

Report

Report to:	Planning Committee
Date of Meeting:	1 May 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/18/0009
Planning proposal:	Erection of four agricultural buildings together with the erection of two managers dwellinghouses

1 Summary application information

Application type:	Detailed planning application
Applicant:	Hewitt Farms
Location:	Park Farm Biggar Road Carnwath ML11 8LU

2 Recommendation(s)

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

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

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

3 Other information

- ♦ Applicant's Agent: BHC Ltd
- ♦ Council Area/Ward: 03 Clydesdale East
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
POL 2 - Climate Change
POL 3 - Green belt and rural area
POL 4 - Development Management and Place Making
POL 11 - Economic Recovery and Regeneration

Supplementary Guidance

Sustainable Development and Climate Change
Green Belt and Rural Area
Development Management Placemaking and Design

- ♦ **Representation(s):**

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

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Planning Application Report

1 Application Site

- 1.1 The application site forms part of the landholding of Park Farm on Biggar Road just outside the settlement of Carnwath. The site is centred on the existing steading which comprises a farm house, traditional outbuildings and a recently erected grain drying facility. It is located approximately 270m to the south of the settlement boundary of Carnwath. The farm unit also comprises a second area to the east of the farm steading approximately 470m beyond the eastern boundary of Carnwath (this parcel does not form part of the current application site). The two land parcels are separated by a 170m wide woodland belt. The application site is bounded in all directions by agricultural land. The land is generally undulating but overall rises gently from south to north towards Carnwath.

2 Proposal(s)

- 2.1 The applicants have recently purchased two agricultural holdings namely Heads Inn Farm (located at the edge of Carnwath) and Park Farm totalling approximately 590 acres with the intention of consolidating existing agricultural businesses. This application is being made to further facilitate this venture and establish a single farm steading to operate the expanded farming activity on the unit. This involves the relocation of the Heads Inn steading and two associated dwellings to Park Farm, in order to create a consolidated agricultural enterprise in the form of a free range hen laying unit, a dairy cross calf rearing unit and a beef finishing unit. To this end, they have already created a new grain drying facility at the farm steading and are currently preparing the land to erect a free range poultry shed in the field 470m to the east of the steading and which already benefits from planning permission.
- 2.2 In detail the applicants are seeking detailed consent for the following elements:

Four Agricultural Buildings

The applicant proposes to erect four agricultural buildings to expand the current agricultural activities. These buildings would be erected adjacent to the existing farm steading for the purposes of cattle farming with the introduction of a calf rearing and beef finishing sheds and a building for storing silage and straw. The new sheds will be steel framed portal sheds with a pitched roofs finished in green metal profile cladding, concrete and timber.

Erection of Two Dwellinghouses

The applicant proposes to erect 2 additional residential units on the farm to oversee and manage the farming activities on the site. One of the houses would be located within the confines of the existing farm steading and the second located between the farm steading and the new poultry unit approximately 140m to the east of the steading. Both houses are two storey in height in keeping with the existing stone built farmhouse. Both would have a square footprint and incorporate an integral double garage. They would be finished in a mixture of stone and render with a pitched roof. Both houses will be accessed from the existing farm access road off Biggar Road.

- 2.2 The applicants have submitted supporting documents including a Labour Requirement Report from SAC Consulting, Design Statement and Phasing Statement in support of the application and believe that the proposed farming business would be beneficial to the local economy. In the Phasing statement they suggest the main house would be

built first to oversee the existing business and the building of the new agricultural sheds and the second house would be built after the erection of the final shed.

3 Background

3.1 Local Plan Background

3.1.1 The application site is located within the Rural Area where Policy 3: Green belt and Rural Area of the adopted South Lanarkshire Local Development Plan applies. Policy 2: Climate Change, Policy 4: Development Management & Place Making, Policy 11: Economic Recovery & Regeneration of the SLLDP along with Supplementary Guidance on Sustainable Development and Climate Change; Green Belt and Rural Area; and Development Management Placemaking and Design also apply.

3.2 Government Advice/Policy

3.2.1 Scottish Planning Policy (SPP) encourages a flexible approach to ensure that changing circumstances can be accommodated and new economic opportunities realised. It states that the planning system should support economic development in all areas by supporting development which will provide new employment opportunities and enhance local competitiveness and promote the integration of employment generation opportunities with supporting infrastructure and housing development. It further advises that Planning Authorities should ensure that new development safeguards and enhances an area's environmental enhancement and regeneration.

3.2.2 In terms of rural development, the guidance states that development plans should support more opportunities for small scale housing development in all rural areas, including new clusters and groups, extensions to existing clusters and groups and new build housing which is linked to rural businesses or would support the formation of new businesses by providing funding. All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards. The guidance explains that different landscapes will have a different capacity to accommodate new development, and the siting and design of development should be informed by local landscape character.

