Plan (Adopted)
 - Policy 3 :Existing and New Housing
 - Policy 73: Remoter Rural Area

South Lanarkshire Local Plan (Finalised Plan)

- Policy STRAT 5: Rural Investment Area
- Policy CRE 1 : Housing in the Countryside
- Policy ENV 11: Design Quality
- Policy DM 1: Development Management
- Policy ENV 33: Development in the Countryside

◆ Representation(s):

▶	0	Objection Letters
▶	0	Support Letters
▶	0	Comments Letters

◆ Consultation(s):

Environmental Services

Roads and Transportation Services (South Division)

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

Scottish Water

West of Scotland Archaeology Service

Planning Application Delegated Report

1 Material Considerations

- 1.1 The application seeks detailed planning permission for the erection of a 1 and 3/4 storey house within land forming part of Westsidewood Farm fronting the main road between Braehead and Auchengray. The application site is a wooded piece of land which the applicant states is used as an illegal tipping site. The application site does not relate to the farm steading and there are no buildings within close vicinity to the application site. There was no justification provided as part of the application to justify the dwelling for the furtherance of agriculture.
- 1.2 Policy 3 Existing and New Housing of the Upper Clydesdale Local Plan (adopted) states that proposals shall comply with the rural design guide and comply with guidance on location, siting and design of a new dwelling.
- 1.3 The site lies within an area identified as Remoter Rural Area. Policy 73: Remoter Rural Area of the Upper Clydesdale Local Plan (adopted) allows for the development of up to three new dwellings, subject to a number of criteria. These criteria specifically state:
- (a) Where no public facilities are available, private facilities should be provided which meet the standards of the appropriate authorities;
 - (b) New development should be well related to existing groups of buildings or conform to the guidelines in the Plan on location, siting and design which allow it to be easily integrated visually into the countryside. The new building should not dominate or overwhelm existing development or lead to excessive growth or ribbon development. The maximum number of units permissible will depend upon the existing development form, but in any case shall not exceed three.
 - (c) New development should not have an adverse impact on the amenity of the countryside or on natural or heritage resources requiring conservation. No development shall be allowed where, in the opinion of the Council, the cumulative effect would detract from the rural character of the area.
- 1.3 Within the South Lanarkshire Local Plan (finalised draft as modified) the application site is identified as lying within the Rural Investment Area where Policy STRAT 5 applies. The Local Plan strategy seeks to support sustainable communities within this area through measures that tackle exclusion and isolation and redress imbalances of economy and housing type provision, particularly where this involves renewal proposals. The local Plan Strategy will be to encourage developments within established settlement boundaries. STRAT 5 states that outwith settlement boundaries new build development is directed to existing building groups and gap sites that consolidate such groupings. Isolated and sporadic development will generally not be supported. Any housing development within the Rural Investment Area should conform to policies CRE 1 - Housing in the countryside. All development should seek to enhance the environmental quality of the area, or

where enhancement is not possible environmental impacts should be mitigated in line with STRAT 9 – 'Environmental Mitigation and Enhancement'

- 1.4 Policy DM 1 - Development Management of the South Lanarkshire Local Plan (finalised draft as modified) states that all planning applications will require to take account of the local context and built form and should be compatible with adjacent buildings and surrounding streetscape in terms of scale, massing, design, external materials and impact on amenity.
- 1.2 Policy ENV 30 - New Housing Development states that applications will be required to promote quality and sustainability in its design and layout and should make a positive contribution to the character and appearance of the urban or rural environment in which it is located. In assessing new housing developments, the Council will seek well designed proposals which integrate successfully with their surroundings and which are well related to existing development, public transport, local services and facilities.
- 1.3 Policy ENV 11 - Design Quality states that the quality of the design and layout of new developments must be such that they can demonstrate the application of the principles of sustainable development and make a positive contribution to the character and appearance of the urban or rural environment in which it is located.
- 1.6 The application site is located within the rural area and requires to be assessed against Policy ENV 33 – Development in the Countryside. The aims of Policy ENV 33 are to conserve the natural and built environment and avoid dominating or adversely interfering with existing views in and out of the site. Development should be of a high quality traditional or contemporary, innovative design which interprets and adapts traditional principles and features. In addition, the design should be sensitive to and respect its immediate setting and wider surroundings, and use appropriate materials to retain the character of the locality.

2 Consultation(s)

- 2.1 **Roads and Transportation Services:** have recommended refusal on grounds of road safety with specific reference to visibility splays'.

Response: Noted

- 2.2 **Scottish Water:** have no objections to the proposal subject to issues being agreed in respect to the implementation of a private septic tank.

