



Council Offices, Alameda Street
Hamilton, ML3 0AA

Tuesday, 03 April 2018

Dear Councillor

Clydesdale Area Committee

The Members listed below are requested to attend a meeting of the above Committee to be held as follows:-

Date: Tuesday, 13 February 2018
Time: 14:00
Venue: Jerviswood Room, Memorial Hall, Lanark,

The business to be considered at the meeting is listed overleaf.

Members are reminded to bring their fully charged tablets to the meeting

Yours sincerely

Lindsay Freeland
Chief Executive

Members

Richard Lockhart (Chair), Mark Horsham (Depute Chair), Alex Allison, Poppy Corbett, George Greenshields, Lynsey Hamilton, Eric Holford, Eileen Logan, Julia Marrs, Ian McAllan, Catherine McClymont, Colin McGavigan, David Shearer

BUSINESS

1 Declaration of Interests

- 2 **Minutes of Previous Meeting** 5 - 8
Minutes of the meeting of the Clydesdale Area Committee held on 21 November 2017 submitted for approval as a correct record. (Copy attached)

Item(s) for Decision

- 3 **Application CL/17/0469 - Erection of a One and Three Quarter Storey House (Amendment to House Type, Planning Application CL/13/0303) at Plot 3 Boat Farm, Boat Road, Thankerton** 9 - 20
Report dated 25 January 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 4 **Application CL/17/0485 - Formation of 3 House Plots at Gillfoot Nursery, Waygateshaw Road, Carluke** 21 - 34
Report dated 25 January 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 5 **Application CL/17/0486 - Temporary Siting of Agricultural Polytunnel and Associated Building Structures (Retrospective) at Herons Point, Mouse Valley Drive, Cleghorn, Lanark** 35 - 50
Report dated 26 January 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached)
- 6 **Application CL/17/0517 - Erection of a 2 Storey Side Extension at 2 Friarsdene, Lanark** 51 - 64
Report dated 29 January 2018 by the Executive Director (Community and Enterprise Resources). (Copy attached)

Item(s) for Noting

- 7 **Community Learning and Home School Partnership Service**
Presentation by Susan Sandilands, Senior Community Learning and Home School Partnership Worker, Education Resources

Item(s) for Decision

- 8 **Community Grant Applications** 65 - 68
Report dated 29 January 2018 by the Executive Director (Finance and Corporate Resources). (Copy attached)

Urgent Business

- 9 **Urgent Business**
Any other items of business which the Chair decides are urgent.

For further information, please contact:-

Clerk Name: Jane Muirhead

Clerk Telephone: 01698 454242

Clerk Email: jane.muirhead@southlanarkshire.gov.uk

CLYDESDALE AREA COMMITTEE

Minutes of meeting held in Jerviswood Room, Lanark Memorial Hall, 21 St Leonard Street, Lanark on 21 November 2017

Chair:

Councillor Richard Lockhart

Councillors Present:

Alex Allison, Poppy Corbett, Lynsey Hamilton, Eric Holford, Mark Horsham (Depute), Eileen Logan, Catherine McClymont, Colin McGavigan, Julia Marrs, David Shearer

Councillors' Apologies:

George Greenshields, Ian McAllan

Attending:**Community and Enterprise Resources**

M Polland, Roads Area Manager (Clydesdale)

Education Resources

C Pennock, Headteacher, Auchengray Primary School

Finance and Corporate Resources

J Muirhead, Administration Adviser

Also Attending:**Police Scotland**

Superintendent R Hay; Inspector M Speirs; T Flynn, Police Liaison Officer

Order of Business

The Committee decided: that the items of business be dealt with in the order minuted below.

1 Declaration of Interests

The following interests were declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
McClymont and Marrs	Community Grant Application CL/44/17 Tolbooth Heritage Trust, Lanark	Trustees
	Community Grant Application CL/46/17 Lanark Business Group	Known to applicant
	Community Grant Application CL/53/17 Lanark Community Development Trust	Members

2 Minutes of Previous Meeting

The minutes of the meeting of the Clydesdale Area Committee held on 12 September 2017 were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 Police Scotland - Presentation

Superintendent Hay and Inspector Speirs provided the following details of the South Lanarkshire Policing Plan:-

- ♦ counter terrorism
- ♦ serious organised crime and drugs
- ♦ serious violent crime and public protection
- ♦ road safety
- ♦ public confidence and local engagement
- ♦ acquisitive crime
- ♦ anti-social behavior and hate crime

Information was also provided on the following local successes:-

- ♦ wellbeing pilot being rolled out throughout Police Scotland
- ♦ new operating model introduced on 9 May 2017:-
 - ♦ Local Policing Team (LPT) resilience to respond to emergencies
 - ♦ Local Problem Solving Team (LPST) - increased visibility and community engagement
- ♦ focus on repeat victims, locations and offenders
- ♦ ability to dedicate time to most vulnerable in our community
- ♦ ability to react quickly and effectively on emerging issues

Superintendent Hay and Inspector Speirs, having responded to members' questions, were thanked for their informative presentation.

The Committee decided: that the presentation be noted.

[Reference: Minutes of 29 November 2016 (Paragraph 3)]

4 Roads Investment Plan - Progress Report

A report dated 7 November 2017 by the Executive Director (Community and Enterprise Resources) was submitted on progress with roads investment activity within the Clydesdale Area Committee area.

Details were provided on the:-

- ♦ phasing of the £126 million expenditure on the Roads Investment Plan from 2008/2009 to 2018/2019
- ♦ progress made in relation to the scheme within the Clydesdale Area Committee area which showed that, as at 19 September 2017, 32 schemes had been completed and 36 were in progress or programmed to be completed by the end of March 2018

The Roads Area Manager gave a presentation on key aspects of the Roads Investment Plan and responded to members' questions. The Chair, on behalf of the Committee, thanked the Roads Area Manager and his employees for their efforts in respect of the progress that had been made.

The Committee decided: that progress with the Roads Investment Plan within the Clydesdale Area Committee area be noted.

[Reference: Minutes of 29 November 2016 (Paragraph 6)]

Councillors Hamilton and Marrs left the meeting during this item of business

5 Education Scotland Report - Auchengray Primary School, Carnwath, Lanark

A report dated 6 November 2017 by the Executive Director (Education Resources) was submitted on the outcome of the inspection of Auchengray Primary School, Carnwath, Lanark made by Education Scotland.

The inspection had taken place in September 2017 as part of a national sample of primary education and the inspection letter reporting on the findings had been published on 31 October 2017.

A number of particular strengths of the school had been highlighted in the inspection letter. The areas for improvement, agreed with the school and education authority, had been incorporated into the school's improvement plan and parents would be informed of progress. Education Scotland had intimated that they would make no further visits in connection with this inspection.

C Pennock, Headteacher, having spoken on key aspects of the report and responded to members' questions, was congratulated on the positive inspection report.

The Committee decided: that the report be noted.

6 Community Grant Applications

A report dated 7 November 2017 by the Executive Director (Finance and Corporate Resources) was submitted on applications for community grant.

Following discussion, it was agreed that the award of grant to Lanark Community Development Trust (CL/53/17) be reduced by £100 to £300.

The Committee decided:

- | | | |
|-----|-------------------|--|
| (a) | Applicant: | St Nicholas Playgroup and Toddlers, Lanark (CL/9/17) |
| | Purpose of Grant: | Materials and administration costs |
| | Amount Awarded: | £250 |
| (b) | Applicant: | Friends of Volunteering in Clydesdale, Lanark (CL/42/17) |
| | Purpose of Grant: | Outing and entrance fees |
| | Amount Awarded: | £250 |
| (c) | Applicant: | Tolbooth Heritage Trust, Lanark (CL/44/17) |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £700 |

Councillor McClymont, having declared an interest in the above application, withdrew from the meeting during its consideration

- | | | |
|-----|-------------------|---|
| (d) | Applicant: | Scottish Old People's Welfare Committee (Douglas Branch) (CL/45/17) |
| | Purpose of Grant: | Outing, entrance fees and administration costs |
| | Amount Awarded: | £290 |
| (e) | Applicant: | Lanark Business Group (CL/46/17) |
| | Purpose of Grant: | Equipment |
| | Amount Awarded: | £650 |

Councillor McClymont, having declared an interest in the above application, withdrew from the meeting during its consideration

- (f) Applicant: Come Paint with Us, Blackwood (CL/47/17)
Purpose of Grant: Start-up costs
Amount Awarded: £250
- (g) Applicant: KFM Tenants' Group, Carluke (CL/48/17)
Purpose of Grant: Specialist transport and entrance fees
Amount Awarded: £300
- (h) Applicant: St Mary's Monday Club, Lanark (CL/49/17)
Purpose of Grant: Outing
Amount Awarded: £200
- (i) Applicant: Crawfordjohn Heritage Venture Trust, Biggar (CL/50/17)
Purpose of Grant: Administration and publicity costs
Amount Awarded: £200
- (j) Applicant: Lanark Community First Responders, Lanark (CL/52/17)
Purpose of Grant: Start-up costs
Amount Awarded: £250
- (k) Applicant: Lanark Community Development Trust (CL/53/17)
Purpose of Grant: Equipment
Amount Awarded: £300

Councillor McClymont, having declared an interest in the above application, withdrew from the meeting during its consideration

- (l) Applicant: Boghead Community Group, Lesmahagow (CL/54/17)
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (m) Applicant: Carmichael Primary Parent Council, Biggar (CL/56/17)
Purpose of Grant: Equipment
Amount Awarded: £400
- (n) Applicant: Carnwath 2000 (CL/58/17)
Purpose of Grant: Materials and administration costs
Amount Awarded: £370
- (o) Applicant: Clydesdale Horse Society, Lanark (CL/59/17)
Purpose of Grant: Administration and publicity costs
Amount Awarded: £400
- (p) Applicant: Carmichael Playschool, Biggar (CL/60/17)
Purpose of Grant: Entrance fees and equipment
Amount Awarded: £260

7 Urgent Business

There were no items of urgent business.

Report

3

Report to:	Clydesdale Area Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0469
Planning Proposal:	Erection of a One and Three Quarter Storey House (Amendment to House Type, Planning Application CL/13/0303) at Plot 3, Boat Farm, Boat Road, Thankerton

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Alastair Storry
- Location : Plot 3 Boat Farm
Boat Road
Thankerton
ML12 6NU

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (subject to conditions)

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: Burrell Design Studio
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2: Climate Change
Policy 3: Green Belt and Rural Area
Policy 4: Development Management and Placemaking

Green Belt and Rural Area Supplementary Guidance 2015

- ◆ Representation(s):
 - ▶ 6 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters
- ◆ Consultation(s):

Roads Development Management Team

Planning Application Report

1 Application Site

- 1.1 The application site comprises a portion of cleared ground at Boat Farm, Thankerton on which there previously stood a steel portal agricultural building and silo. The site is level, though it sits lower than the adjoining Boat Road, and is bordered on the north by a recently completed conversion of a stone built agricultural shed. The eastern boundary of the application site is defined by a newly formed stone dyke beyond which lies the private curtilage of Boat Farm's two storey farmhouse. To the south of the farmhouse, there is a new build dwelling. Access to the application site is taken from the original farm access situated on a bend of Boat Road which also serves Boat Farm and the new dwelling. Immediately adjacent to this access lies a bungalow.
- 1.2 Long views into the site are achievable from Boat Road as it leaves Thankerton, while views from the road to the north are more restricted due to the properties at Clyde Court, and the newly completed conversion within Boat Farm.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the erection of a one and three-quarter storey dwellinghouse on the remaining portion of the former steading redevelopment at Boat Farm. The western elevation of the house would be approximately 2.5 metres from the public carriageway. The dwelling would address both Boat Road and the private "courtyard, having doors on both elevations. It would also feature double dormers on the west elevation while four rooflights on the east elevation would provide further daylight to the kitchen, dining area and lounge, all located on the upper floor. A single storey extension, finished in vertical timber cladding, on the south gable accommodates the master bedroom and ensuite facilities. Two parking spaces would be provided within the site.

3 Background

3.1 Government Advice/Policy

- 3.1.1 Scottish Planning Policy directs that in areas which are accessible to cities and main towns or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanization of the countryside, a restrictive approach to new housing is appropriate, and that plans and decision making should set out the circumstances in which new housing outwith settlements may be appropriate.

3.2 Local Plan Background

- 3.2.1 The site is identified in the adopted South Lanarkshire Local Development Plan as being within the rural area and subject to assessment against Policy 3: Green Belt and Rural Area and Policy 4: Development Management and Placemaking. Further detailed guidance is contained within Supplementary Guidance 2: Green Belt and Rural Area.

3.3 Planning Background

- 3.3.1 Planning consent (CL/08/0065) was granted in 2009 for the conversion of the steading buildings to form 3 houses and the erection of two new build dwellings on the footprint of other buildings. Amendments to the new build house styles were approved in 2013 (CL/13/0303) by which time the conversion of the attached steading building had been completed. Further design amendments were approved in 2015 (CL/15/0272 and CL15/0373) to the conversion, positioned at the north-west corner of the farm yard. However these changes ensured that the house style continued to reflect the characteristics and style of agricultural buildings. In 2014 (CL/14/0313) consent was granted for the erection of one, new-build house to the south of the original farmhouse at Boat. The siting of that dwelling complied with the policies of the

adopted SLLDP as it rounded off the building group formed by Boat Farm and the neighbouring cottage.

4 Consultation(s)

- 4.1 **Roads and Transportation Services** – advise that there are no changes proposed that will require alterations to the conditions previously attached to application CL/13/0303
Response – Noted. The same conditions will be carried over from the earlier consent.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the proposal due to non-notification of neighbours, six letters of representation have been received, and are summarised as follows:

(a) The use of timber panelling is not a traditional feature and the house would fit better with the area if it were finished in render like the original farmhouse. The house should be designed to fit into its surroundings better using sandstone and slated roofs.

