

	<h1>Report</h1>	<b>Agenda Item</b>  <h1>9</h1>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>23 February 2010</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	HM/09/0621
Planning Proposal:	Formation of Urban Fringe Park

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Redlees Quarry  
Access off Blantyre Farm Road  
Blantyre

## 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 Listed).

### 2.2 Other Actions/Notes

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

## 2 3 Other Information

- ◆ Applicant's Agent: TGP Landscape Architect
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (Adopted)**  
Policy STRAT3 – The Green Belt and Urban Settlements In The Green Belt  
Policy TRA2 – Walking, Cycling and Riding Routes  
Policy ENV 4 – Protection of the Natural and Built Environment  
Policy ENV6 – Local Nature Conservation Sites Proposal  
Policy ENV19 – Vacant and Derelict Land  
Policy ENV23 – Ancient Monuments and Archaeology  
ENV27 – Local Nature Conservation Sites  
ENV34 – Developments In the Countryside  
Policy DM1 – Development Management

- ◆ Representation(s):

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

◆ Consultation(s):

Community Resources

Leisure Services (Amenity Services)

Uddingston Community Council

Roads and Transportation Services (Hamilton Area)

Scottish Water

West of Scotland Archaeology Service

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

Regeneration

Glasgow & Clyde Valley Green Network

Enterprise Resources - Estates

Scottish Natural Heritage

# **Planning Application Report**

## **1 Application Site**

- 1.1 The application site relates to a triangular area of land on the northern edge of Blantyre. The site extends to 27 hectares and is bounded on its western edge by the Rotten Calder and to the east by Blantyre Farm Road. The northern edge of the site is bounded by Calder Road. The Rotton Calder is generally in a gorge whose high banks and cliffs form the western edge of the site. This area is deeply wooded with ancient and mature native woodland. The north western corner of the site contains the remains of a former quarry which now forms an interesting pond feature. Located in the centre of the site lie the remains of an anti aircraft battery. The remainder of the site comprises of areas of scrub and grassland. There are two main tracks in the site, one leading from the main entrance to the quarry pond located in the north west of the site, and another connecting the two entrances on Blantyre Farm Road at the north eastern and south eastern ends of the site.

## **2 Proposal(s)**

- 2.1 This is a detailed planning application for the formation of an urban fringe park. The proposal involves the construction of a hierarchy of footpaths and connections to the core path network which will cater for a variety of different uses including mountain biking, horse riding and general recreation.
- 2.2 The proposal also includes the construction of two car parking areas. The main access point is located in the north eastern edge of the site alongside the main access route to the pond area. This will involve the provision of an area of car parking which will cater for 20 cars and access barriers, improved surface drainage and signage (directional, informative and interpretive). The secondary access point will provide car parking for a further 10 cars.
- 2.3 It is intended to improve the two main features in the site which include the pond area and anti aircraft battery. In terms of the pond area works will include clearing out debris and reprofiling the pond to create shallow shelves for amphibians as well as planting oxygenating plants. In terms of the anti aircraft battery, it is proposed to fence the area off for safety reasons and to provide interpretive material adjacent to the site which recognises the features historical value (details to be submitted).
- 2.4 In terms of the remaining areas of woodland and grassland the intention is to carry out actions which will improve the ecology and landscape of the area. These works will include managing grassland and removing encroaching scrub, new planting, woodland conservation and management (details to be submitted).
- 2.5 Initially the first phase of the works will focus on the car park in the north of the site, the access road down to the pond and the pond itself.
- 2.6 As the proposals constitute a 'major' planning application in terms of the new planning legislation, pre-application consultation (PAC) required to take place. A proposal of application notice was received by the Council on 3 September 2009 and responded to on 16 September indicating that that no additional consultation was required beyond that specified in the notice.

### **3 Background**

#### **3.1 Local Plan Status**

- 3.1.1 The application site is located within the Green Belt in the area of countryside surrounding the town of Blantyre. The relevant policies in terms of the assessment of the application are Policies STRAT3 – The Green Belt and Urban Settlements in The Green Belt, TRA2 – Walking, Cycling and Riding Routes, ENV4 – Protection of the Natural and Built Environment, ENV6 – Local Nature Conservation Sites, ENV19 Vacant and Derelict Land, ENV23 Ancient Monuments and Archaeology, ENV34 – Developments In the Countryside and DM1 Development Management. The content of the above policies and how they relate to the proposal is assessed in detail in Section 6 of this report.