Response: Noted

3 Representation(s)

- 3.1 Following the carrying out of the neighbour notification procedure and advertisement of the application as development Contrary to the development plan, no written representations were received.

4 Assessment and Conclusions


- 4.1 The main considerations in determining the application are whether the proposal complies with local plan policy and the impact on the visual and rural amenity of the surrounding area
- 4.2 In the Upper Clydesdale Local Plan (adopted) the site is covered by Policy 73 which indicates that a development should be closely related to an existing group of buildings. Also ribbon development and adverse cumulative effects with existing development and adverse traffic conditions should be avoided and the maximum number of new dwellings should not exceed three. The proposal is considered to be unacceptable at this location as it is sited in an isolated plot with no existing buildings within close proximity which could set a context for further development within this locale. In the South Lanarkshire Finalised Draft Local Plan (as modified), Policy STRAT 5 seeks to direct new development out with settlement boundaries to existing building groups and gap sites. Policy CRE 1 discourages new housing in the countryside unless it is required for an agriculture enterprise or appropriate rural business; is required as a replacement of an existing dwelling or; involves the conversion of an existing building.
- 4.3 The application site, which is significant in area in comparison to an average sized house plot, is located in an isolated location, outwith an established settlement boundary. The proposal does not involve a building conversion and is not required for agriculture or an appropriate rural business or as a replacement house. The council classifies a gap site as a site bounded closely on a minimum of two sides by buildings on the same road frontage. The application site is not abounded on any side by existing buildings. In such circumstances the application site can not be described as a gap site. Given this, approval of a dwelling within this location is not considered acceptable. In recent years numerous houses have been built in the locality of the application site. The number of new houses built has started to erode the quality of the countryside and therefore I am of the opinion that the capacity of the wider area to absorb additional houses has been reached. Following a site visit there was minimal evidence that the site is currently being used for illegal fly tipping. In that sense the land does not constitute derelict and degraded land but this would not, in any case, have justified approval of a new dwelling based on an assessment of adopted and draft local plan policy.
- 4.4 Roads and Transportation Services have advised that necessary sightlines of 2.5 x 215m can not be achieved at this location due to the horizontal and vertical

geometry of the road. The lack of a suitable access to the site would create an unacceptable hazard to traffic and public safety at this location.

- 4.5 In view of the above, I am satisfied that the proposal is not an appropriate development in this location and does not comply with the applicable Local plan policies. I therefore consider that planning permission be refused.

5 Reason for Decision

- 5.1 The proposal does not comply with Policies 3 and 73 of the Upper Clydesdale Local Plan or Policies STRAT 5, CRE 1, ENV33, of the South Lanarkshire Local Plan (Finalised Plan, as modified). In addition it would have an adverse impact on the amenity of the surrounding rural area, would be detrimental to road safety and the applicant has not demonstrated that ground conditions are suitable for sewage disposal.

Signed: 
(Council's authorised officer)

Date: 18/6/07

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ Consultations
 - West of Scotland Archaeology Service 11/05/2007
 - Environmental Services 27/04/2007
 - Scottish Water 30/04/2007
- ▶ Representations

Contact for Further Information

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

Caroline Bell

(Tel :01555 673125)

E-mail: Enterprise.lanark@southlanarkshire.gov.uk

REASONS FOR REFUSAL

- 1 It has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Greenbelt.
- 2 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as it does not conform to guidelines on location and siting of new houses in the countryside, resulting in a lack of visual integration into the surrounding countryside, to the detriment of the visual amenity and rural character of the area.
- 3 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as the cumulative effect of an additional house at this location in association with existing houses in the wider area would detract from the rural character of the area.
- 4 The proposal is contrary to Policy STRAT 5 of the South Lanarkshire Local Plan (Finalised Draft as Modified) as it would result in sporadic development in the Rural Area to the detriment of the amenity and character of the environment.
- 5 The proposal is contrary to Policy CRE 1 of the South Lanarkshire Local Plan (Finalised Plan) as it has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Rural Area.
- 6 If approved, the proposal would set an undesirable precedent which could encourage further similar applications for proposals which would be to the detriment of the appearance and amenity of the area in general.
- 7 The proposal, due to its location, would have an adverse visual impact on the area and detract from its rural character, and as such does not comply with Policy 3 of the Upper Clydesdale Local Plan.
- 8 In the interest of road safety, the proposal fails to meet Road and Transportation Services standards in that visablity splays of 2.5m x 215m can not be met in either direction.

REASONS

1 It has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Greenbelt.

2 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as it does not conform to guidelines on location and siting of new houses in the countryside, resulting in a lack of visual integration into the surrounding countryside, to the detriment of the visual amenity and rural character of the area.