Response - The buildings and silo which previously stood on this site were finished with grey metal corrugated cladding on their walls and roof as common in such buildings of that era. Agricultural buildings from that time also used timber, often treated with bitumen to weather-seal them. The use of natural timber, especially larch cladding is considered a suitable in rural areas as its not only sustainable but also its ultimate colour and texture are more appropriate to the natural setting of a rural area than the ubiquitous render found in more urban localities. It should be noted that over time the colour of larch cladding, weathers down and becomes more silver grey in colour and this is considered highly appropriate to the visual harmony of the development at Boat Farm.

(b) The proposal is contrary to the Green Belt Policy and the sequential approach criteria for planning applications.

Response – Boat Farm lies in the rural area beyond Thankerton. The green belt as currently designated does not extend as far as Thankerton. The principle of residential development on this brownfield site has previously been established under planning application CL/08/0065, and this proposal is only to amend the style of the house.

(c) The local infrastructure will be adversely affected through increased traffic and congestion, and there is also insufficient drop off and pick up facilities for schools.

Response – The impact on local infrastructure has previously been assessed and the principle of a house on this site approved. The proposed change to the house style will not materially impinge on this, and Roads and Transportation Services have raised no objections.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks to amend the style of house to be erected as the final part of the redevelopment of the steading at Boat Farm. The determining issues in consideration of this application are its compliance with local plan policy, and its impact on the amenity of the surrounding area.
- 6.2 The principle of residential development on this site was first established in 2009 when consent was granted for the conversion of farm buildings to provide 3 dwellings and the erection of two new houses. The design ethos of the new builds onto

Quothquan Road was strongly influenced by the functional scale, massing and characteristics of agricultural buildings and silos widely found in Lanarkshire farms, and they would have made a bespoke and bold architectural statement at the junction with Boat Road. While the subsequent application (CL/13/0313) adopted a less modernistic design style it did maintain the functional agricultural appearance to the new dwellings by presenting strong, solid elevations to the public roads. This was not only for the internal privacy of the householders but also to focus the residential use inwards to the private “courtyard”, which has been demarked for each of the individual houses by stone dykes. The recently completed conversion at the T-junction (Plot 2) demonstrates how this approach delivers a modern and functional house whilst re-interpretating, in a visually invigorating manner a rural building that is respectful of its local context rather than slavishly repeating the domestic style and massing of numerous other rural new builds.

- 6.3 The current proposal to amend the house style requires to be assessed against the policies of the adopted South Lanarkshire Local Development Plan and its associated Supplementary Guidance, and as such Policies 2, 3 and 4 are applicable. Policy 2 - Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by meeting a number of criteria, including maximising the reuse of vacant and derelict land. The application is clearly brownfield as it was previously occupied by an agricultural building and silo. As part of the wider redevelopment of the steading at Boat Farm, such buildings and structures with their associated concrete footings have been removed and the curtilage of the individual properties defined and a beech hedge planted at the road side. Policy 3 – Green Belt and Rural Area states that development which does not require to be located in the rural area will be expected to be accommodated within settlements, other than in a couple of circumstances. These include proposals which involve the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown, and for limited development within clearly identifiable infill, gap sites and existing building groups. As noted above the principle of residential development has been established, and the circumstances at Boat Farm remain valid since that initial approval due to the redevelopment of a brownfield site; furthermore the proposal will complete the consolidation of the building group which comprises of the original farm, cottage, the conversions and the new build house.
- 6.4 Of particular relevance in the consideration of this proposal to amend the house style, and hence substantially change the complementary and unified design concept which has evolved at Boat Farm, is Policy 4 – Development Management and Placemaking, and its associated Supplementary Guidance in which Policy GBRA 6: Consolidation of existing building groups emphasises the requirement to respect and reflect the character of existing buildings. Accordingly, discussions occurred between the Council and the applicant’s agent with regards to the massing and architectural detailing of the proposal relative to the character of the completed conversions within Boat Farm.
- 6.5 The criteria within Policy 4 have been prepared within the context of strategic documents including Scottish Planning Policy and Creating Places. In that respect the Council expects the design and layout of new development to create buildings and places which respect their surroundings and contribute positively to the character of the area. In assessing the proposed amendments to the house style, materials and fenestration it is considered that there would not be an impact on local infrastructure, including the local road network, or on the water and air environment. The physical impact on adjacent buildings and the visual impact on the wider streetscape is negligible within the context of the wider landscape, the screening provide by ground

level changes and neighbouring buildings. The proposal is considered to comply with Policy 4.

- 6.6 In summary, the principle of amending the house style is acceptable to the policy principles of the SLLDP. Suitable conditions will be attached to any consent issued to ensure that the external finishes of the dwelling will only utilise high quality natural materials rather than man-made products to ensure that this house will compliment the visual appearance of the adjacent conversions. It is therefore recommended that planning permission, subject to conditions, be granted.

7 Reasons for Decision

- 7.1 The proposal will not adversely affect the rural or residential amenity of the area. It does not raise infrastructure or environmental issues, and complies with Policies 2 – Climate Change, 3 – Green Belt and Rural Area, and 4 – Development Management of the adopted South Lanarkshire Local Development Plan and its related supplementary guidance.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

25 January 2018

Previous References

- ◆ CL/08/0065
- ◆ CL/13/0303
- ◆ CL/14/0313
- ◆ CL/15/0272
- ◆ CL/15/0373

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 23/10/2017

- ▶ Consultations Roads and Transportation Services

- ▶ Representations

Representation from : Craig Carmichael, 67 Somerville Drive
Carnwath
ML11 8JW, DATED 21/12/2017

Representation from : Andrew Barr, No Address Given, DATED 21/12/2017

Representation from : Stephen A Forster, 3 Clyde Court
Thankerton
Biggar
ML12 6NU, DATED 21/12/2017

Representation from : Stephen John Mason, 8 Park Place
Lanark

ML11 9HH, DATED 21/12/2017

Representation from : Ross Galloway, 29A Wilsontown Road
Forth
ML11 8ER, DATED 21/12/2017

Representation from : Isabel Paton, 5 Longford
Forth
Lanark
ML11 8BG, DATED 21/12/2017

Contact for Further Information

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

Ailsa Shearer, Planning Officer, Montrose House, 154 Montrose House, Hamilton ML3 6LB
Ext 5273 (Tel: 01698 455273)
E-mail: ailsa.shearer@southlanarkshire.gov.uk

CONDITIONS

- 1 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.
- 2 That all window mullions shall be located on the same plane and finished in the same material as the external wall to which they relate.
- 3 That all rooflights shall be conservation style, and sit flush with the roof plane in which they are situated.
- 4 All colours to be used on the external elevations shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.
- 5 That the roof on the dwellinghouse hereby approved which shall be clad externally in natural slate, shall use a breathable membrane and shall not feature slate vents.
- 6 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 2011 (or any such order revoking or re-enacting that order), no development shall take place within the curtilage of this application site other than that expressly authorised by this permission without the submission of a further planning application to the Council as Planning Authority.
- 7 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 2011 (or any such order revoking or re-enacting that order), no fences, walls or other means of enclosure shall be erected within the curtilage of the application site, other than that expressly authorised by this permission, without the submission of a further planning application to the Council as Planning Authority.
- 8 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.
- 9 That before the dwellinghouse hereby approved is occupied, a drainage system capable of preventing any flow of water from the site onto the public road or neighbouring land, or into the site from surrounding land shall be provided and maintained to the satisfaction of the Council as Roads and Planning Authority.
- 10 That before the dwellinghouse hereby approved is completed or occupied, whichever is the sooner, a 2 metre wide grass verge shall be provided along the frontage of the application site, to the satisfaction of the Council as Roads and Planning Authority, and nothing above 1.05 metres in height shall be planted or erected within these verges.
- 11 That before the dwellinghouse hereby approved is completed or brought into use, all of the parking spaces shown on the approved plans shall be laid out, constructed and thereafter maintained to the specification of the Council as

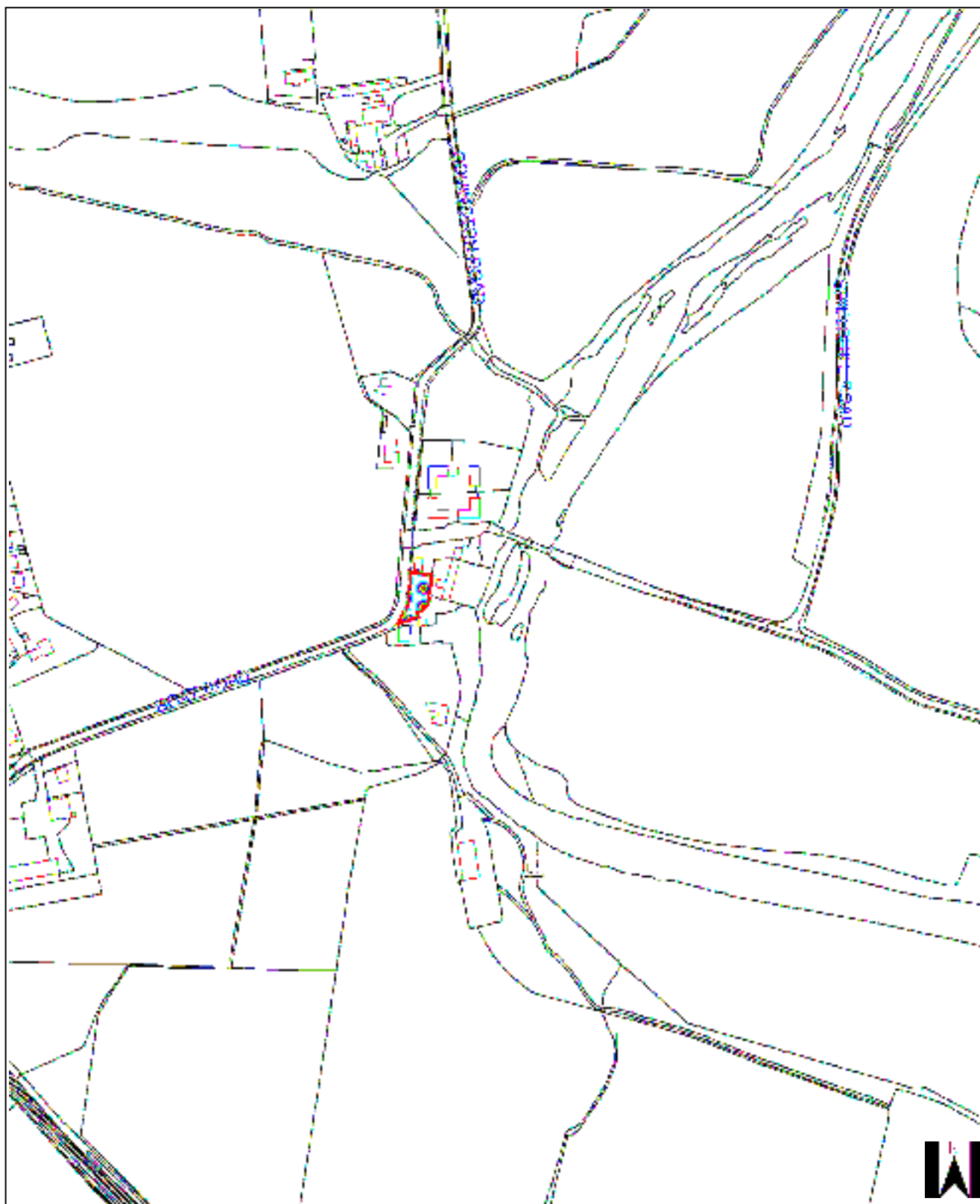
Roads and Planning Authority.