#### **3.2 Relevant Government Guidance/Advice**

- 3.2.1 The recently published SPP (which supersedes other SPP's) contains a section on Green Belts. This states that designated Green Belts can support certain types and scales of development, including recreational uses that are compatible with an agricultural or natural setting.
- 3.2.2 The SPP also covers Landscape and Natural Heritage states that Planning Authorities should support opportunities for enjoyment and understanding of the natural heritage.
- 3.2.3 In relation to the Historic Environment, the SPP acknowledges the importance of this resource in terms of enhancing national, regional and local distinctiveness. National policy highlights the need support the growth of tourism and leisure.

#### **3.3 Planning History**

- 3.3.1 Temporary planning consent was given for the formation of a fishery (Planning ref: HM/02/0248) on 29 August 2009. This consent has now expired.
- 3.3.2 A request for South Lanarkshire Council to adopt a screening opinion was received from the developers in September 2009. However having regard to the characteristics of the development, its location and potential impact, and having assessed it against the Screening Opinion Checklist as contained in Annex B to Scottish Government Circular 8/2007, the Planning Service considered that the proposal did not require an Environmental Impact Assessment to be undertaken.
- 3.3.3 A Proposal of Application Notice was received by the Council on 3 September 2009 detailing an account of what consultation the applicant intended to undertake, when such consultations would take place, with whom and what form it would take. The Council advised the agent on 16 September 2009 that no additional consultation would be required.

### **4 Consultation(s)**

- 4.1 **Community Resources** – have no objection to this proposal.  
**Response:** Noted.
- 4.2 **Leisure Services (Amenity Services)** - have no objection to this proposal.  
**Response:** Noted.

- 4.3 **Uddingston Community Council** – no response to date.  
**Response:** Noted.
- 4.4 **Roads and Transportation Services (Hamilton Area)** – have no objection to the proposal in principle subject to the provision of satisfactory sight lines and entranceway specifications with regard to access into the park.  
**Response:** Noted and any consent granted will incorporate appropriately worded conditions.
- 4.5 **Scottish Water** – have no objections to this proposal.  
**Response:** Noted
- 4.6 **West of Scotland Archaeology Service** – have no objection in principle to the proposal however they have indicated that a watching brief should be carried out by a suitably qualified archaeologist  
**Response:** Noted and any consent granted will incorporate appropriately worded conditions.
- 4.7 **S.E.P.A. (West Region)** – have no objection to this proposal however they wish to advise that the discharge of the surface water to the water environment must comply with the relevant legislation.  
**Response:** The applicant will be advised by appropriate informatives.
- 4.8 **Regeneration Services**– have no objection to this proposal.  
**Response:** Noted.
- 4.9 **Glasgow & Clyde Valley Green Network** – have indicated that they consider that this is a good scheme which supports the Green Network.  
**Response:** Noted.
- 4.10 **Enterprise Resources – Estates** – have indicated that the previous leaseholders lease has now terminated  
**Response:** Noted.
- 4.11 **Scottish Natural Heritage** – Consider that this application is unlikely to give rise to any natural heritage impacts of national significance. In respect of European Protected Species Scottish Natural Heritage have indicated that all works should accord with the findings of the Protected Mammals Survey and Protected Species Mitigation Plans prepared as part of this planning submission. Method statements, incorporating all the mitigation measures should be prepared and submitted to the Council for approval prior to work starting on site. With regard to the areas where otters are present a license will be required from the Scottish Government.  
**Response:** Noted and any consent granted will include appropriately worded conditions. The applicant has been advised to contact the Scottish Government with regard to applying for a license in those areas where otters are present.

## **5 Representation(s)**

- 5.1 Statutory neighbour notification procedures were undertaken and no letters of representation were received.