3 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as the cumulative effect of an additional house at this location in association with existing houses in the wider area would detract from the rural character of the area.

4 The proposal is contrary to Policy STRAT 5 of the South Lanarkshire Local Plan (Finalised Draft as Modified) as it would result in sporadic development in the Rural Area to the detriment of the amenity and character of the environment.

5 The proposal is contrary to Policy CRE 1 of the South Lanarkshire Local Plan (Finalised Plan) as it has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Rural Area.

6 If approved, the proposal would set an undesirable precedent which could encourage further similar applications for proposals which would be to the detriment of the appearance and amenity of the area in general.

7 The proposal, due to its location, would have an adverse visual impact on the area and detract from its rural character, and as such does not comply with Policy 3 of the Upper Clydesdale Local Plan.

8 In the interests of road safety, the proposal fails to meet Road and Transportation Services standards in that visablity splays of 2.5m x 215m can not be met in either direction

Production 2

REFUSAL OF PLANNING
PERMISSION



APPLICATION NO:

CL/07/0247

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

To: **Mr & Mrs F Dunlop**
Dippoolview
Westsidewood
Carnwath ML11 8LJ

Per **Neville Design Ltd**
103 Main Street
Carnwath
ML11 8HP

With reference to your application dated 02 April 2007 for Planning Permission under the above mentioned Act:

Description of Proposed Development:

Erection of 1 ¼ storey dwellinghouse with detached garage

Site Location:

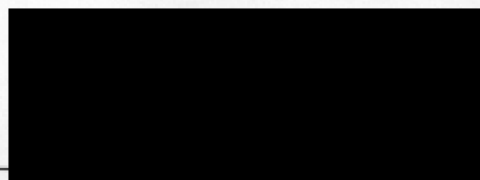
Land forming part of Westsidewood Farm
Carnwath

SOUTH LANARKSHIRE COUNCIL in exercise of their powers under the above mentioned Act hereby :

REFUSE PLANNING PERMISSION

for the above development in accordance with the accompanying plan(s) submitted and the particulars given in the application, for the reasons listed overleaf in the paper apart.

Date: 19/6/2007



Colin McDowall, Head of Planning and Building Control Services

SOUTH LANARKSHIRE COUNCIL
ENTERPRISE RESOURCES
Planning and Building Control Services

REFUSAL OF PLANNING PERMISSION
PAPER APART - APPLICATION NUMBER: CL/07/0247

REASONS

- 1 It has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Greenbelt.
- 2 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as it does not conform to guidelines on location and siting of new houses in the countryside, resulting in a lack of visual integration into the surrounding countryside, to the detriment of the visual amenity and rural character of the area.
- 3 The proposal is contrary to Policy 73 of the Upper Clydesdale Local Plan as the cumulative effect of an additional house at this location in association with existing houses in the wider area would detract from the rural character of the area.
- 4 The proposal is contrary to Policy STRAT 5 of the South Lanarkshire Local Plan (Finalised Draft as Modified) as it would result in sporadic development in the Rural Area to the detriment of the amenity and character of the environment.
- 5 The proposal is contrary to Policy CRE 1 of the South Lanarkshire Local Plan (Finalised Plan) as it has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or other use appropriate to the Rural Area.
- 6 If approved, the proposal would set an undesirable precedent which could encourage further similar applications for proposals which would be to the detriment of the appearance and amenity of the area in general.
- 7 The proposal, due to its location, would have an adverse visual impact on the area and detract from its rural character, and as such does not comply with Policy 3 of the Upper Clydesdale Local Plan.
- 8 In the interests of road safety, the proposal fails to meet Road and Transportation Services standards in that visibility splays of 2.5m x 21.5m can not be met in either direction

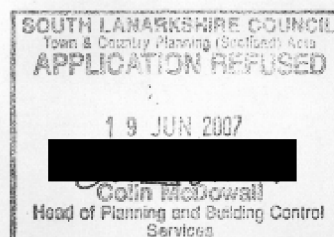
Production 3

SITE
PLAN.

BM 246.70m

Issues

PROPOSED
GARAGE.
PROPOSED
DWELLINGHOUSE.



BLOCK PLAN. SCALE 1:500.

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NEVILLE DESIGN LTD.

NEVILLE DESIGN LTD
REGISTERED IN SCOTLAND - NO. 259808

103 MAIN STREET CARNWATH ML11 8HP
TEL - 01555 840807 FAX - 0871 2775937

PROPOSED DWELLINGHOUSE
WESTSIDEWOOD FARM
BY CARNWATH
FOR MR. & MRS. F. DUNLOP.