- 12 That before the dwellinghouse hereby approved is completed or occupied, a minimum 5.5 metre dropped kerb access shall be constructed at the site access, with the heel kerb laid flush to the rear of the verge, and the first 4 metres surfaced from the edge of the public road, all in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority.
- 13 That before either the dwellinghouse hereby approved is completed or brought into use, a visibility splay of 2.5 metres by 180 metres to the north and 2.5 metres by 215 metres to the south as measured from the road channel, shall be provided on both sides of the vehicular access and everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 1.05 metres in height shall be planted, placed or erected within these sight lines.
- 14 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of visual amenity.
- 3.1 In the interests of the visual amenity of the area.
- 4.1 In the interests of amenity and in order to retain effective planning control.
- 5.1 To ensure satisfactory integration of the proposed dwellings with the existing buildings on site, both in terms of design and materials.
- 6.1 In the interests of amenity and in order to retain effective planning control.
- 7.1 In the interests of amenity and in order to retain effective planning control.
- 8.1 These details have not been submitted or approved.
- 9.1 In the interests of amenity.
- 10.1 To ensure the provision of a satisfactory drainage system.
- 11.1 In the interest of road safety
- 12.1 To ensure the provision of adequate parking facilities within the site.
- 13.1 In the interest of public safety and to prevent deleterious material being carried onto the public road.
- 14.1 In the interest of road safety
- 18.1 In order to retain effective planning control

For information only



For information only

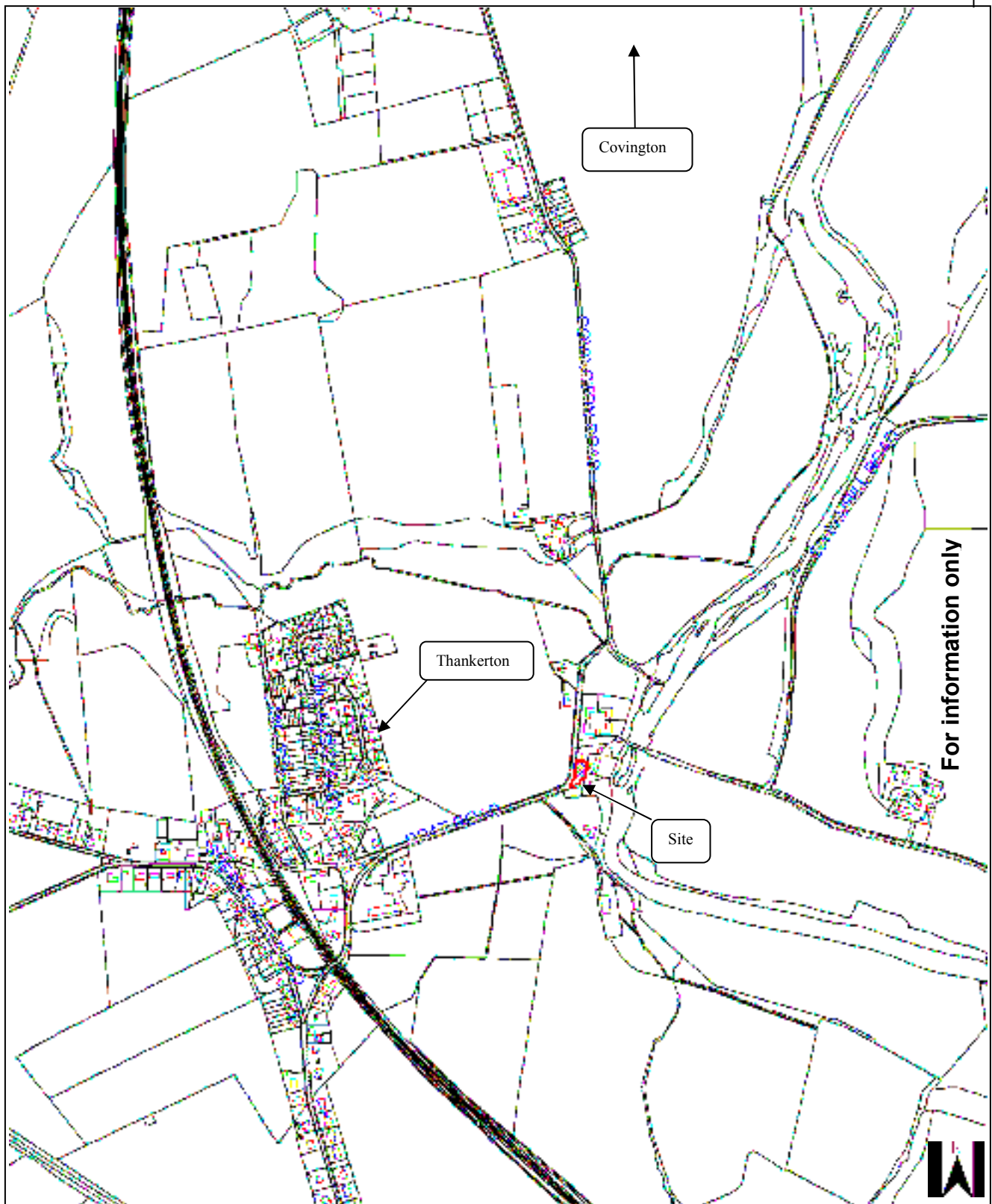
CL/17/0469

Plot 3 Boat Farm, Boat Road, Thankerton

Planning and Building Standards

Scale: 1: 10000

For information only



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Report

4

Report to:	Clydesdale Area Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0485
Planning Proposal:	Formation of 3 House Plots at Gillfoot Nursery, Waygateshaw Road, Carluke

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Robert Lindsay
- Location : Gillfoot Nursery
Waygateshaw Road
Carluke
ML8 5PY

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (based on the conditions overleaf)

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: Burrell Design Studio
- ◆ Council Area/Ward: 01 Clydesdale West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2 – Climate Change
Policy 3 - Green Belt and Rural Area
Policy 4 - Development management and placemaking
Green Belt and Rural Area supplementary guidance (2015)

- ◆ Representation(s):
 - ▶ 10 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

Roads & Transportation Services (Flood Risk Management Section)

Environmental Services

Roads Development Management Team

West of Scotland Archaeological Service

Planning Application Report

1 Application Site

- 1.1 The application site lies within the Clyde Valley in a rural area to the north of Crossford which is designated as Greenbelt and a Special Landscape Area. The locality is characterised by pockets of properties with agricultural or horticultural roots, set back from the single track public road which follows the contours of the Valley's northern escarpment. The public roads are bordered by mature hedgerows with woodlands further enhancing the landscape and providing screening between different land holdings.
- 1.2 The ground at Gillfoot appears from historical maps to have been developed as a horticultural business with glasshouses in the 1930s, taking advantage of the level ground immediately to the west of the public road. Over the intervening period further glasshouses were constructed on the ground further westward, as well as a workers dwelling adjacent to the road.
- 1.3 The topography and mature vegetation of the area means that views into Gillfoot Nursery are restricted to the area around Orchard Farm, Hill of Orchard, Gillfoot House and Gillfoot Cottage. This area is not readily visible from Crossford or from the A72 which is the main road through the Clyde Valley.
- 1.4 Part of the application site comprises the brick built boiler shed and other sheds with storage tanks previously used to service Gillfoot's glasshouses, plus the previously cleared site of a glasshouse which lay on the northern half of the site. The remainder of the site is a grassed area lying between this and a garage/packing shed which sits at the roadside.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning permission for the formation of 3 residential plots – one of these plots would fully incorporate the site for a single house previously granted planning permission in principle (CL/12/0063, renewed under CL/15/0066).

3 Background

3.1 Government Advice/Policy

- 3.1.1 Scottish Planning Policy directs that in areas which are accessible to cities and main towns or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanization of the countryside, a restrictive approach to new housing is appropriate, and that plans and decision making should set out the circumstances in which new housing outwith settlements may be appropriate.

3.2 Local Plan Background

- 3.2.1 The site is identified in the adopted South Lanarkshire Local Development Plan as being within the Greenbelt and subject to assessment against Policy 3: Green Belt and Rural Area and Policy 4: Development Management and Placemaking. Further detailed guidance is contained within Supplementary Guidance 2: Green Belt and Rural Area.

3.3 Planning Background

- 3.3.1 Planning Permission in Principle (CL/12/0063) was granted in March 2013 for the erection of a dwellinghouse on the northern part of the application site from which the glasshouse had been previously removed. That consent was renewed in April 2015 (CL/15/0066). The western boundary of the current application site is formed by two co-joined glasshouses which the applicant wishes to remove and had sought planning consent to form 3 substantial plots in a linear layout. Following discussions with the

Council the applicant withdrew that application (CL/17/0330) as the proposal did not comply with the policies of the adopted local development plan.

4 Consultation(s)

- 4.1 **Roads and Transportation Services**– offer no objection to the application, subject to the attachment of relevant conditions regarding the formation of visibility splays and parking within the site.

Response: Noted, relevant conditions will be attached to any approval Committee is minded to grant.

- 4.2 **Roads and Transportation Services (Flooding)** – offer no objection to the application, subject to the attachment of relevant conditions regarding the provision of a Sustainable Drainage System to serve the development.

Response: Noted, relevant conditions will be attached to any approval Committee is minded to grant.

- 4.3 **WOSAS** - advise that the application site involves ground which has seen some minor development in the past but this is an area of some archaeological sensitivity, with the supposed course of a Roman Road running through the application area. Consequently it is recommended that there should be an archaeological evaluation of the application site in a staged manner prior to ground disturbance occurring. The results of this investigation will inform the need for any subsequent investigations and a suitably worded planning condition should be employed.

Response: Noted, a relevant condition will be attached to any approval Committee is minded to grant.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the proposal as development potentially contrary to the development plan and due to the non-notification of neighbours, ten letters of representation have been received, and are summarized as follows:

(a) The application site is within the Greenbelt and a Special Landscape Area. No specific locational need has been shown for the proposal and it therefore does not comply with National sustainability policies; neither does it demonstrate a role in the promotion of economic growth or for the enhancement of the environment. The site has not been included in the forthcoming South Lanarkshire Local Development Plan (SLLDP) revision which would have provided an opportunity for fuller scrutiny of the development's impacts.

Response: Scottish Planning Policy (SPP) requires development plans to promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces. Managing development in the Greenbelt is a key aim of the Council and Supplementary Guidance (SG2: Green Belt and Rural Area) has been prepared to provide detailed guidance in support of the SLLDP. New housing would be considered in the Greenbelt if it were associated with a business, or if it were linked to conversion of traditional redundant buildings. While these specific instances are not applicable at Gillfoot Nursery, an extant consent (CL/15/0066) does exist for the erection of one dwellinghouse on the site of a previously demolished glasshouse and undeveloped land lies between that and the public road. A full assessment of the proposal against these local plan documents is provided in Section 6 below.

(b) The applicant's desire to remove the glasshouses does not justify a change of land use to residential as mitigation for visual reasons. The site is not derelict and does not constitute redevelopment of existing buildings with part of the application site being on undeveloped ground. The proposed layout

would enable further development into the existing glasshouses and would also set a precedent for further applications in the greenbelt. When combined with existing houses and extant residential permissions, the proposal would form a new consolidated development/settlement.

Response: The submitted plans show that part of the proposal relates to ground on the northern part of the site on which previously stood a glasshouse, and on the southern edge to the sheds and redundant boiler-house which served the remaining glasshouses to the west, which lie outwith the application site. The proposed dog-legged layout for the three plots utilises an extant permission, a redundant building and an identifiable gap site on the eastern edge of the application site, with only a restricted access being shown to the existing glasshouses.

(c) The proposed layout is incongruous as the existing settlement pattern is clearly of single houses rather than the proposed cul-de-sac.

Response: Noted, however the proposed layout is designed to limit development and concentrate the built footprint towards the road and the bungalow.

(d) The proposal will place an additional strain on the local infrastructure, especially roads, and also impact on the ecological and environmental qualities of the locality. The building works could impact on the area's sizeable badger population, while the completed development will increase light pollution which affects bats.

Response: No adverse comments have been raised by the council's Roads service. The application site is comprised of cleared soil where a glasshouse previously stood, an open grassed area and the sheds with associated tanks on the southern portion of the site. There is no evidence of protected fauna living in these spaces; however the adjoining wooded areas which is likely to provide foraging areas for badgers will remain unaffected by the proposal .

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks planning permission for the formation of three residential plots and the formation of an associated access. The determining issues in consideration of this application are its compliance with local plan policy, and its impact on the amenity of the surrounding area.
- 6.2 The application site lies within the Green Belt and a Special Landscape Area, in an area noted for its narrow hedge lined roads, mature woodlands or shelter belts and undulating topography. The northern edge of the application site is defined by mature trees. Historically in the area, properties were situated some distance apart with orchards or commercial glasshouses surrounding them. At Gillfoot, the glasshouses were erected on the opposite side of the road from the dwelling Gillfoot House, and as the business expanded a further domestic property was erected closer to the focus of these horticultural operations. The applicant advises that this business has now ceased. A planning application (CL/17/0294) was approved in August 2017 to remove the occupancy restriction that was attached to the bungalow, Gillfoot Nursery. Planning permission in principle exists for the erection of one dwelling (CL/12/0063 and CL/15/0066) where the business's northern most glasshouse previously stood. Between this approved plot and the road lies a grassed area, and it should be noted that within the adopted SLLDP this portion of Gillfoot Nursery would be considered as a gap site, suitable for limited development, in this case one house.
- 6.3 In considering the proposal a number of policies are applicable and Policy 2 – Climate Change states that proposals for new development must, where possible, seek to

minimise and mitigate against the effects of climate change by meeting a number of criteria, including maximising the reuse of vacant and derelict land, and having no significant adverse impacts on the water and soils environment, air quality and biodiversity. Having considered the proposal and the advice from statutory consultees it is considered that the development's layout will not have a significant adverse impact on the water and soil environments, or biodiversity. The proposals in this instance raise no issues in relation to flood risk and a sustainable urban drainage system will be incorporated into the layout. In addition the proposals represent the appropriate re-use of previously developed land.