3.3 Planning Background

3.3.1 CL/16/0242 - Erection of extension and associated alterations to agricultural grain store building to house 3 no. biomass burners. This building was approved in July 2016 and has been erected. The building is located adjacent to the existing farm house and forms part of the existing farmstead building group.

CL/17/0482 - Erection of commercial chicken shed, feed hoppers, access road, parking and agricultural dwelling with detached garage on land approximately 550m east of the existing farmstead. The chicken shed and dwelling was approved in December 2017 and is currently progressing on site with the commencement of pre-development ground works including an archaeological investigation.

4 Consultation(s)

4.1 **Environmental Services** – offer no objections subject to informatives on construction noise, contaminated land action plan and gaining SEPA drainage approval.

Response: Noted. Relevant informatives can be attached should consent be granted.

4.2 **Roads & Transportation Services (South Division)** – offer no objections subject to conditions and advice notes regarding access, parking, road opening permits and drainage.

Response: Noted. Relevant conditions and informatives can be attached should consent be granted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal was advertised in the local press for the non-notification of neighbours, following which no letters of objection have been received.

6 Assessment and Conclusions

- 6.1 The applicant seeks planning permission for a mixed use development comprising the erection of four agricultural buildings along with the erection of two managers' dwellinghouses at Park Farm, Carnwath. The determining issues which require to be taken into account in the assessment of this application are compliance with local plan policy, government guidance and its impact on the residential and rural amenity of the area.
- 6.2 The site is located outwith the settlement of Carnwath and within the Rural Area where Policy 3: Green belt and Rural Area of the adopted South Lanarkshire Local Development Plan applies. This policy states the green belt and rural area functions primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to be located in the countryside will be expected to be accommodated within settlements. Development will be permitted where it is demonstrated that there is a specific locational requirement and established need for a proposal and it is an appropriate use in the green belt and rural area. Any housing development associated with a business within the rural area is required to conform to Policy GBRA 11: House Associated with Established Business of the Green Belt and Rural Area SG. Business proposals in the rural area should conform to Policy 11: Economic Recovery & Regeneration and GBRA 1: Economy/business related developments of the Green Belt and Rural Area SG.
- 6.3 Policy 11 states that the Council will support activities that maximise economic development and regeneration particularly through implementation of the policies in the plan. Priority will be given to development proposals that deliver physical and community regeneration and positively contribute to the local economy. Policy GBRA 1 states that within the green belt and the rural area the Council will initially seek to direct economy and business related proposals to industrial areas within existing settlements, or within smaller village envelopes where acceptable environmental standards can be met. The Council will, however, seek to support the rural economy by promoting rural diversification and facilitating job creation by encouraging development of an appropriate type and scale. Agricultural businesses are generally considered acceptable in the countryside and in this case a locational need has been demonstrated in that it would be linked to the applicants existing related agricultural activities on the applicants wider land holding. The addition of a beef finishing shed and the calf rearing sheds would help diversify this business further (in addition to the previously approved poultry unit). The new buildings are grouped around the existing farm buildings, are of a suitable scale and design and located a sufficient distance from the nearest houses to avoid any impact on residential amenity. In addition, there are no infrastructure issues. It is, therefore, considered that the business element of the proposal complies with Policies 11 and GBRA 1.
- 6.4 The applicant also proposes to erect two residential dwellings on site to facilitate the operation of all the agricultural activities that will be run from the steading. Policy GBRA 11 states that where living accommodation is required in association with an existing established business or enterprise within the countryside the proposals will be

assessed against a set of criteria which demonstrate that the proposed dwellings are essential to the functional needs of the enterprise; the siting, design and location of the proposed dwelling should not adversely affect the character and amenity of its surroundings; and should demonstrate that the existing business or enterprise is viable and financially sound with a clear prospect of remaining so. Proposals should have no adverse impact in terms of road safety or have an adverse impact on biodiversity, protected species, or features which make a significant contribution to the cultural and historic landscape value of the area.