WESTSIDEWOOD

OBSERVATIONS
upon the SITE of the
PROPOSED NEW HOUSE



DICK SCRUTON
Consultant Forester
August 2006

WESTSIDEWOOD NEW HOUSE.

Introduction.



The writer has been invited to comment upon the proposal to build a house on the site of a defunct limestone working area which has become an illegal, and potentially serious, fly tipping dump. The proposal is to incorporate the neighbouring roadside woodland and new planting to protect the riparian zone to the south.

The proposal has been examined and this note outlines what can be done to protect and improve the environmental and visual amenity of the area.

Site Location and Description.

The location is adjacent to the minor road running from Braehead to Auchengray between the farms of Kilnpothall and Crofthead and opposite to the junction off to the north, through to Forth.

The site is mainly a narrow roadside strip together with a small area of agriculturally productive land and is shown on the attached plan. For descriptive purposes, the site has been divided into 6 sections.

Area A is not in ownership but the owner is agreeable to joint management.

WESTSIDEWOOD NEW HOUSE.

Areas B & C are the same as A but there are two points to be addressed: some of the trees - mainly Sycamore - are dead or dying by, it is thought, Honey Fungus infection although this has not been



Photo 1



Photo 2

confirmed as the primary cause of the problem. These are shown in Photo 1.

Given the death, or near death, of the line of old Beech on the opposite side of the road (Photo 2) the cause of which is not obvious but is suspiciously confined to that short stretch, the matter seems worthy of further investigation.

The other relatively minor point is that at some time within the last twenty years or so, Norway and Sitka Spruce have been planted in gaps in this strip but they are not thriving and should perhaps be removed.

These two matters are addressed in the outline management proposals.

Area D is both the site of the proposed house (which will not encroach upon agricultural land) and the location of the excavated area which is free draining. The hole will be filled and the area leveled giving space for some new planting.

WESTSIDEWOOD NEW HOUSE.

Area E is largely spoil from the mine onto which Birch has seed itself and produced a dense crop capable of development by thinning. There are other species including Sycamore Rowan and Hawthorn adding to the diversity. This is shown in Photo 3 below.



Photo 3

Area E is currently growing grass for farm animal feeding. The part outlined will be planted with trees in accordance with the plan but an important purpose of enclosing this particular area is to safeguard the freshwater spring and its consequential stream. The riparian zone is shown in Photo 4 but it doesn't show the herb-richness nor the abundance of insects and spiders inhabiting it.

Access to the remainder of the field must be provided and this is shown on the plan.



Photo 4.

WESTSIDEWOOD NEW HOUSE.

Area G is not in ownership and is a small triangle of Scots Pine and Birch some of which lean over the property boundary as shown in Photo 5. They should be dealt with before planting area F and an approach will be made to the owner to discuss this.

Photo 5.



Boundaries.

The northern boundary - along the roadside - is a dry-stone dyke generally in good repair. Where damaged it will be restored and the internal, often derelict, fence removed.

There is a gate into the 'mine' area which will become the access to the new house. The access gate into the field will be retained.

The eastern march is a fairly new stock-proof fence.

There are no fences around the proposed development area yet but a standard agricultural fence at least, will be required at some point.

The western boundary is also a dry-stone dyke with a fairly new, but now redundant, line-wire fence inside it. This is also shown in Photo. 5

WESTSIDEWOOD NEW HOUSE.

Management.

The most important feature of the proposed site are the broadleaved trees of varying ages and vitality with great visual significance. The availability of new land for planting is also good.



The adjacent **Photo 6** shows not only an excellent Sycamore but also a totally inappropriate and weak Spruce beside it to the left.

It is proposed to enter into the new Scottish Forestry Grant Scheme but as yet, no details are available. It is understood that these are due (subject to E.E.C. agreement) by October and the new Scheme will become operational in April 2007.

It is unlikely that the detail of the Scheme will preclude anything that is required to do to bring the land under good management. Broadly, at this stage, this will include the felling and proper disposal of the dead, dying and diseased trees already present and, if in Council ownership, the felling and replacement of the line of Beech trees opposite; the removal of the poor Spruce and the replanting of any gaps caused by the felling; the progressive thinning out of the densely stocked Birch regeneration; the planting of a variety of broadleaved trees (appropriate conifers for winter diversity should not be precluded); the provision and maintenance of open ground on either side of the two streams in accordance with the Forest and Water Guidelines; the mowing of road-side verges; the protection of the whole against such damaging agencies as rabbits and deer and all with a view to establishing the new landscape as quickly as possible.

WESTSIDEWOOD NEW HOUSE.

Conclusion.

The proposal to build a house on this site is seen as an ideal opportunity to maintain and improve the ecological diversity of a very 'ordinary' piece of countryside, ridding the locale of a tipping eyesore and removing from road-users, the threat of falling trees and branches.