- 6.4 Policy 3 – Green Belt and Rural Area states that these areas function primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to be located there will be expected to be accommodated within settlements, other than in certain circumstances. These include where the proposal involves the redevelopment of derelict or redundant land and buildings where significant environmental improvement can be shown; and for limited development within clearly identifiable infill, gap sites and existing building groups. As noted above, part of the application site is the site of a previously cleared glasshouse and has a live consent for the erection of one dwelling; part of the site comprises of redundant boiler and tank buildings or infrastructure; and a third of the site is an identifiable gap site adjacent to the public road. The proposal to form three plots laid out in the manner shown is therefore considered acceptable and compliant with Policy 3. Further details such as scale and design would be the subject of further detailed applications but the principle of the plotted development is not considered to adversely affect the local community, while the inclusion of landscaping conditions on any planning consent granted would ensure that an appropriate level of screening and visual enhancement would benefit the rural character of the area. It is therefore considered that the proposal also complies with Policy 4 – Development Management and Place Making which requires proposed development to take account of and be integrated with the local context and built form.
- 6.5 No issues have been raised by consultees that cannot be addressed through the use of appropriate planning conditions, while the matters highlighted in the letters of representation have been considered against the policies of the SLLDP. These show that in this case a limited development of three plots can be accommodated on the site of the existing service buildings and the gap site without detriment to the character of the area or the qualities of the green belt. It is therefore recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposal will not adversely affect the rural character of the area, or impact upon residential amenity. It does not raise infrastructure or environmental issues, and complies with Policies 2 – climate change, 3 – Green Belt and Rural Area, and 4 – Development Management of the adopted South Lanarkshire Local Development Plan and its related supplementary guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

25 January 2018

Previous References

- ◆ CL/12/0063
- ◆ CL/15/0066
- ◆ CL/17/0294
- ◆ CL/17/0330

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 10/11/2017

- ▶ Consultations
 - Roads Development Management Team 20/11/2017
 - Roads & Transportation Services (Flood Risk Management Section) 19/12/2017

- ▶ Representations
 - Representation from : Karen Mair, 6 Milton, 41b Station Road, Carluke, ML8 5PX, DATED 27/11/2017
 - Representation from : Mrs Janette Lang, Poplar Glen, Orchard, Carluke, ML8 5PX, DATED 27/11/2017
 - Representation from : A Boag, Burnside Orchard, Crossford, Carluke, ML8 5PY, DATED 05/12/2017
 - Representation from : Peter Booth, Hill of Orchard, Carluke, ML8 5PX, DATED 27/11/2017 11:57:36
 - Representation from : Ursula Laing, Ellerburn Cottage, Burnside Orchard, Crossford, ML8 5PX , DATED 12/12/2017
 - Representation from : John Cooper, Orchard Lodge, Waygateshaw Road, Crossford, ML8 5PY , DATED 13/12/2017

- Representation from : Anne Cooper , Orchard Lodge, Waygateshaw Road,
Crossford, ML8 5PY , DATED 13/12/2017
- Representation from : Sandra Gunn, Hill of Orchard, Orchard, ML8 5PX, DATED
28/11/2017
- Representation from : Mrs Pamela Hamilton, Linnside Orchard, ML8 5PY, DATED
28/11/2017
- Representation from : W K Hamilton, Linnside Orchard, ML8 5PY, DATED
29/11/2017

Contact for Further Information

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

Ailsa Shearer, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3
6LB
Ext 5273 (Tel: 01698 455273)
E-mail: ailsa.shearer@southlanarkshire.gov.uk

CONDITIONS

- 1 That further applications shall be submitted to the Council as Planning Authority for the erection of individual dwellinghouses on the plots hereby approved, together with the requisite detailed plans and such plans shall include:-(a) Plans, sections and elevations of the proposed building together with the colour and type of materials to be used externally on walls and roof;(b) Sections through the site, existing and proposed ground levels and finished floor levels;(c) Detailed layout of the site as a whole including, where necessary, provision for car parking, details of access and details of all fences, walls, hedges or other boundary treatments; and,(d) Existing trees to be retained and planting to be carried out within the site;
and no work on the site shall be commenced until the permission of the Council as Planning Authority has been granted for the proposals, or such other proposals as may be acceptable.
- 2 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority.
Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
- 3 That the total number of dwellinghouses within the site shall be no more than 3.
- 4 That no building to be erected on the site shall exceed one storey in height.
- 5 That notwithstanding the terms of Condition 1 above, the design and siting of any dwellinghouse on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved policy on new dwellings in the Greenbelt.
- 6 That notwithstanding the terms of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no fences, walls or other means of enclosure shall be erected on the site without the prior written permission of the Council as Planning Authority, other than -
 - i) post and wire fences up to 1 metre in height; or
 - ii) hedgerows planted with native species only.
- 7 That before any work commences on the site, a scheme of landscaping for the entire eastern and western edges of the application site 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.

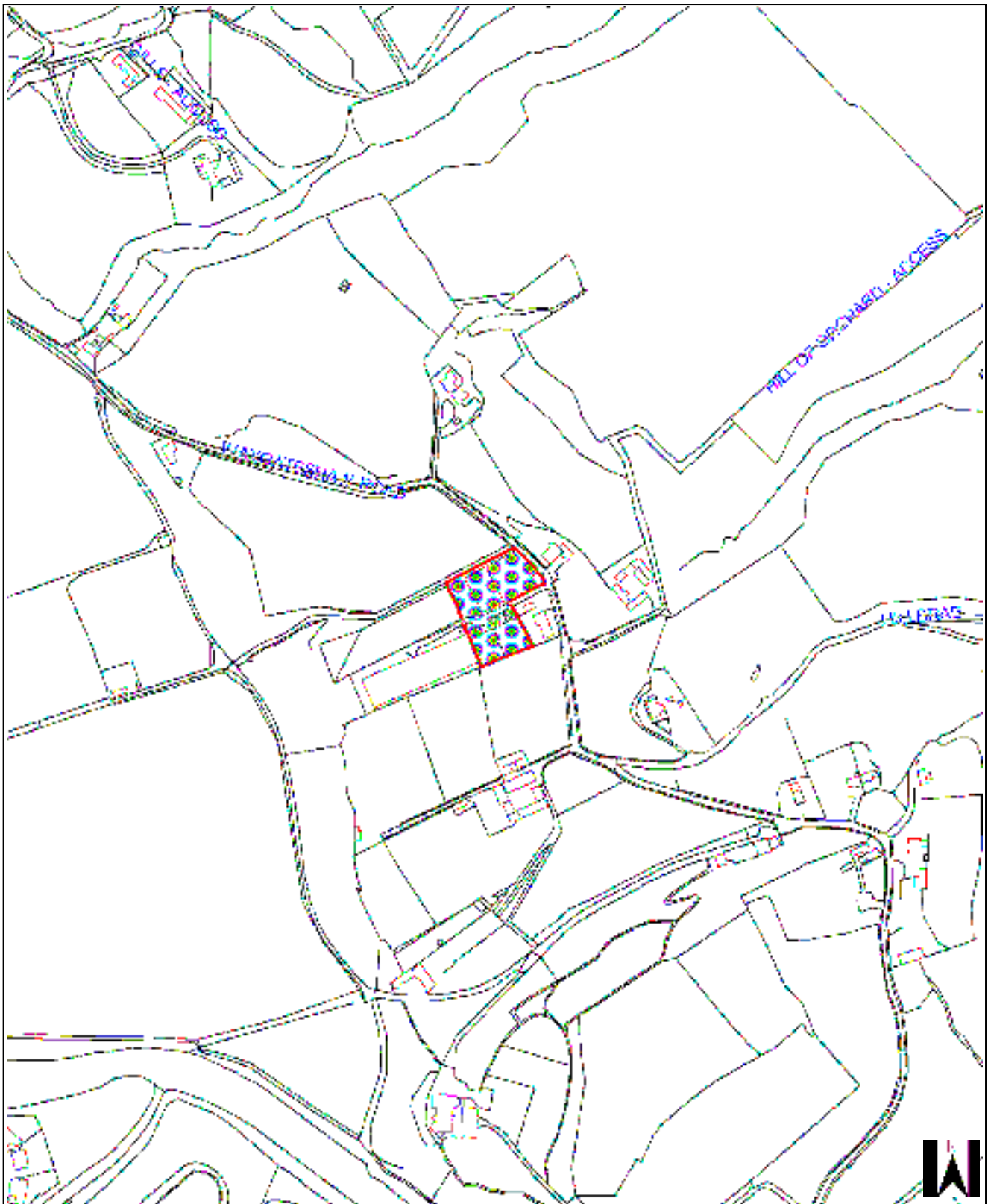
- 8 That the further detailed plot applications required shall include the following: (a) a minimum of 2 car parking spaces to be provided and maintained within the confines of each plot with 2 or 3 bedrooms, or 3 spaces provided where the dwelling has 4 or more bedrooms, (b) a turning facility which does not conflict with parking provision within the confines of the overall site, (c) a drainage system capable of preventing any water from flowing onto the public road or into the site or surrounding land.
- 9 That before the development hereby approved is brought into use, the following shall be provided in accordance with the specification and to the satisfaction of the Council as Roads and Planning Authority -
 - i) a dropped kerb access to the site laid to delineate the edge of the public road;
 - ii) a hard surface the first 4 metres of the access into the application site;
 - iii) a 2 metre wide verge provided along the full site frontage.
- 10 That before the development hereby approved is completed or brought into use, a visibility splay of 2.4m by 40m to the north and 2.4m by 48m to the south measured from the road channel shall be provided on both sides of the vehicular access and everything exceeding 0.9 metres in height above the road channel level shall be removed from the sight line areas and thereafter nothing exceeding 0.9 metres in height shall be planted, placed or erected within these sight lines.
- 11 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.

REASONS

- 1.1 These details have not been submitted or approved.
- 2.1 In order to safeguard any archaeological items of interest or finds.
- 3.1 In the interests of the visual amenity of the area.
- 4.1 In the interests of amenity.
- 5.1 In the interests of amenity and to ensure satisfactory integration of the new dwellinghouses with the designated Greenbelt.
- 6.1 In the interests of the visual amenity of the area.
- 7.1 In the interests of the visual amenity of the area.

- 8.1 To ensure the provision of adequate parking facilities to serve the development.
- 9.1 In the interest of public safety
- 10.1 In the interest of road safety
- 11.1 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.

For information only



For information only

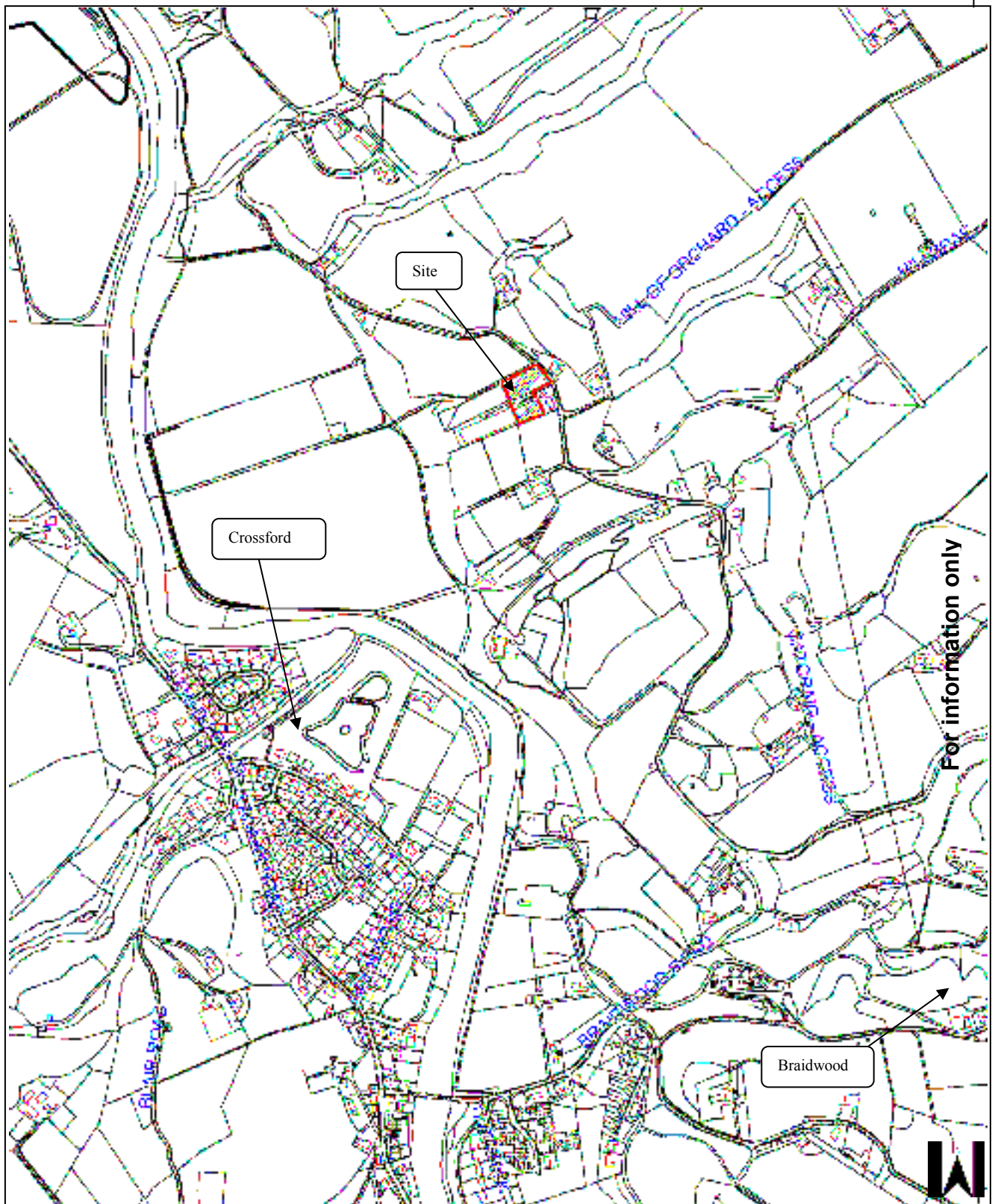
CL/17/0485

Gillfoot Nursery, Waygateshaw Road, Carlisle, ML8 5PY

Planning and Building Standards

Scale: 1: 10000

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Report

5

Report to:	Clydesdale Area Committee
Date of Meeting:	13 February 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	CL/17/0486
Planning Proposal:	Temporary Siting of Agricultural Polyunnel and Associated Building Structures (Retrospective) at Herons Point, Mouse Valley Drive, Cleghorn, Lanark

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr James Forrest
- Location : Herons Point
Mouse Valley Drive
Cleghorn
Lanark
ML11 8NR

2 Recommendation(s)

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

- (1) Grant Detailed Planning Permission (based on the conditions overleaf)

2.2 Other Actions/Notes

None

3 Other Information

- ◆ Applicant's Agent: Jim Miller Architectural Technican
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2 - Climate Change
Policy 3 - Green Belt and Rural Area
Policy 4 - Development Management and Place Making

Development Management, Place Making and Design supplementary guidance (2015)

Green Belt and Rural Area supplementary guidance (2015)

- ◆ Representation(s):
▶ 16 Objection Letters

- ▶ 2 Support Letters
- ▶ 2 Comments Letters

◆ Consultation(s): None

Planning Application Report

1 Application Site

- 1.1 The application site is located within the rural area at Heron's Point, approximately half a mile to the north of the village of Carstairs, and comprises a detached chalet dwelling with associated residential curtilage, constructed in the early 1990's. Part of the original residential curtilage for the dwelling has been utilised for agricultural/storage purposes for a number of years, prior to the submission of the current application. The site is bounded by a group of 22 modern, detached 2 storey dwellinghouses to the south, by a small area of woodland with a single bungalow to the east and by a vacant car parking area associated with a former golf course to the north and west. A chalet dwelling, similar in scale and design to the applicant's, adjoins the site to the north east. The site is accessed directly from Mouse Valley Road, a public adopted road located to the north.
- 1.2 Analysis of the history of both the site and the surrounding area indicates that the land has been formerly utilised for agricultural purposes before changing into a post war sand and gravel quarry. The quarry was replaced by the Kames Country Club Golf Course in the 1990's and the 22 dwellings referred to above were originally approved in 2002, that application being further amended in 2003.