## **6 Assessment and Conclusions**

- 6.1 The application relates to the formation of an urban fringe park on the northern edge of Blantyre situated within the Green Belt. The determining issues in consideration of this application are its compliance with national and local plan policy and its impact on the Green Belt and conservation interests as well as its effect on the integrity of the natural environment. In addition, infrastructure issues need to be considered.
- 6.2 In relation to Scottish Planning Policy, the proposal relates to the formation of an urban fringe park which includes the construction and enhancement of a number of paths for a variety of user groups which will provide recreational opportunities both for the community as a whole and for local communities close by. This accords with SPP which recognises that land designated as green belt can provide a number of benefits including outdoor recreation opportunities. The proposal also recognises the value of the natural heritage of the site and promotes actions which will ensure the long term viability of the areas of woodland and grassland and improvements to the pond which will promote bio diversity in line with the aspirations reflected in SPP.
- 6.3 In terms of local plan policy the application site falls within the area covered by Policy STRAT 3 – The Green Belt and Urban Settlements In The Greenbelt where there is a strong presumption against development unless it is shown to be necessary for the furtherance of agriculture, forestry or other uses appropriate to the Green Belt. Given that this proposal seeks to enhance an existing recreational resource, which will provide for greater enjoyment of the countryside by both local residents and the wider community as a whole, this is considered to be an appropriate use and its enhancement accords with this policy.
- 6.4 In terms of the detail of the proposal Policy DM1 – Development Management is relevant to the assessment of this application. This policy requires all development to take account of the local context and built form of the area. It also provides guidance as to the criteria to be adhered to including matters relating to the scale, position and materials of adjacent buildings, car parking, open space, safe footpath networks, recreation areas and so on. I am satisfied that the works proposed have taken into account the local context in terms of the design and structure of the paths and car park areas and the materials to be used as well as the reprofiling works to the pond itself which will enhance its natural heritage value.
- 6.5 In terms of the natural heritage value of the site a number of policies apply to this particular area reflecting its importance these include Policy ENV4: Protection of the Natural and Built Environment, Policy ENV6: Local Nature Conservation Sites Proposal, and Policy ENV27: Local Nature Conservation Sites. Extensive consultations have been carried out with a wide variety of interested parties as well as detailed surveys to assess the nature conservation value. There have been no objections from consultees subject to the inclusion of appropriate conditions. I therefore conclude that this proposal complies with these policies.
- 6.6 A key aspect of the proposal is the creation of and the upgrading of a network of paths for a variety of user groups. These actions are in line with Policy TRA2: Walking, Cycling and Riding Routes where the Council supports actions which will expand access to the countryside. The establishment of a number of paths in this location also provides the opportunity to create new linkages into the wider network.

- 6.7 In line with Policy ENV23: Ancient Monuments and Archeology it is considered that this proposal does give due consideration to the remains of the anti aircraft battery which is listed in the West of Scotland Archeological Service Sites and Monuments Records. This proposal plans to utilise this feature as an opportunity for interpretation and therefore accords with policy.
- 6.8 In relation to infrastructure considerations, none of the consultees have raised any objections to the proposal in relation to such matters.
- 6.9 In conclusion the proposal has no adverse effect on visual amenity nor raises any environmental or infrastructure issues. It is therefore recommended that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal has no adverse impact on visual amenity nor raises any environmental or infrastructure issues in terms of SPP. It also complies with Policies STRAT3: The Green Belt and Urban Settlements in The Green Belt, TRA2: Walking, Cycling and Riding Routes, ENV4: Protection of the Natural and Built Environment, ENV6: Local Nature Conservation Sites, ENV19: Vacant and Derelict Land, ENV23: Ancient Monuments and Archaeology, ENV34: Developments In the Countryside and DM1: Development Management. In addition, there are no infrastructure implications.

**Colin McDowall**  
**Executive Director (Enterprise Resources)**

**16 February 2010**

### **Previous References**

- ◆ HM/02/0248
- ◆ Proposal of Application Notice Redlees Quarry, Blantyre Farm Road, Blantyre
- ◆ Redlees Quarry “The Whinns” Blantyre Screening Opinion

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans
- ▶ Phase 1 Habitat Survey
- ▶ Redlees Quarry Protected Mammals Survey
- ▶ Protected Species Mitigation Plan
- ▶ The Whins/ Redlees Quarry Consultation Report
- ▶ Redlees Quarry/ The Whins Design and Access Statement
  
- ▶ Consultations
  - Community Resources 06/01/2010
  - Leisure Services (Amenity Services) 06/01/2010
  - Roads and Transportation Services (Hamilton Area) 12/01/2010

Scottish Water	06/01/2010
West of Scotland Archaeology Service	14/01/2010
S.E.P.A. (West Region)	06/01/2010
Regeneration	24/12/2009
Glasgow & Clyde Valley Green Network	06/01/2010
Enterprise Resources - Estates	30/12/2009
Scottish Natural Heritage	08/01/2010

- ▶ Representations  
None.