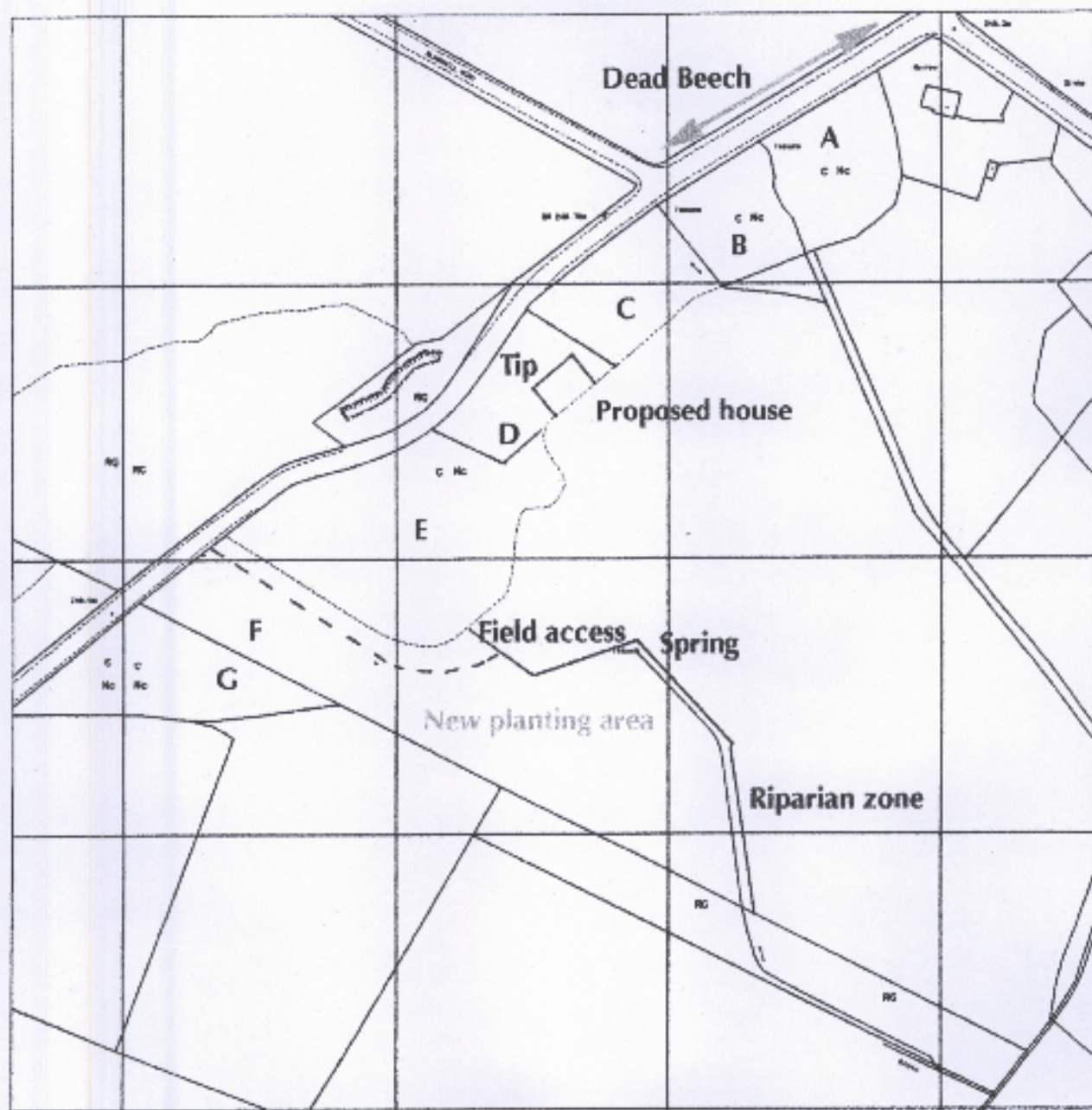


WESTSIDEWOOD

INDICATIVE SITE PLAN

DICK SCRUTON
Consultant Forester
August 2006

PROPOSED NEW HOUSE AT WESTSIDEWOOD - Indicative Site Plan



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30 15 0 30 60 90 120 150 180
Metres



Centre Coordinates: 297189 851398

National Grid sheet reference at centre of this Siteplan: NS9751

Supplied by: Loy Surveys Ltd
Serial Number: 00040200

Licence No 100004974

Planetree Ltd, Townfoot, Carnwath, Lanarks. ML11 8JY

Production 5

Fraser Dunlop
Westsidewood
Carnwath
Lanarkshire
ML11 8LJ

South Lanarkshire Council
Planning Department
South Vennel
Lanark

24th July 07

Re: Planning Application for Proposed Dwellinghouse (Ref No: CL/07/0247)

Further to our meeting on 16th July 2007, regarding the above planning application, I write to confirm the key points raised in the course of our discussion.