2 Proposal(s)

- 2.1 The applicant seeks retrospective detailed planning permission for the siting of an 80 sq metre agricultural polytunnel on the site. The polytunnel comprises a galvanized tubular steel frame, timber vertical boarding and white polythene sheeting. Planning permission is also sought for a number of additional structures on the site, namely a portable building being utilised as an office/feed and medicine store, a small dog kennels structure and a small timber constructed tool storage shed. The existence of the various unauthorised structures first came to the attention of the Council in early 2017, following the erection of the polytunnel. A supporting statement submitted with the application explains the background to the case, explaining that the polytunnel has been erected to house approximately 30 sheep during the breeding season and for prepping sheep for sales/shows. The statement also advises that the applicant's family have been involved in agriculture for over 40 years and that the requirement for a new polytunnel has arisen as a result of the loss of the use of a number of existing sheds at Eastend Park Farm. The applicant's landholding was registered as a separate agricultural holding in December 2016, having previously been run as part of the larger Eastend Park Farm. The sale of the majority of the land at Eastend Park, including the former golf course and associated sheds/buildings, has resulted in the applicant deciding to split the remainder of the land from his father, to run as a separate agricultural business.

3 Background

3.1 Government Advice/Policy

- 3.1.1 Scottish Planning Policy directs that the planning system should, in all rural and island areas, promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces; and encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality. Further, plans should set out a spatial strategy which reflects the development pressures, environmental assets, and economic needs of the area, reflecting the overarching aim of supporting diversification and growth of the rural economy.

3.2 Local Plan Background

- 3.2.1 The site is identified in the adopted South Lanarkshire Local Development Plan as being within the Rural Area and subject to assessment against Policy 3: Green Belt

and Rural Area and Policy 4: Development Management and Place Making. Further detailed guidance is contained within Supplementary Guidance 2: Green Belt and Rural Area.

3.3 **Planning Background**

- 3.3.1 Detailed Planning Permission was granted in 1991 for the applicant's chalet dwellinghouse and 2 additional chalets on the land to the north east of the application site (ref: P/LK/01900528). Consent was originally granted for the use of the chalets as self catering tourist accommodation, however the Council is satisfied that the applicant's chalet has been occupied as a Class 9 dwelling for a period in excess of 10 years, thereby establishing its legal status as a dwellinghouse. The applicant originally sought retrospective planning consent for the polytunnel in February 2017, under planning ref: CL/17/0113. Following a number of site visits and discussions with the applicant/agent it has become evident that a number of additional agricultural/storage buildings on the site also required planning consent. The applicant was advised that he should withdraw the original application for the polytunnel and resubmit a fresh application for all the existing structures on the site, resulting in the submission of the application subject of this report. Notwithstanding this and as stated above, the local area has been subject to notable change, with the original agricultural land becoming a sand and gravel quarry before changing to a golf course and a country club. In addition, 22 modern dwellinghouses have been constructed on the land immediately to the south of the site, (ref: CL/02/0344, CL/03/0189, CL/03/0296).

4 **Consultation(s)**

- 4.1 None requested

5 **Representation(s)**

- 5.1 Following the carrying out of statutory neighbour notification and advertisement of the proposal due to the non-notification of neighbours, 18 letters of representation and 2 letters of support have been received, and are summarised as follows:

(a) The site has been 'groomed' by the applicant by the siting of the various structures, indicating a total disregard for planning control.

Response: The applicant has stated that he was unaware of the need to seek consent for the various structures on site. Further, it should be noted that once contact had been made with the applicant a retrospective planning application was promptly submitted, seeking to regularise the situation.

(b) The siting of the polytunnel in close proximity to the footpath and access road to the residential properties on Range View and Golf Court has a very detrimental affect on visual amenity for both pedestrians and passing vehicles. This impact on visual amenity is further evident when comparing an old aerial photograph of the residential curtilage of the site with the current site photographs. The polytunnel also has a detrimental effect on the residential amenity of those properties within the immediate vicinity of the site, with increased vehicle movements, strong, unpleasant odours/smells and vermin. In view of the above the application should be refused. The result of the ongoing agricultural activities on site is that the residential character of the area is changing and is in decline.

Response: The various concerns are noted and following a number of site visits to the property, the majority unannounced, a full assessment of the proposal against the relevant local plan policies has been undertaken, as detailed in Section 6 below.

(c) The applicant states that the polytunnel will be used for lambing and for growing vegetables. Sheep have continually been kept in the polytunnel and it

is therefore questionable if there is any intention of growing vegetables within the structure.

Response: Noted, however the applicant has stated that very little planting has been undertaken this year due to the uncertainty of the outcome of the planning application for the polytunnel. Refusal of the application could have resulted in a significantly ruined crop.

(d) The area subject of the application is too small to be regarded as an agricultural holding, being part of the garden ground and driveway for the existing dwellinghouse on the site.

Response: Section 26(2)(e) of Part III of the Town and Country Planning (Scotland) Act 1997 states that 'The use of any land for the purposes of agriculture or forestry' does not involve development. The operation of an agricultural smallholding from the site and the keeping of agricultural animals/livestock is therefore exempt from requiring planning permission. Notwithstanding this, the various structures evident within the site do require planning consent and have been assessed against the relevant local plan policies in Section 6 below.

(e) There is no indication on the plans as to how the animal waste and bedding is disposed off and where. Is waste disposed of by placing it in the domestic refuse bins?

Response: The applicant has confirmed that he makes his own arrangements for the disposal of animal waste and bedding from the site and that no waste from the polytunnel is disposed of within the domestic refuse bins.

(f) It is believed that the applicant will allow the housing of livestock to overspill from the application site into the remaining garden ground, as seen by the housing of a number of ducks within the garden. There is the potential for all manner of livestock to be housed there.

Response: The keeping of animals and livestock is exempt from requiring planning permission, as stated in (d) above.

(g) The applicant has stated that one of the buildings on the site is an office/feed and medicine store. What is the office being used for and why are medicines stored within it? Is this an intended commercial use or an existing one?

Response: The applicant has confirmed that the office/feed medicine store is being used in association with the existing agricultural activity on the site. Medicines are required for ongoing animal treatment, increasingly so during the lambing season.

(h) The applicant owns other land locally, as indicated on his submitted plans. It would be more appropriate for him to site the various structures consent is sought for on this agricultural land, negating the need to keep livestock on the current application site.

Response: These comments are noted however the applicant wishes to have the submitted application determined in its current form.

(i) Approval of the application will set a precedent for neighbouring properties to lodge similar applications, having a similar detrimental effect on the surrounding residential area, on visual amenity and on the need to retain effective planning control.

Response: Every planning application is assessed on its own individual merits.

(j) There is a clause on the title deeds for the modern dwellings surrounding the site, stating that no livestock is to be housed within the gardens. This is a

clause inserted by the current applicant's family and should also be attached to the applicants property.

Response: This is a private legal matter and is not a material consideration in the assessment of the submitted application.

(k) There is a business currently operating from the site, does it have the appropriate permission?

Response: The ongoing operation of the agricultural business from the site is noted, however as stated above agricultural activities (with the exception of buildings) are exempt from planning control.

(l) It is common practice for retrospective applications to be granted for this resident, is this SLC policy?

Response: Government advice on retrospective applications is that they should be assessed in exactly the same manner as all other planning applications. Each application is subject to an assessment against the relevant policies of the adopted local development plan and against any other material considerations.

(m) The property within the application site was originally supposed to be one of three holiday chalets for visitors to the Kames golf course, however all three have been used as permanent residences. Further, the applicant's family have demonstrated a contemptuous attitude and total disregard for the rights of the residents of the modern dwellings, a situation compounded by Mouse Valley Plant Hire frequently using the public road for loading and unloading large machinery. This has resulted in a number of near misses and vehicle accidents.

Response: The continued use of the 3 holiday chalets as permanent residential dwellings has taken place for a period in excess of 10 years and is therefore exempt from any potential enforcement action. The comments in respect of the applicant's families attitude towards other local residents has no bearing on the assessment of the planning application. Concerns over the use of the public road for unloading heavy machinery are noted, however these activities are not related to the current application site and are not material to its assessment.

(n) The ongoing monitoring of the site should clearly show that this is not a temporary purpose, noting that the polytunnel has been erected for over a year now. The objector considers that there is no intention to remove the polytunnel.

Response: This opinion is noted, however the various structures evident on site are considered to be temporary structures in terms of their physical construction and design.

(o) It is important to suggest alternatives to find a mutually agreeable solution that benefits all parties. To this end the objector would support an application for the applicant to relocate his agricultural activities with an associated dwelling to his landholding located to the west of Carstairs village. This would allow the applicant to manage his stock in situ, without impacting on residential amenity.

Response: Noted, however this report relates solely to the assessment of the application for the polytunnel and to the additional structures present within the site identified on the submitted plans. Any application for the relocation of the various structures to a new site would require to be the subject of a further planning application.

(p) A letter of support from an animal welfare officer states that 'the housing of the applicant's pedigree flock at his domestic dwelling will allow the applicant to provide around the clock monitoring of the sheep, with all necessary facilities on hand, ensuring that any required intervention is at the earliest

opportunity to maintain the highest of welfare standards and to ensure the safe delivery of his lambs to the best of his ability.'

Response: These comments are noted.

(q) A letter of support from the applicant's vet agrees with the comments in (p) above and adds that 'the applicant will use a greater amount of animal pharmaceuticals around lambing time and that these should be stored in a secure cupboard or fridge at the correct temperature, away from animals, children and sunlight.'

Response: Noted.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the Planning Portal.

6 Assessment and Conclusions

- 6.1 The applicant seeks retrospective planning permission for the temporary siting of an agricultural polytunnel and a number of additional structures on the site, namely a portable building being utilised as an office/feed and medicine store, a small dog kennels structure and a small timber constructed tool storage shed. The determining issues in consideration of this application are its compliance with local plan policy, and its impact on the visual, rural and residential amenity of the surrounding area.
- 6.2 The application site lies within the Rural Area, in an area interspersed with small areas of woodland and undulating topography. The south eastern edge of the application site is defined by an area of mature trees. Historically the area has been subject to significant change, being used for agriculture, sand and gravel quarrying and as part of a golf course and leisure development. 22 large modern detached dwellinghouses have been constructed on the land to the south of the site and a further approval has been granted in 2016 for residential development on land to the north of the current application site, adding a further residential element to the mix of land uses within the locale. The applicant has provided a number of supporting documents with the application, explaining the background to the application. Planning consent was originally sought for a change of use of part of the residential curtilage of the existing chalet dwelling on the site; however, Section 26(2)(e) of Part III of the Town and Country Planning (Scotland) Act 1997 states that 'The use of any land for the purposes of agriculture or forestry' does not involve development. The operation of an agricultural smallholding from the site and the keeping of agricultural animals/livestock is therefore exempt from requiring formal planning permission. Only the associated structures evident within the site require planning consent.
- 6.3 In considering the proposal a number of policies are applicable and Policy 2 – Climate Change states that proposals for new development must, where possible, seek to minimise and mitigate against the effects of climate change by meeting a number of criteria, including maximising the reuse of vacant and derelict land, and having no significant adverse impacts on the water and soils environment, air quality and biodiversity. Having carefully considered the impact of the polytunnel and the associated structures on site it is considered that the development's scale, design and siting does not have a significant adverse impact on the water and soil environments, or on biodiversity. The proposals in this instance raise no issues in relation to flood risk and the proposals represent the appropriate re-use of previously developed land, in this case previously forming part of the curtilage of a residential chalet.
- 6.4 Policy 3 – Green Belt and Rural Area states that these areas function primarily for agriculture, forestry, recreation and other uses appropriate to the countryside. Development which does not require to be located there will be expected to be accommodated within settlements, other than in a couple of circumstances.

Development proposals must also accord with other relevant policies and proposals in the development plan and other appropriate supplementary guidance. Appropriate uses in the Green Belt and rural area are contained within the Green Belt and Rural Area supplementary guidance. Agricultural buildings for the keeping of animals, storage of crops or machinery are listed as an appropriate use. This application seeks consent for a number of agricultural related structures and is therefore considered to be acceptable in principal, subject to appropriate siting and design and potential impacts on amenity. The proposals are therefore considered to comply with Policy 3 – Green Belt and rural area.