- 6.5 The applicant has submitted supporting documents that demonstrate that the new poultry unit and proposed expansion of the business through the erection of the proposed sheds require a high number of man hours to run the combined farming activities on the agricultural unit and why there needs to be a continued presence on the farm unit to supervise and run these activities. The larger of the two new houses, while not part of the main building group that would be created, is located so that views of it from the wider area are limited and would not detract from visual amenity of the wider countryside. Operationally, this house would provide supervision of both the main farm steading and the nearby chicken shed to the east, whilst providing the main accommodation on the unit for the overall management of the farm enterprise by the farm owner. The day to day activities will be managed by the occupants of the second proposed residential unit which would be integrated visually into the building grouping. Overall the creation of two additional residential units on the farm has been demonstrated as necessary for the management of the farm while their location is considered acceptable in terms of the operation of the farm.
- 6.6 In assessing this application it is important to refer to Government guidance, which has been summarised under section 3.2 of this report. The recently published SPP document emphasises the importance of the planning system being flexible and supportive of economic opportunities. The consolidation of separate areas of agricultural land within a single farm unit would aid the expansion of a rural business. The guidance also states that development plans should support more opportunities for small scale housing development which is linked to rural businesses or would support the formation of new businesses by providing funding. It stresses however that all new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards. In this case, the applicant has demonstrated that the housing is required to facilitate the operation of the farm business while its design, scale and location is satisfactory.
- 6.7 Policies 2: Climate Change and 4: Development Management & Place Making are also relevant. Policy 2: Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change. The proposal would result in the consolidation of two farm units into a single entity and would largely involve development on previously developed land or consolidate an existing group of buildings. The proposal would involve the use of existing infrastructure and services. As a result, the development would be sustainably located. The proposals avoid areas of flood risk, would have no significant adverse impacts on the water and soils environment, air quality, biodiversity and green networks and utilises renewable energy sources. Policy 4: Development Management & Placemaking states that all development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community. As stated above, the scale, location and layout of the various aspects of the proposal is acceptable, while the house designs and materials are considered acceptable. There are no roads or infrastructure issues.

- 6.8 To conclude, the proposal is considered to be a suitable form of development for the site and complies with local plan policy and national guidance. There would be no significant adverse impact on the residential or visual amenity, and there would be no significant adverse impact on the landscape character of the area. The development will result in an integrated agricultural business within a sustainable location that will be beneficial to the local economy and employment. It is therefore recommended that detailed planning permission is granted subject to conditions.

7. Reasons for Decision

- 7.1 The principle of the proposed development is acceptable on this site, and will have no significant adverse impact on residential or visual amenity of the area. The proposal raises no significant environmental or infrastructure issues and complies with Policies 2, 3, 4 and 11 of the adopted South Lanarkshire Local Development Plan and associated Supplementary Guidance.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

13 April 2018

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Neighbour notification letter dated
- ▶ Consultations
 - Roads Development Management Team

Environmental Services

16.03.2018

Contact for further information

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

Steven Boertien, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB

Ext 5116 (Tel: 01698 455116)

E-mail: steven.boertien@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/18/0009

Conditions and reasons

1. That before any work commences on the site, a scheme of landscaping for the area shaded green on the approved plans shall be submitted to the Council as Planning Authority for written approval and it shall include:
 - (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc. including, where appropriate, the planting of fruit/apple trees;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

2. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of the visual amenity of the area.

3. The phasing of the development shall be as per details described in the document Phasing Considerations - Agricultural Extension 100082967. In particular all the agricultural buildings hereby approved shall be completed and operational before the second of the two houses (western dwelling) is completed and occupied.

Reason: In order to ensure a properly programmed development in line with the justification for the residential units on the farm.

4. That the occupation of the two dwellinghouses authorised by this permission shall be limited to the owner of Park Farm or a person solely or mainly employed or last employed in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997, on the unit of Park Farm or a dependant of such a person residing with him or her or the widow or widower of such a person.

Reason: The site is located within an area identified in the development plan as being inappropriate for new residential development unless related to the essential needs of this agricultural unit.

5. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable urban drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been

completed in accordance with the details submitted to and approved by the Council as Planning Authority.

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

6. That no development shall commence on site until the applicant provides written confirmation from Scottish Water and SEPA to the Council as Planning Authority that the site can be satisfactorily served by a water supply and sewerage scheme designed in accordance with their standards.

Reason: To ensure the provision of a satisfactory water supply and sewerage system.

7. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

8. That the roof of the two dwellings hereby approved shall be clad externally in natural slate or a Good Quality slate substitute.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the rural area.

9. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

10. That before each element of the development hereby permitted is occupied or brought into use, all the fences or walls for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 8 shall be erected for that element of the development and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

11. That before the development hereby approved is completed or brought into use, the vehicular access to the site shall be upgraded to be a minimum of 5.5m wide for the first 15m from Biggar Road and shall be constructed in hard standing in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interests of traffic and public safety.

12. That before each of the dwellings hereby approved are completed or brought into use a minimum of 3no. parking spaces (2.9m x 5.5m modules) shall be laid out, constructed and thereafter maintained for both properties to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities per dwelling.