The primary purpose of the proposed dwellinghouse is to support a major woodland regeneration project on adjacent land that forms part of the Westsidewood Home Farm Estate.

Approval has been obtained, through the Forestry Commission's Woodland Grant Scheme, to establish 11.4 hectares of mixed conifer and broadleaf woodland. This is a long-term project with an anticipated project lifespan of up to 10 years. And the proposed dwellinghouse is essential for the success of the project. The house would provide the onsite accommodation required to undertake critical woodland management activities associated with a project of this scale, including crop protection and vermin control, and ongoing woodland and boundary maintenance and management tasks.

The woodland scheme includes public access provision and the map provided in Appendix 1 shows the interface between the woodland regeneration project and the proposed dwellinghouse. Given the importance of on-site woodland management facilities to the overall project, I would be fully supportive of conditions being applied should planning approval be granted (e.g. relations to future resale of the property)

A further point discussed was in relation to the land status of the location of the proposed dwellinghouse. I would like to reiterate that the proposed site is a mine spoil heap, and not greenbelt land. The landscaping that would be undertaken as part of this development would enhance the visual appearance of an area commonly used, at present, as a fly tipping site and, consequently, a general blight on the local landscape.

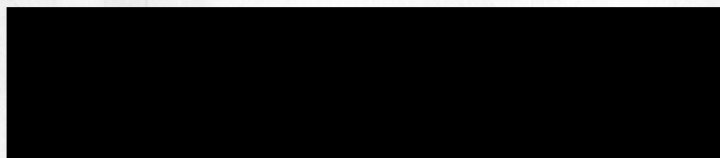
It is also important to note that the house would be screened from view by trees in both an east and west direction, and would not be visible from the south due to the natural contours of the land. The report provided in Appendix 2 includes details of additional planned improvements for the existing woodland in the area immediately surrounding the location of the proposed dwellinghouse. This includes plans for the felling and disposal of dead, dying and diseased trees, and a number of additional improvements aimed at revitalising and improving the area around the house site, and the wider surrounding area.

Finally, in response to the road safety issues that have been raised, I would like to stress that several options could be considered to help address these concerns. Proactive landscaping around the entrance to the site offers one potential solution to enhancing visibility. Alternatively, the site entrance could be relocated to points either east or west of the current entrance (as indicated on the map provided in appendix 3) without detriment to the overall visual integration of the development with the surrounding landscape.

Overall, I believe that the proposed dwellinghouse, when considered in the context of the wider woodland regeneration project, complies fully with the requirements specified in Policy CRE1 of the South Lanarkshire Local Plan. The development would greatly enhance the character and amenities of the surrounding landscape through reinstating trees and woodlands, improving the ecological diversity the area, and supporting wildlife.

Thank you again for taking the time to meet with me to discuss this matter. Should you feel that a site visit would assist in your deliberations, I would welcome the opportunity to show you round the full area covered by the proposed project. I look forward to hearing from you in due course. In the meantime, however, please do not hesitate to contact me should you require any additional information.

Sincerely

A large black rectangular box redacting the signature of Fraser Dunlop.

Fraser Dunlop

FILE COPY

Enterprise Resources
Executive Director Iain Urquhart
Planning and Building Standards Services – Clydesdale Area

Fraser Dunlop Ltd
Westsidewood
Camwath
ML11 8LJ

Our ref: TF/YG/CL/07/0247
Your ref:
If calling ask for: Tony Finn
Phone: 01555 673154
Date: 16 August 2007

Dear Mrs Dunlop

Proposed dwellinghouse at Westsidewood, Carnwath

I write with reference to previous discussions and your letter dated 24 July 2007 regarding your proposals for a dwellinghouse at the above site.

A previous planning application for a house on the site was refused consent earlier this year on the grounds that it failed to comply with planning policy on new housing in the countryside in the adopted Upper Clydesdale Local Plan and finalised South Lanarkshire Local Plan. As I pointed out to you at our meeting the Council has also successfully defended refusals of planning permission for new housing in the area at appeal in the last 2 years.

You have now provided supporting information in that the proposed house is required in association with the management of a woodland to be established through the Forestry Commissions Woodland Grant Scheme. The criteria set out in policy CRE1 in the finalised Local Plan would be used to ~~access~~ your proposal. A copy of this is enclosed for your information. (Please refer to part 1).