6.5 Policy 4 –Development Management and Place Making 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 and where appropriate, should include measures to enhance the environment and meet a number of relevant criteria. These include; Proposals should have no significant impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity, no impact on landscape or built heritage, no adverse impact on amenity as a result of light, noise, odours, dust or particulates, and have no adverse impact on the water environment or on air quality. The agricultural polytunnel has a footprint of 80 sq metres and is 3.3 metres high. It is located within a site of approximately 820 sq metres and is set back from the nearest public road by approximately 6 metres, with an area of intervening grass verge and a 1.2 metre high boundary fence. The nearest modern residential property (outwith the applicants) is positioned approximately 25 metres to the south of the polytunnel, separated by a 1.8 metre high timber screen fence and the applicants remaining garden ground. The site has been subject to a number of unscheduled site visits to assess the potential impacts on the nearest residential properties. No adverse impacts have been noted in terms of noise and smell. Following a detailed assessment it is considered that the polytunnel and the other related structures are of an appropriate size and design for the scale of the site. It is acknowledged that the polytunnel in particular can be seen from the public road fronting the site, however any passing vehicles from the residential properties beyond will only have sight of the structure for a brief period of time. It is considered that the polytunnel is a type of structure that is typically found within the rural area and that in this particular case the structure is of a scale and design that has no significant adverse impact on either residential or visual amenity. It is therefore considered that the proposal also complies with Policy 4 – Development Management and Place Making.

6.6 In summary, no notable infrastructure issues have been raised by the proposals and the matters highlighted in the letters of representation have been fully considered above. The applicant has provided sufficient justification for the temporary retention of the polytunnel and it is considered that the proposals will have no notable adverse impacts on residential or visual amenity. It is therefore recommended that temporary retrospective planning permission, subject to conditions, be granted.

7 Reasons for Decision

7.1 The proposals will not adversely affect the rural character of the area, or impact upon the residential amenity of the nearest residential properties to an unacceptable degree. It does not raise infrastructure or environmental issues, and complies with Policies 2 – Climate Change, 3 – Green Belt and Rural Area, and 4 – Development Management of the adopted South Lanarkshire Local Development Plan and its related supplementary guidance.

Executive Director (Community and Enterprise Resources)

26 January 2018

Previous References

- ◆ P/LK/01900528, CL/17/0113

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development Management, Place Making and Design supplementary guidance (2015)
- ▶ Green Belt and Rural Area supplementary guidance (2015)
- ▶ Neighbour notification letter dated 10.11.2017

▶ Representations

▶

Representation from : Stephanie Henderson, 4 Golf Court
Kames Park
Cleghorn
ML11 8TE, DATED 21/11/2017 17:09:58

Representation from : Mr Douglas Taylor, 5 Range View
Cleghorn
ML11 8TF, DATED 01/12/2017 12:21:33

Representation from : Gordon Aitchison, 2 Golf Court
Cleghorn
Lanark
ML11 8TE, DATED 13/11/2017 09:50:16

Representation from : Michael Henderson, 4 Golf Court
Kames Park
Cleghorn
ML11 8TE, DATED 21/11/2017 17:05:47

Representation from : John Dalzell, Received via email, DATED 05/12/2017

Representation from : Fiona Dalzell, Received via email, DATED 05/12/2017

Representation from : Joan McLachlan, 5 Golf Court
Cleghorn
Lanark
ML11 8TE, DATED 30/11/2017 10:32:14

Representation from : James McLachlan, 5 Golf Court
Cleghorn
Lanark
ML11 8TE, DATED 30/11/2017 10:33:48

Representation from : Mr M Henderson, 4 Golf Court
Kames Park
ML11 8TE, DATED 22/11/2017

Representation from : Gillian McCann, 1 Range View
Cleghorn
ML11 8TF, DATED 22/11/2017

Representation from : Mrs Gillian McCann, 1 Range View
Cleghorn
Lanark
ML11 8TF, DATED 22/11/2017

Representation from : Joan Aitchison, 2 Golf Court
Cleghorn
Lanark
ML11 8TE, DATED 13/11/2017 09:30:41

Representation from : Kirsten Sinclair, 3 Golf Court
Cleghorn
Lanark
ML11 8TE, DATED 24/11/2017 22:16:50

Representation from : Clyde Vet Group, via email, DATED 12/12/2017

Representation from : Heather Lawson, via email, DATED 12/12/2017

Representation from : Kyle Smith, 11 Golf Court
Cleghorn
ML11 8TE, DATED 30/11/2017 23:59:59

Representation from : Gillian Orme, 3 Range View,
Cleghorn, Lanark
ML11 8TF,
DATED 15/10/2017

Representation from : John Orme, 3 Range View,
Cleghorn,
ML11 8TF,
DATED 15/10/2017

Representation from : Eoin McCann, 1 Range View
Cleghorn
Lanark
ML11 8TF,
DATED 16/11/2017

Representation from : Trevor Peach, 6 Range View
Cleghorn
Lanark
ML11 8TF,
DATED 13/11/2017 15:57:25

Contact for Further Information

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

Stuart Ramsay, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5267 (Tel : 01698 455267)
E-mail: stuart.ramsay@southlanarkshire.gov.uk

CONDITIONS

- 1 That the permission hereby granted is for a temporary period only and shall expire on 13.02.2020.
- 2 All external colours shall be agreed in writing with the Council as Planning Authority prior to the commencement of works.

REASONS

- 1.1 To enable the development to be monitored and reviewed.
- 2.1 In the interests of amenity and in order to retain effective planning control.

For information only



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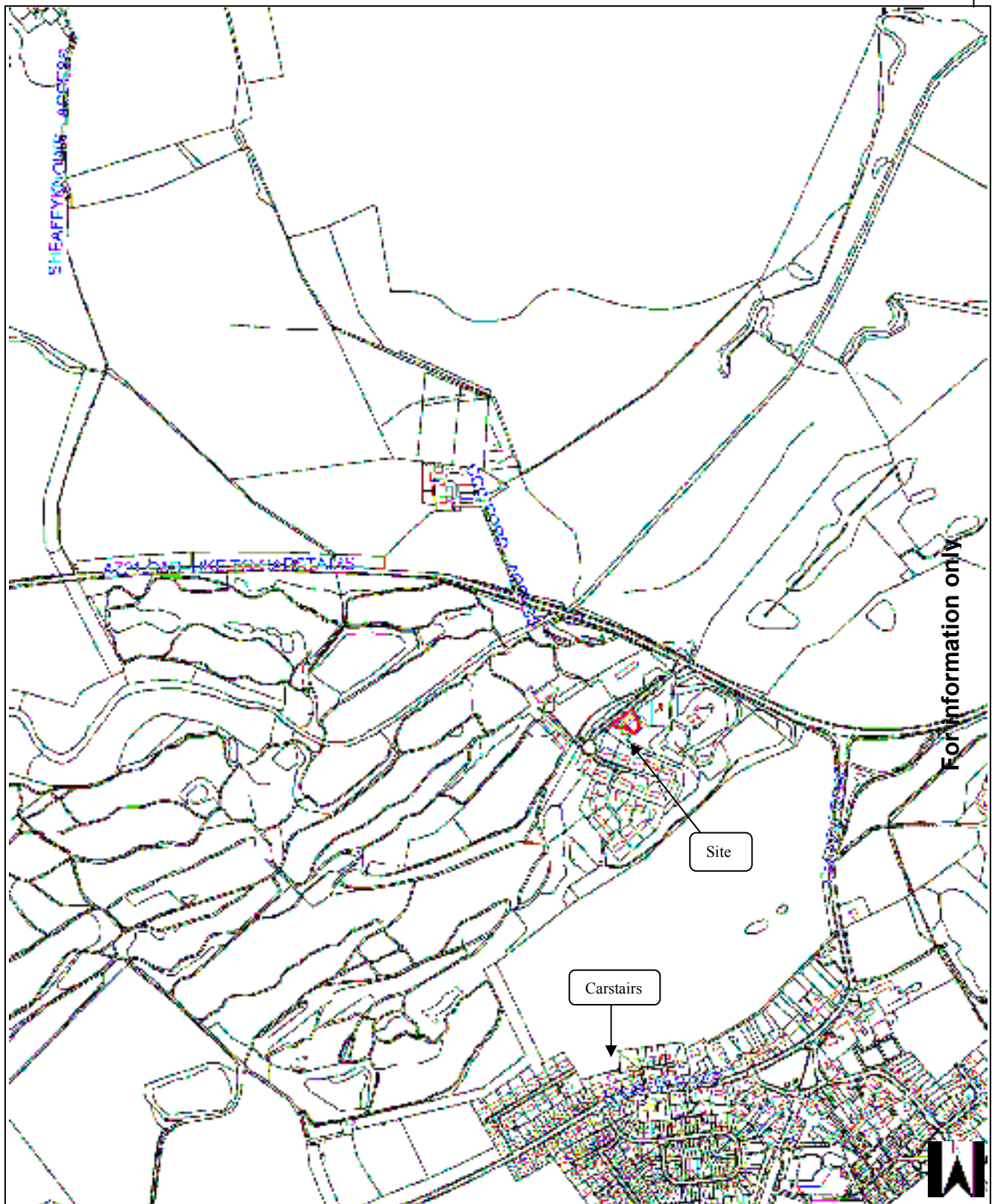
CL/17/0486

Hérons Point, Mouse Valley Drive, Cleghorn, Lanark, ML11
RNR

Planning and Building Standards

Scale: 1: 10000

For information only



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Report

Report to: **Clydesdale Area Committee**
 Date of Meeting: **13 February 2018**
 Report by: **Executive Director (Community and Enterprise Resources)**

Application No: CL/17/0517
 Planning Proposal: Erection of a 2 Storey Side Extension at 2 Friarsdene, Lanark

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Brian Walls
- Location : 2 Friarsdene
Lanark
ML11 9EJ

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

The Planning Committee has delegated powers to determine this application.

3 Other Information

- ◆ Applicant's Agent:
- ◆ Council Area/Ward: 02 Clydesdale North
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 2 - Climate Change
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements
DM2 - House extensions and alterations
DM13 - Development within general urban area/settlement
Development management, placemaking and design supplementary guidance (2015)

- ◆ Representation(s):
 - ▶ 11 Objection Letters
 - ▶ Support Letters
 - ▶ Comments Letters

Planning Application Report

1 Application Site

- 1.1 The application site relates to a detached 1½ storey dwelling of traditional stone construction which has previously been extended to the rear. The access and drive to the property are situated within the eastern part of the plot with a side garden, of which part is sunken, located within the western side garden. At the junction of Friars Lane and Friarsdene the land sits higher and ground levels drop down westwards. The neighbouring property at 4 Friarsdene to the west sits at a lower level approximately 1.8m below that of the application site.

2 Proposal(s)

- 2.1 The proposal entails the erection of a 2 storey side extension within the sunken garden area to the west of the house, finished in materials to match the existing dwelling.

3 Background

3.1 Local Development Plan Status

- 3.1.1 In terms of the Adopted South Lanarkshire Local Development Plan (March 2015), Policy 4 – ‘Development management and placemaking’ is relevant and advises that all planning applications are required to take account of the local context and built form and should be compatible with adjacent buildings and streetscape. Policy DM2 – ‘House extensions and alterations’ of the supplementary guidance document is also relevant in this instance and expands on Policy 4. As the site lies within a residential area, Policy 6 – ‘General urban area/settlements’ is applicable and advises that any development detrimental to residential amenity will not be permitted. Policy DM13 – ‘Development in General urban area/settlements’ expands upon Policy 6, providing more detailed criteria relating to urban areas and resisting the loss of important open space or trees. Policy2 – ‘Climate Change’ seeks to ensure all development mitigates against climate change.

3.2 Planning History

- 3.2.1 An earlier application was submitted for a similar proposal upon this site in October 2017 under reference CL/17/0433 but was later withdrawn. The applicant has submitted a further application with more accurate plans.

4 Consultation(s)

- 4.1 No consultations were required.

5 Representation(s)

- 5.1 Following statutory neighbour notification carried out by the Council, 11 letters of objection were received from 6 individuals. The points raised are summarised and responded to below:

(a) Criticism over the quality of the plans, and in particular: lack of detail, no dimensions, inaccurate plans, no materials detailed, lack of scale, no roof plan and does not meet the Council’s Guidance for Submitting a Householder Planning Application.

Response: This is the second application submitted and the plans have been updated and improved from the original attempt. The plans are now accurate with the scale detailed on each plan. The existing building and the proposal are clearly marked and as such the design and proportion can be assessed. Materials proposed consist of a slate roof and blonde render as detailed on Plan no. 1.

(b) The site plan is inaccurate and misrepresents the actual position of proposed extension in relation to the garage at 4 Friarsdene.

Response: These comments are in relation to an earlier application; the site plan now submitted is an OS based plan and is considered to be accurate.

(c) Lack of detail on plans regarding finished floor level of extension, uncertainty as to how the difference in levels will be treated, requirement for a structural and topographical survey, lack of detail of building techniques to be employed, lack of consideration of the impact upon the retaining wall between Nos 2 and 4, and concerns regarding lateral stresses on wall which could compromise the wall's stability which is already inclined to No.4

Response: There are level details shown on plan No. 2 with the cross section showing the finished floor levels of the existing house and proposed extension. The low level garden sits 1m below the existing dwelling and there is a path at the same level as the house between the house and sunken garden – the levels show this path will be removed and lowered to the level of the sunken garden and the extension erected within this area. It is not considered that additional information regarding levels is required in this assessment. Building techniques are not of consideration in planning applications; this is for consideration in the building warrant. The impact of the proposed building on the retaining wall would be assessed as part of any building warrant application.

(d) An accurate scale street elevation showing the relationship in height and spacing between houses and how the rhythm would be affected by the proposed extension is requested.