13. That before the development of the agricultural sheds hereby approved are completed or brought into use, adequate parking shall be provided within the site to accommodate the vehicles generated by the various farm activities and to ensure that the internal access roads are not impeded by parked vehicles. These parking areas shall thereafter be maintained to the specification of the Council as Roads and Planning Authority.

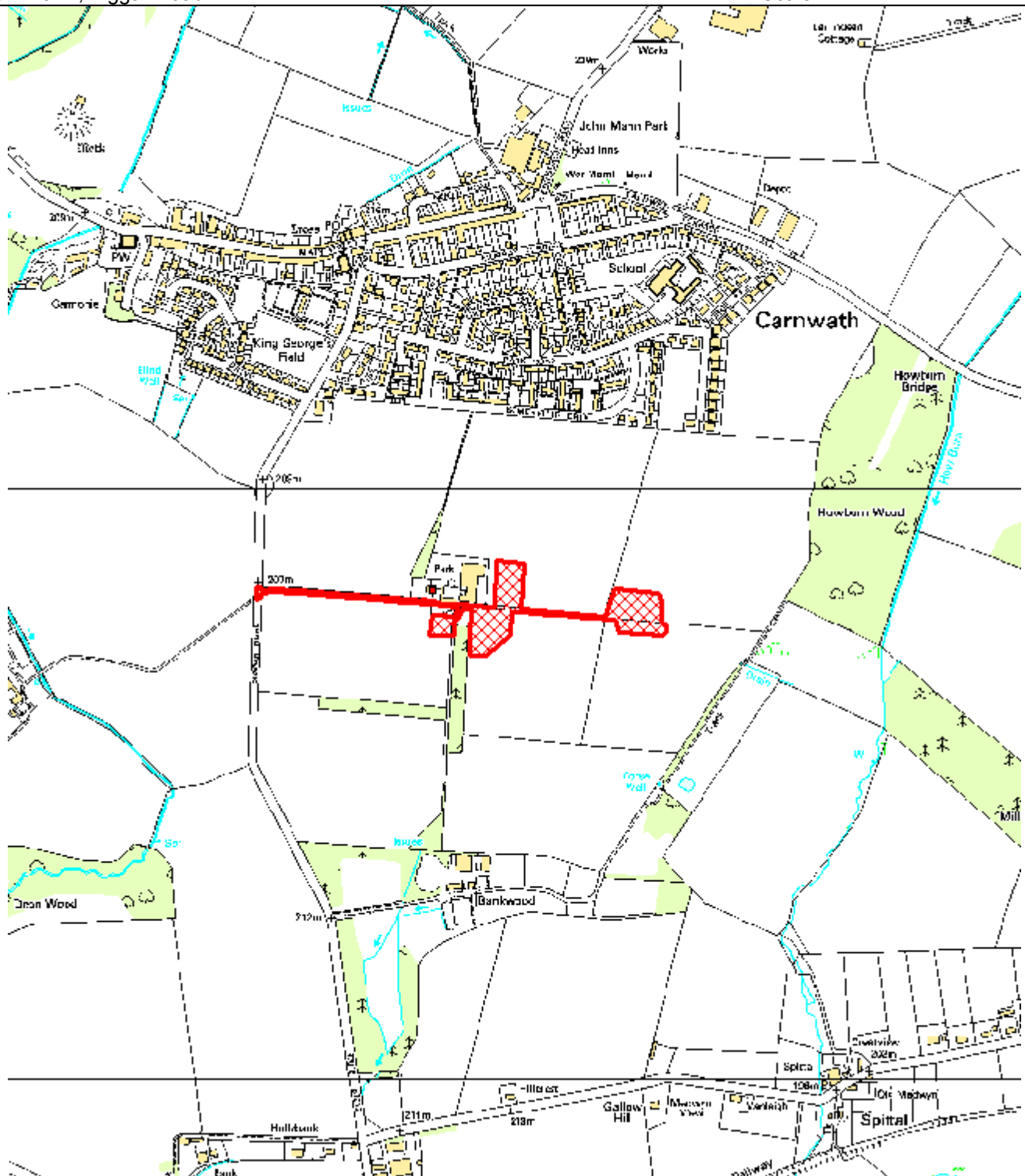
Reason: To ensure the provision of adequate parking facilities within the site.

14. That no gates or other obstructions shall be erected within the first 15 metres of the driveway as measured from the edge of the road.

Reason: In the interests of traffic and public safety.

15. The surface of the upgraded access shall be so trapped and finished in hard standing for a minimum of 15m as to prevent any surface water or deleterious material from running onto or entering the road.

Reason: In the interests of traffic safety and to prevent deleterious material entering the road.



FOR INFORMATION ONLY