I do have concerns that your proposal fails to comply with this policy. Firstly, you would have to show that the house is necessary to accommodate a full-time agricultural or forestry worker. I am not convinced based on the details available that this is the case. In considering previous applications for similar proposals, the Council has sought a report on the labour requirement from an organisation such as the Scottish Agricultural College. However, I would point out that in both cases the area to be planted was significantly greater than under your proposal. In addition you would have to show that no opportunities to re-use, convert or renovate an existing building. However, planning permission currently exists for the erection of 2 new houses and the conversion of outbuilding to two further houses at your haulage yard which would offer suitable accommodation to manage the woodland. Further, the new dwelling should be located, wherever possible, beside or within an existing group of buildings. I consider the position of the house shown on the previous application is inappropriate due to its sporadic location.

You have referred to an application for a forestry worker at Blackcastle Wood near Tarbrax that has been granted. I have viewed the file and would advise that this application was granted under the general terms of policy 73 of the Upper Clydesdale Local Plan and that a justification was not required in this instance. Your proposal has already been assessed against policy 73 and was found not to comply for the reasons set out in the decision notice. In addition the removal of an area of spoil and tipping would not comply with policy in either the adopted or finalised Local Plan.

Council Offices, South Vennel, Lanark, ML11 7JT Phone: 01555 673000 Fax: 01555 673573
Text Phone: 01698 454039 Email: enterprise.lanark@southlanarkshire.gsx.gov.uk



INVESTOR IN PEOPLE



I hope that the above clarifies the Councils position. Please call me if you wish to discuss any aspect further or submit further details in support of the proposal.

Yours sincerely



Tony Finn
Area Manager

Enc.

Production 7

Fraser Dunlop Ltd
Westsidewood
Carnwath
ML11 8LJ

South Lanarkshire Council
South Vennel
Lanark
ML11 7JT

23rd Nov 07

FAO Linda Dickson

Dear Mrs Dickson

I am writing to you today to ask if we could arrange a meeting to discuss the development of a new property.

As we are nearing an age where we would like to take a back seat from the business and allow the next generation of the family to take the reins. We had hoped to obtain permission to build a house still on our land, but not within the yard. So that we are close enough if required but not too far away.

The reason for the location that we suggested was that at the moment it is used for fly tipping, and we had thought it would be beneficial to yourselves and to any one living in this area, as it would prevent any more tipping spoiling the visual aspect of the surrounding area and prevent the council having to come out to clear away the mess that is often left.

As you know, we also have planning in place for the development of a courtyard consisting of 2 new build houses and 2 conversions. This planning has a condition that the business must cease to trade from these premises before any works take place. We discussed our intentions with a couple of developers, but they have insisted that they would only bid favourable on the property should they be able to buy the whole as a lot. This would mean that both ourselves and our daughter who currently lives next door would have to look for new homes.

Should this be the route we choose to take, as we have lived in this area for many years and in relative seclusion, we would like to continue to do so, and as we would still own the agricultural part of the land here would like a house still attached to the land in order to tend the area.

We are open to any suggestions or alterations you may have in order for us to reach a mutual decision.

Regards

Fraser Dunlop

369591
PL

Enterprise Resources
Executive Director Iain Urquhart
Planning and Building Standards Services – Clydesdale Area

Fraser Dunlop Ltd
Westsidewood
CARNWATH
ML11 8LJ

Our ref: LD/KB/18/35
Your ref:
If calling ask for: Lynda Dickson
Phone: [REDACTED]
Date: 8 January 2008

Dear Mr Dunlop

Proposed dwellinghouse, Westsidewood, Carnwath

I refer to your letter of 23 November 2007 regarding the possibility of constructing a new dwelling at the above site.

I note from previous correspondence that the local plan policy position in relation to proposed residential development in such locations was fully explained in Mr Finn's letter of 16 August 2007. I would advise you that this position has not changed over the intervening months and that an application based on your proposal would not be likely to receive a favourable recommendation.

However, should you still wish to meet to clarify matters further please contact Lynda Dickson on the above number.

Yours sincerely

[REDACTED]
Tony Finn
Area Manager

Council Offices, South Vennel, Lanark, ML11 7JT Phone: 01555 673000 Fax: 01555 673573
Text Phone: 01698 454039 Email: enterprise.lanark@southlanarkshire.gsx.gov.uk



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40 WOODLANDS DRIVE
LANARK
ML11 9FS

Executive Director
Corporate Resources
South Lanarkshire Council
Council Offices
Almada Street
Hamilton
ML3 0AA

For the attention of Pauline MacRae/Karen Bartie

9 September 2010

Dear Sir

Planning Objection
Westsidewood Farm, Carnwath

I wrote in November last year to voice my objection to the proposal by Fraser Dunlop for the construction of a house on land at Westsidewood Farm, Carnwath.