Response: An assessment of the proposal's impact upon the surrounding area is detailed in Para 6.6. The impact of the proposal in relation to height and spacing between houses can be assessed using site photographs, maps and submitted plans to assess the urban grain and impact of the proposal on the surrounding area. A scaled street elevation is not considered to be required in this instance.

(e) The site and existing dwelling already offers considerable family accommodation.

Response: the need or otherwise for additional family space within the dwelling is not a valid planning matter.

(f) Site is on the edge of the outstanding conservation area of Lanark.

Response: The site is located 43m from the conservation area of Lanark. The assessment of the proposal upon the surrounding area is detailed in Para 6.6.

(g) Proposal will overlook and impact on the privacy of neighbours

Response: The proposal is assessed for the impact from overlooking in Para 6.8 below. It is concluded that it is only the lower level kitchen/living area window on the side elevation which has the potential for overlooking, as the ensuite windows are to non-habitable rooms and are obscured, and this is mitigated by a screen fence.

(h) Construction noise will be excessive and could continue for years. Response:

As the proposal relates to a domestic extension it is not considered the construction noise would be excessive. However any reports of noise nuisance would be investigated by Environmental Services and action taken as appropriate. It is not a valid planning matter to consider how long someone may or may not take to construct an extension.

Planning permission is valid for a period of 3 years but once work starts the permission is live in perpetuity.

(i) Construction traffic will be excessive and additional traffic from the proposal will impact on the junction of Friarsdene and Friars Lane, already a traffic hazard.

Response: As the proposal relates to a domestic extension, it is not considered construction traffic will be excessive. The proposal extends an existing dwellinghouse to provide more living space for that dwelling and it is not considered that this will result in significantly more traffic coming and going to the dwelling.

(j) If granted it 'will open the door' to other similar applications

Response: Each application is considered on the merits of each individual case, however not many other properties within the surrounding area have a large side garden which could accommodate a 2 storey side extension.

(k) The proposal over dominates and represents a 58% increase in width of the original building which fundamentally alters the proportion and architectural rhythm of the original villa. The extension is of such large proportions it would constitute an incongruous and inappropriate large modern construction on the side of a traditional stone detached former manse. The integrity of the original building would be significantly diminished to the detriment of the character and amenity of the surrounding area, contrary to policy DM2. The decorative cast iron eared collars and hopper heads on downpipes and the pronounced chimney breast would be lost by proposal.

Response: The current property measures 13m in a 28m wide plot and the proposal will provide an additional 7.3m of width to the property. The original property consists of a projecting bay to the east side of the property with pitched roof and decorative barge boards. A design replicating the projecting bay could have been considered where the proposal is located. However, to have worked appropriately a replication would have to have been at the same height as the dwelling, require significant under build and would likely have caused unacceptable loss of amenity to neighbouring properties. The proposal is approximately 1m wider than the projecting bay on the other side of the property, however is set back from the main elevation and as such appears subsidiary. It is not considered the proposal over-dominates or overwhelms the existing dwelling. The proposal can be considered a complementary addition to the traditional dwelling, emulating elements of the design of the existing dwelling including barge boards and window placement on the projecting bay. In addition, in relation to comments relating to downpipes being lost these are on the corner of front elevation and would not necessarily require to be removed to implement the proposal. The pronounced chimney breast would be covered by the proposal, however, the applicant could have covered this over by rendering or other works which do not require planning permission. Further assessment of the design of the extension is discussed in Para 6.5 and 6.9.

(l) The proposal is contrary to the Council's placemaking policies which cover scale, massing, height of proposed developments relative to neighbouring buildings, the general pattern of heights in the area and in particular the spaces between buildings which contribute to the local character. The property in question is important in terms of social history, architectural style and the space around the building which contributes to the neighbourhood's sense of place. The design is not in keeping with the Old Manse and is not in keeping with other properties on the road.

Response: The proposed extension and its impact upon the surrounding area is assessed in Para 6.6. As detailed in those paragraphs there is much variety within the surrounding area in terms of spacing between properties and design of other properties. There are some properties with large side garden and others without. In view of this variety it is not considered the development of this side garden would result in overdevelopment or the feeling being 'hemmed in' on the street. It is not considered the proposal is out of place with the Old Manse or other properties on the road, rather that it presents a modern and complementary addition to the property and reflects elements of its original design.

(m) Cumulative effect of minor changes shall erode character and diminish the quality of our townscape and heritage.

Response: Each application is considered on its own merits and assessed by its impact upon the surrounding area. The impact of the proposal on the surrounding area is assessed in Para 6.6.

(n) Given the age and association of the Greyfriars Manse to the ancient and historical nature of the area, the building is worthy of listing.

Response: Historic Environment Scotland are the body which consider whether buildings are worthy of listing and this building has not been identified as warranting such status.

(o) Why does a 5 bedroom need an additional 5 bedrooms, does the applicant plan to run a business?

Response: The existing floor plan show the existing house has 4 bedrooms and the proposal will have the end result of the house having 6 bedrooms. The plans indicate the layout is for bedrooms and ensuites with a kitchen and living area on the ground floor. There is no indication that the applicant intends to run a business from the premises but in such event, the need for planning permission would be dependent on the nature and scale of activity.

(p) Fenestration is at odds with the specific requirements of the council's supplementary guidance, and adversely affects the architectural integrity of Old Manse

Response: The SG requires windows to emulate that of the existing building. The windows proposed to the front elevation of the extension are similar in proportion and design to those on the front of the existing dwelling. Those windows on the side elevation have been designed as such to avoid overlooking and are not viewed in context of the existing dwelling. This is not considered to result in an adverse affect on the character of the existing dwelling.

(q) The proposal will be modern and will constitute an unnecessary overdevelopment and may involve demolition of buildings.

Response: There is no policy which restricts traditional properties from having a modern design; in many cases this can be more successful than attempting a design to replicate the existing. There is no demolition of existing outbuildings detailed on the plan; the demolition of outbuildings would not require planning permission in any case. The proposal will result in a dwelling which occupies approx 21% of the plot area, there are other examples of this ratio in the surrounding area. As detailed in Para 6.10 there is sufficient parking and garden area retained and it is not considered that the proposal constitutes overdevelopment.

(r) The extension appears to 3-4ft longer to the rear than the previous submission and 3-4ft wider, and there are not 3 bedrooms not 2.

Response: The floor plans on the previous submission showed an extension 7.2m by 13.1m. The extension is now proposed at 7.2m by 12.3m. The extension has therefore not been enlarged. There were discrepancies in the last submission between floor plans and site plans which may have resulted in the representee highlighting these comments. There were 3 rooms shown on the first floor plans in the last submission, there are 3 rooms marked as bedrooms shown in this submission.

(s) The proposal may contradict the Council's Placemaking Policy which recognises spaces between buildings and relationship to such neighbouring buildings.

Response: The Council's Development Management Policy guidance requests that extensions are sited at least 1m off neighbouring boundaries; this proposal is sited 2.7m off the neighbouring side boundary. A further assessment of the proposal's impact upon the surrounding area is considered in Para 6.6.

(t) Amended plans have been submitted by the applicant after the deadline for neighbour notification. Why have neighbours not been given the opportunity to comment on these plans?

Response: The amended plans show the removal of a high level bedroom window to the side elevation and relocation of 2 ensuite windows. It was highlighted to the applicant that the original design would be unlikely to meet Building Regulations. The amended plans include a minor change which is not material to the overall assessment of the proposal. It does not increase any potential for loss of residential amenity. The Council are only required to repeat neighbour notification when there is a significant amendment to plans. These amendments are not considered a significant amendment as they would not pose a loss of residential amenity or significantly alter the design of the extension therefore it was considered that there was no need to re-notify neighbours.

6 Assessment and Conclusions

- 6.1 Planning permission is sought for the erection of a 2 storey side extension at 2 Frairsdene, Lanark. The determining issues in the assessment of this proposal are compliance with local development plan policy and in particular its impact on the amenity of the adjacent properties. In this regard the relevant policies in this case are Policies 2, 4, 6, DM2 and DM13. Amended plans were received during the assessment of the proposal which amended the window design on the side elevation and the internal bedroom arrangements. The side elevation initially had 2 ensuite and 1 high level bedroom window but this has been amended to comply with escape window building regulations. Amended plans show 2 ensuite windows on the upper floor of the side elevation.
- 6.2 Policy 2 Climate Change seeks to ensure proposals minimise and mitigate against climate change. The proposal provides additional living space to a property located within an existing town, thus is sustainably located. The proposal avoids areas of high to medium flood risk or significant adverse issues upon air, soil or water environment. The proposal meets the terms of Policy 2.
- 6.3 Policy 4 Development Management and Placemaking seeks to ensure all new development will require to take account of, and be integrated with the local context and built form. Policy DM2- house extensions and alterations contains criteria relating to:

impact upon the character of the existing dwelling and surrounding area; overbearing impact; loss of amenity via privacy, sunlight or daylight; adequate parking, garden space; and road safety. Additional guidelines are provided in relation to each type of proposal to assist proposals in meeting Policy DM2. In relation to 2 storey extensions the guidelines are as follows: the extension shall not have a flat roof, shall carry through the line of the eaves, shall be set below the ridgeline, be set back by 1m from the front elevation, 1m from the side boundary and be designed and positioned such that no significant loss of amenity to neighbours is experienced.

- 6.4 The proposed extension measures 7.3m by 12.2m with a limited part of the rear elevation wrapping around the existing dwelling. The proposed extension measures 6.38m to the eaves and 9.2m in overall height to the ridgeline, the existing dwelling measuring 9.3m in overall height and 5.4m to the eaves. To the west of the dwelling lies a side garden which is sunken in part. There is approximately 1m difference in levels between the existing dwelling and the sunken garden, within which the extension is proposed to be located. As a result the proposal is 1m below the ridgeline of the existing dwelling. The proposal also carries through the line of the eaves and is set 0.6m back from the front elevation of the directly adjacent elevation and more than 1m back from the projecting front bay of the existing dwelling. Therefore, the proposal complies with this aspect of the policy.
- 6.5 The existing dwelling is of traditional construction; a sandstone building with sash and case windows and a projecting bay on the eastern side of the dwelling, with decorative barge boards on the gable ends of the projecting bay and dormer. The proposal does provide a significant addition to the existing dwelling however due to the change in site levels the proposal sits 1m less in height than that of the existing dwelling and sits back from the main elevation to appear subsidiary. For this reason I am satisfied that the extension is in proportion with the existing dwelling and does not dominate or overwhelm. The proposed extension uses similar window design to the existing dwelling, carries though the eaves and presents a simple complementary addition to the existing dwelling. The materials proposed include a blonde render and a slate roof. Conditions can be imposed to consider specific details of these materials and ensure they match satisfactorily the existing dwelling. It is therefore considered that the proposal complements the character of the existing building.
- 6.6 In terms of the surrounding street scene and urban grain the surrounding area is characterized by spacious plots with relatively large rear and front gardens. The neighbouring properties to east and west of the application site are of traditional construction and were all built prior to 1911. All other properties to the rear and front of the application site were built around the 1960s and are of modern construction. There is variety in how much space there is between gable ends and side boundaries, with some having tight boundaries, particularly on Friarsfield Road, and others having more space with 4 properties on Friarsdene having decent to large sized side gardens. There is also variety in the plot to footprint ratio, ranging between 9% and 29% in the surrounding area. The proposal extends into the side garden and increases the area developed within the plot. However, given the variety of design and layout in the surrounding area, and the fact that the property does not breach the forward building line and retains a spacious front and rear garden, I do not consider this proposal to have a significantly adverse impact upon the streetscape or character of the surrounding area which would warrant refusal of the application.
- 6.7 It has to be considered whether the proposal affects the residential amenity of neighbouring residents. Given its proximity to the boundary and change of levels the

impact upon the neighbouring property at 4 Friarsdene was carefully assessed. The property boundary between 4 Frairdene and 2 Frairdene is approximately 15.5m in length measured from the rear of No.4. Currently there are no buildings in close proximity to this boundary. The extension would occupy 6.1m of this boundary albeit set back 2.5m. Consequently, and due to the extension being sited in the side garden between the two property gable ends, 60% of the side boundary would remain free of development. Due to the site levels the proposed extension will be a noticeable feature when viewed from 4 Friarsdene, However given that the majority of the extension faces towards the gable end of 4 Frairdene, the parking area and garage and is situated off the side boundary I am satisfied there would be no significant 'towering' effect experienced by the proposal to the main garden area. Therefore, it is considered that the proposal does not overbear upon the adjacent property to such a degree that amenity would be significantly affected at 4 Friarsdene, Lanark.

