



Community and Enterprise Resources
Executive Director **Michael McGlynn**
Planning and Economic Development

Andrew Bennie
Andrew Bennie Planning Ltd
3 Abbots Court
Dullatur
G68 0AP

Our Ref: P/19/0158
Your Ref:
If calling ask for: Jim Blake
Date: 1 May 2019

Dear Sir/Madam

Proposal: Residential development including formation of vehicular access
(Planning Permission in Principle)
Site address: Land 50M Northwest Of 3 Millburn Road, Millburn Road, Ashgill,
Larkhall, South Lanarkshire, ,
Application no: P/19/0158

I would advise you that the above application was refused by the Council and I enclose the decision notice which sets out the reasons for refusal. Please note that the Council does not issue paper plans with the decision notice. The application is refused in accordance with the plans and any other documentation listed in the reasons for refusal imposed on the accompanying decision notice and which can be viewed using the Council's online planning application search at www.southlanarkshire.gov.uk

If you require a hard copy of the refused plans, please contact us quoting the application number at planning@southlanarkshire.gov.uk.

If you consider that you can overcome the reasons for refusal and that it is not the principle of the development that is unacceptable, you may submit an amended application. If you do amend your proposals and re-apply within one year of this refusal, then you will not have to pay a fee, provided the proposal is of the same character or description as the application which has just been refused.

As your application has been refused, you may appeal against the decision within 3 months of the date of the decision notice. The attached notes explain how you may appeal.

Should you have any enquiries relating to the refusal of your application or a potential amended submission, please contact Jim Blake on 01698 453657

The Planning Service is undertaking a Customer Satisfaction Survey in order to obtain feedback about how we can best improve our Service to reflect the needs of our customers. The link to the survey can be found here:

If you were the applicant: <http://tinyurl.com/nrtqmy6>

If you were the agent: <http://tinyurl.com/od26p6g>

We would be grateful if you would take a few minutes to answer the questions in the survey based on your experience of dealing with the Planning Service in the past 12 months. We value

Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB
Email jim.blake@southlanarkshire.gov.uk Phone: 01698 453657



your opinion and your comments will help us to enhance areas where we are performing well, but will also show us where there are areas of the service that need to be improved.

I do hope you can take part in this Customer Survey and look forward to receiving your comments in the near future. If you prefer to complete a paper version of the survey, please contact us by telephone on 0303 123 1015, selecting option 7, quoting the application number. We will send you a copy of the survey and a pre-paid envelope to return it.

Yours faithfully

Head of Planning and Economic Development

Enc:

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To : **Mr Douglas Collins**

Per : **Andrew Bennie**

**52A Ashgillhead Road,
Ashgill**

**3 Abbots Court, Dullatur,
G68 0AP**

With reference to your application received on **01.02.2019** for planning permission in principle under the above mentioned Act :

Description of proposed development:

Residential development including formation of vehicular access (Planning Permission in Principle)

Site location:

Land 50M Northwest Of 3 Millburn Road, Millburn Road, Ashgill, Larkhall,
South Lanarkshire, ,

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSION IN PRINCIPLE

for the above development in accordance with the plan(s) specified in this decision notice and the particulars given in the application, for the reason(s) listed overleaf in the paper apart.

Date: 1st May 2019

Head of Planning and Economic Development

This permission does not grant any consent for the development that may be required under other Legislation, e.g. Planning Permission, Building Warrant or Roads Construction Consent.
--

**South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development**

South Lanarkshire Council

Refuse planning permission in principle

Paper apart - Application number: P/19/0158

Reason(s) for refusal:

01. The proposal is contrary to Policy 3 - Green Belt and Rural Area of the South Lanarkshire Local Development Plan as it would constitute new residential development in the Green Belt without appropriate justification.
02. If approved, the proposal would set an undesirable precedent which could encourage further similar applications for development prejudicial to the Green Belt designation.
03. The proposal is contrary to Policy 16 - Travel and Transport of the South Lanarkshire Local Development Plan which safeguards former railway lines for walking and cycling.
04. The proposal is contrary to Policy GBRA4 - Small Scale Settlement Extensions of Supplementary Guidance 2: Green Belt and Rural Area as it does not comply with the criteria listed.
05. The proposal is contrary to Policy 4 - Green Belt and Rural Area of the Proposed South Lanarkshire Local Development Plan 2 as it would constitute new residential development in the Green Belt without appropriate justification.
06. The proposal is contrary to Policy 17 - Travel and Transport of the Proposed South Lanarkshire Local Development Plan 2 which safeguards former railway lines for walking and cycling.

Reason(s) for decision

The proposal raises significant amenity, environmental and infrastructure issues and fails to comply with Policy 3 - Green Belt and Rural Area and Policy 16 - Travel and Transport of the adopted South Lanarkshire Local Development Plan (2015), Policy GBRA4: Small Scale Settlement Extensions of Supplementary Guidance 2: Green Belt and Rural Area (2015) in addition to Policy 4 - Green Belt and Rural Area and Policy 17 - Travel and Transport of the Proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) (2018).

Notes to applicant

Application number: P/19/0158

Important

The following notes do not form a statutory part of this decision notice. However, it is recommended that you study them closely as they contain information which guides you to other relevant matters that may assist in ensuring that the development is properly carried out.

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
Application Site Boundary		