The reason for my objection was to allow the land to be used for business use in order to keep local jobs. The Planning Director in his report appears to dismiss my objection. The TUC state that it will take at least 14 years for jobs to recover to pre-recession levels. If the Council is not prepared to support local businesses I would say that it would be better to allow a house to be built, creating spin-off for local businesses and suppliers. This would be far better than to leave the site open for fly-tipping.

I would like to change my mind and I will now wholeheartedly support this proposal.

Yours faithfully

JAMES ANGUS

98 Murray Terrace
CARNWATH
ML11 8HX

Administration Officer
South Lanarkshire Council
Council Offices
Almada Street
Hamilton
ML3 0AA

9th September 2010

Your Ref: PLRB/NOR/CL/10/005

Dear Ms MacRae/Bartie

Planning Objection Westsidewood Farm

Thank you for your letter regarding the planning review by Mr & Mrs Fraser Dunlop against the Council's decision to refuse permission for the construction of a house on land at Westsidewood Farm.

I understand from the Delegated Report on Application CL/09/0483 that inadequate public services are not material planning considerations. Since I wrote my objection the roads have been improved and therefore I no longer have any objection to this proposal.

Yours faithfully

Linda Palmer

RECEIVED
FOR INFORMATION

96 Cloglands
Forth
ML11 8DY

Pauline MacRae/Karen Bartie
Corporate Resources
South Lanarkshire Council
Council Offices
Hamilton
ML3 0AA

10 September

Dear Ms MacRae,

I refer to the planning review submitted by Mr and Mrs Fraser Dunlop at Westsidewood Farm, Auchengray.

I objected to the application at Westsidewood Farm because I thought that there was enough land zoned for housing in Whitburn, Livingston and Hamilton, and this is where this house should be built. I now see that fewer houses are being built in Scotland than ever before and the Scottish Government is committed to increasing the rate at which houses will be built, including housing in countryside areas.

I have thought again about this proposal and I would like to withdraw my objection. The land would be better used to allow a new house to be built to help the housing crisis and to tidy up this area.

Yours faithfully

Angela Frame

SC SOUTHLANARKSHIRE COUNCIL CORPORATE RESOURCES ADMINISTRATION	
15 SEP 2010	
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Mr William Rice
7 Jeanfield Road
Carnwath
ML11 8LS

11 September 2010

Administration Officer
South Lanarkshire Council
Council Offices
Almada Street
Hamilton
ML3 0AA

Planning Objection

Dear Sir

I refer to your letter regarding the Planning Review lodged by Mr and Mrs Fraser Dunlop on the site at Westsidewood Farm, Carnwath.

I understand that my objection on the grounds that the proposal would create noise along a pleasant unspoilt country road has been overruled by your planners and that any noise created would be investigated by Environmental Services.

Therefore there are no grounds for me to maintain my objection to this proposal.

Yours sincerely

William Rice

36 Carnwath Road
Braehead
Forth
ML11 8EY

Administration Officer
South Lanarkshire Council
Council Offices
Almada Street
Hamilton
ML3 0AA

Planning Review CL/09/0483


Dear Sir/Madam

Thank you for the opportunity to offer more comment on the proposal by Mr and Mrs Fraser Dunlop at Westsidewood Farm.

Since I wrote my objection letter on 12th November last year I am pleased to say that the Council has now resurfaced most of the roads in the area and this deals with my objection.

I would like to say that I now have no objections to this application. In fact I now think it would be a big improvement if this site was developed with a house. The site is gated and is locked but this does not prevent people from using this as a rubbish tip. If a house was built this would not happen, and the area would be much improved.

Therefore I withdraw my objection and I would like you to record that I now fully support Mr and Mrs Dunlop's proposal.

Yours faithfully 

Andrew Peacock

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8 Birchwood Gardens
Bellsquarry
Livingston
EH54 9JR

Administration Officer
South Lanarkshire Council
Council Offices
Almada Street
Hamilton
ML3 0AA

8th September 2010

Planning Review Formation of One House Plot
Westsidewood Farm: Application CL/09/0483

Dear Sir/Madam

Thank you for your letter regarding the appeal by Mr and Mrs
Fraser Dunlop at Westsidewood Farm.

It seems from my reading of the delegated report on application
CL/09/0483 that my objections were disregarded as not being
relevant planning matters.

I have no other objections to this application. I therefore
withdraw my objections and hope that Mr and Mrs Dunlop succeed
with their appeal.

Regards

George McLarty

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15 SEP 2010	
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