- 6.8 In terms of privacy, the proposed extension is sited 2.5m off the side boundary and between 8m and 9m off the angled rear boundary. There are patio doors proposed on the ground floor of the rear of the extension which at the distance of 8m and 9m and with intervening boundary treatments will not result in overlooking to properties to the rear. In relation to the side elevation the windows on the upper floor are to ensuite bathrooms and proposed to be obscured glass; this can be controlled through imposition of a condition on any consent granted. There is a ground floor kitchen window on the side elevation and the proposal includes a screen fence which will obscure views to the neighbouring garden and mitigate against any overlooking. Therefore, the proposal shall not result in loss of privacy to any neighbouring properties.
- 6.9 In addition, the impact of the proposal upon sunlight and daylight to neighbouring properties requires to be considered. Due to situation of the proposal and site levels the potential for the overshadowing of 4 Frairdene was carefully assessed. The Building Research Establishment (BRE) Site layout planning guidance for daylight and sunlight recommends that in order for a garden to be adequately sunlit throughout the year no more than two fifths of any garden or amenity area should be prevented from receiving any sun at all on 21st March (equinox). An overshadowing assessment has been prepared by Council technicians to assist in this assessment. Given the situ of northern facing gardens then a certain element of overshadowing will currently be caused by the dwelling and garage at 4 Frairdene in any case. Currently, there are some areas of garden immediately to the north of the dwelling and garage which are prevented from receiving any sun on the 21st March. These account for much less than two fifths of the available garden area. The proposed extension introduces additional overshadowing in the morning, given that the property is sited to the west, however by the afternoon there would be no overshadowing caused as a result of the proposal. Consequently, the proposal would not result in creating additional areas which would receive no sun at equinox. Therefore, the proposal will not result in an unacceptable degree of overshadowing to 4 Friarsdene, and it is considered that the proposal would not adversely affect adjacent properties in terms of loss of daylight or sunlight.
- 6.10 Finally, the application site is a large plot and there is sufficient space remaining for parking, garden space and bin storage. The proposal does not alter the road geometry nor would it result in a significant increase in traffic.
- 6.11 Therefore, it is concluded that the proposal does not conflict with any of the criteria in Policy DM2. Policy 4 Development Management and Placemaking seeks to ensure all new development will require to take account of, and be integrated with the local context

and built form and considers design issues, visual and residential amenity, access and the environment. It has been assessed above and concluded that the proposal is suitable for the dwellinghouse and surrounding area and therefore meets the terms of Policy 4.

- 6.12 Policy 6 General Urban Area/Settlements seeks to safeguard the character and amenity of urban areas and settlements which are predominately residential, providing guidance on appropriate uses for these areas. Policy DM13 Development in General Urban Areas seeks to ensure proposed developments relate satisfactorily to adjacent and surrounding development in terms of scale, massing and materials and seeks to ensure that the character of the urban area is not impaired by traffic generation or loss of important trees or open space. The proposal has been determined above to be suitable in terms scale and massing for the surrounding area. The proposal will not result in a significant increase in traffic or loss of trees or open space. The proposal therefore meets the terms of Policy 6 and DM13.
- 6.13 The statutory neighbour notification process was carried out by the Council in respect of this proposal. Six letters of representation have been received, the points of which are summarised above. Whilst it is noted that there are concerns relating to the quality of plans, suitability of the proposal for the dwelling and surrounding area and the impact on neighbouring resident, these points have been considered and it has been determined that the plans are fit for purpose, the design is in proportion and suitable for the dwelling and the surrounding area, and no significant loss of amenity would be experienced by neighbouring residents. As such, it is considered there is no justification for refusal of the application.
- 6.14 In conclusion, it is considered that the proposed development at this property is acceptable and I therefore recommend that planning permission is granted subject to the attached conditions.

7 Reasons for Decision

- 7.1 The proposed development will not adversely impact upon residential amenity and/or upon the visual amenity or character of the surrounding area. The proposal raises no issues within the policy context of 2, 4 and 6 of the adopted South Lanarkshire Local Development Plan and Policies DM2 and DM13 of the relevant associated supplementary guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

29 January 2018

Previous References

- ◆ CL/17/0433 – Application withdrawn

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 19.12.2017

- ▶ Representations
 - Representation from : Mr G A Valantine, 3 Friarsfield Road, Lanark, ML11 9EN, 1 letter dated 29/12/17

 - Representation from : Gordon Murray, 4 Friarsdene, Lanark, ML11 9EJ, 2 letters both dated 29/12/2017, 1 letter dated 19/01/2018, 1 letter dated 3/02/18

 - Representation from : Frank Caddell, Fraircroft, Friarsdene, Lanark, ML11 9EJ, 1 letter dated 09/01/2018

 - Representation from : Gill Davenhill, 8 Friarsdene, Lanark, ML11 9EJ,, 1 letter dated 08/01/2018 , 1 letter dated 20/01/18

 - Representation from : Thomas Henry Shanks, 5 Frairfield Road, Lanark, ML11 9EN, 1 letter dated 03/01/2018, 1 letter dated 20/01/18

 - Representation from : Mrs S Russell, 9 Friarsdene, Lanark, ML11 9EJ, 1 letter dated 06/01/18

Contact for Further Information

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

Fiona Bailie, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5271 (Tel : 01698 455271)
E-mail: fiona.bailie@southlanarkshire.gov.uk

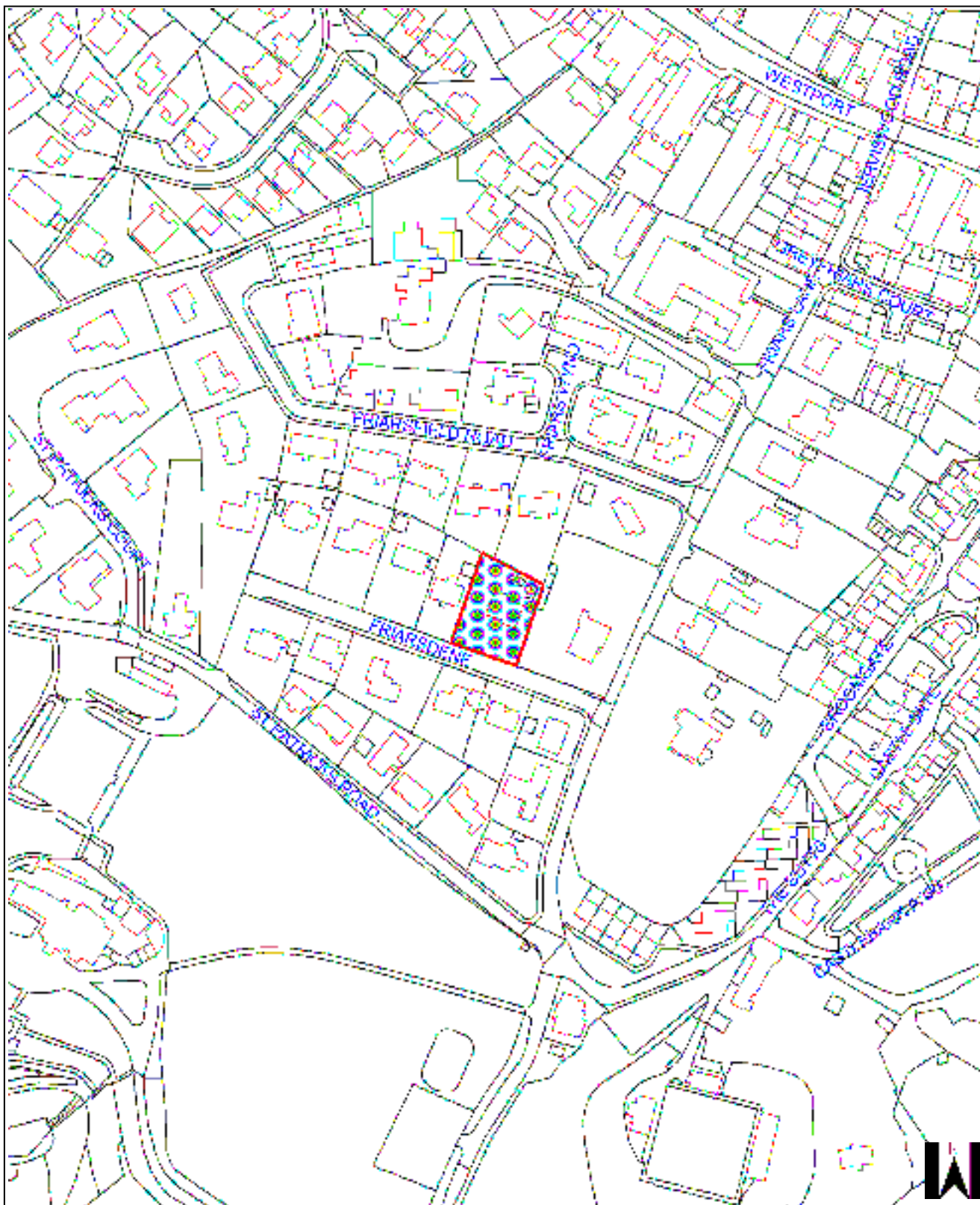
CONDITIONS

- 1 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.
- 2 That notwithstanding the terms of Condition 1 above, the roof of the extension hereby approved shall be finished in natural slate, matching barge boards and spire detailing to match the existing roof of the adjacent building.
- 3 That the ensuite windows on the eastern elevation of the extension hereby approved shall be glazed in obscure glass and thereafter shall be maintained as such to the satisfaction of the Council as Planning Authority.
- 4 The windows on the front elevation shall match those on the existing dwelling to the satisfaction of the Council as Planning Authority.
- 5 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no further window opening or dormer shall be created on the side elevation as outlined in red on the side elevation plan without prior approval of the Council as Planning Authority.

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 To ensure a satisfactory integration of the proposed development with the existing building both in terms of design and materials
- 3.1 In the interests of amenity.
- 4.1 To ensure a satisfactory integration of the proposed development with the existing building both in terms of design and materials
- 5.1 In the interests of amenity and in order to retain effective planning control.

For information only



For information only

Report

8

Report to: **Clydesdale Area Committee**
 Date of Meeting: **13 February 2018**
 Report by: **Executive Director (Finance and Corporate Resources)**

Subject: **Community Grant Applications**

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the allocation of community grants to 14 community groups in the Clydesdale area from the 2017/2018 community grant budget
- ◆ request authorisation for the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve any further community grant applications meeting the relevant criteria in the period to 31 March 2018 from the 2017/2018 budget

2. Recommendation(s)

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

(1) that community grants be awarded as follows:-

- | | | |
|-----|---|--|
| (a) | Applicant:
Amount Requested:
Purpose of Grant:
Amount Awarded: | Carstairs Pre-5 Group (CL/51/17)
£1,000
Equipment and materials
£550 |
| (b) | Applicant:
Amount Requested:
Purpose of Grant:
Amount Awarded: | Braehead Primary School Parent Council, Lanark (CL/55/17)
£767
Equipment, administration and publicity costs
£500 |
| (c) | Applicant:
Amount Requested:
Purpose of Grant:
Amount Awarded: | Carmichael Women's Rural Institute (CL/57/17)
£128
Materials
£100 |
| (d) | Applicant:
Amount Requested:
Purpose of Grant:
Amount Awarded: | The Probus Club of Biggar (CL/61/17)
£200
Outing
£200 |

- (e) Applicant: Wiston Lodge, Biggar (CL/62/17)
Amount Requested: £614
Purpose of Grant: Equipment
Amount Awarded: £300
- (f) Applicant: 1st Carluke Guides (CL/63/17)
Amount Requested: £200
Purpose of Grant: Outing and entrance fees
Amount Awarded: £200
- (g) Applicant: Castlehill Bowling Club, Carluke (CL/64/17)
Amount Requested: £500
Purpose of Grant: Materials
Amount Awarded: £250
- (h) Applicant: Coalburn Homing Club (CL/65/17)
Amount Requested: £500
Purpose of Grant: Equipment
Amount Awarded: £250
- (i) Applicant: Carluke Probus Club (CL/66/17)
Amount Requested: £250
Purpose of Grant: Outing and entrance fees
Amount Awarded: £250
- (j) Applicant: 449 Lanark Air Training Corps Squadron (CL/67/17)
Amount Requested: £350
Purpose of Grant: Equipment
Amount Awarded: £350
- (k) Applicant: St Athanasius Community Hall Management Committee, Carluke (CL/68/17)
Amount Requested: £989
Purpose of Grant: Equipment
Amount Awarded: £500
- (l) Applicant: Lanark Chess Club (CL/69/17)
Amount Requested: £200
Purpose of Grant: Equipment
Amount Awarded: £150
- (m) Applicant: Royal Burgh of Lanark Community Council (CL/70/17)
Amount Requested: £1,000
Purpose of Grant: Administration and publicity costs
Amount Awarded: £400
- (n) Applicant: Biggar Music Club (CL/72/17)
Amount Requested: £750
Purpose of Grant: Administration and publicity costs
Amount Awarded: £400

- (2) request authorisation for the Executive Director (Finance and Corporate Resources), in consultation with the Chair, to approve any further community grant applications meeting the relevant criteria in the period to 31 March 2018 from the 2017/2018 budget.

3. Background

- 3.1. The Council operates a community grants scheme to support local constituted community groups and voluntary organisations. Applications are invited continually throughout the year.
- 3.2. All applications require to be supported by a constitution, audited accounts or annual income and expenditure accounts, a bank statement, and confirmation that the group/organisation will adhere to the conditions of the grant award.

4. Employee Implications

- 4.1. None.

5. Financial Implications

- 5.1. The current position of the community grant allocation for the Clydesdale Area in 2017/2018 is as follows:-

Total allocation for Community Grants	£25,000
Grants previously allocated	£15,855
Community Grants recommended in this report	£ 4,400
Remaining balance	£ 4,745

- 5.2. In view of the fact that this is the last meeting of the Committee in the current financial year and to allow any further applications submitted prior to the end of the current financial year to be considered, it is proposed that the Executive Director (Finance and Corporate Resources), in consultation with the Chair, be authorised to approve any further community grant applications meeting the relevant criteria in the period to 31 March 2018. Information on those grants awarded would be reported to a future meeting.

6. Other Implications

- 6.1. The risk to the Council is that grant funding is not utilised for the purpose of which it was intended. This risk is mitigated by internal controls including audit procedures and conditions of grant agreement.
- 6.2. There are no apparent implications in terms of sustainable development.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 7.2. All the necessary consultation with the community groups has taken place.

Paul Manning
Executive Director (Finance and Corporate Resources)

29 January 2018

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent. Work with communities and partners to promote high quality, thriving and sustainable communities.

Previous References

- ◆ None

List of Background Papers

- ◆ Individual application forms

Contact for Further Information

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

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E-mail: jennifer.hilston@southlanarkshire.gov.uk