### **Contact for Further Information**

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

Mary McGonigle, Planning Officer, Brandon Gate, Hamilton  
Ext 3550 (Tel :01698 453550 )  
E-mail: [Enterprise.hamilton@southlanarkshire.gov.uk](mailto:Enterprise.hamilton@southlanarkshire.gov.uk)



**CONDITIONS**

- 1 This decision relates to drawing numbers: 1564/Ext/L01/Planning/A, 1564/Ext/L06/Planning/B, 1564/Ext/L07/Planning/B, 1564/Ext/L08/Planning/B, 1564/Ext/L09/Planning/B, 1564/Ext/L010/Planning/B
- 2 The development hereby permitted shall be started within three years of the date of this permission.
- 3 That all trees to be retained within the site shall be fully protected during the period of construction and prior to any work commencing on the site, written details specifying the nature of such measures shall be submitted to and approved by the Council as Planning Authority.
- 4 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.
- 5 That prior to any development commencing on site a woodland management and maintenance scheme, shall be submitted to the Council as Planning Authority for consideration and written approval and it shall include:(a] proposals for the continuing care, maintenance and protection of the trees, shrubs and hedges including details of the timing and phasing of all such works; (b) details of the number, variety and size of trees and shrubs to be planted and the phasing of such works.
- 6 That the management and maintenance scheme approved by virtue of condition 5 above (or as otherwise approved by the Planning Authority) shall be implemented to the satisfaction of the Council as Planning Authority.
- 7 That prior to their construction, full details of all footpath construction works shall be submitted for the consideration and written approval of the Council as Planning Authority
- 8 That the footpath construction works approved by virtue of condition 7 above (or as otherwise approved by the Planning Authority) shall be implemented to the satisfaction of the Council as Roads and Planning Authority.
- 9 That prior to construction, full details of the access control structure, adjacent to the car park area, shall be submitted for the consideration and written approval of the Council as Planning Authority.
- 10 That the access control structure approved by virtue of condition 9 above (or as otherwise approved by the Planning Authority) shall be implemented to the satisfaction of the Council as Roads and Planning Authority.
- 11 The developer shall secure the implementation of an archaeological brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all works within the identified archaeological site. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method

statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

- 12 That prior to the implementation of any signage proposals, all matters of details regarding the construction, location and design of all signage and interpretative material shall be submitted for the consideration and written approval of the Council as Planning Authority.
- 13 That the signage proposals approved by virtue of condition 12 above (or as otherwise approved by the Planning Authority) shall be implemented to the satisfaction of the Council as Planning Authority.
- 14 That before the development hereby approved is completed or brought into use the junction radius of the entranceway to be 6.0 metres and should be of a bound surface for a minimum length of 25 metres from the road channel to prevent deleterious material being carried onto the road. The width of this access should be 6.0 metres.
- 15 That before the development hereby approved is completed or brought into use, a visibility splay of 4.5 metres by 120 metres 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.
- 16 That in relation to mitigation measures which should be put in place with regard to European Protected Species during both the development and operation of the site these should be carried out in accordance with the Redlees Quarry Protected Species Mitigation Plan carried out by Enviro Centre February 2010 to the satisfaction of the Council as Planning Authority.
- 17 That before any work commences on site method statements should be submitted to the Council for approval which incorporate the mitigation measures detailed in the Protected Species Mitigation Plan carried out by Enviro Centre February 2010.
- 18 No work should take place within the bird breeding season which falls between April and August unless it is first ascertained that the works will not impact on breeding birds in ways contrary to the requirements of the Wildlife and Countryside Act 1981 (as amended).

## REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To ensure that adequate steps are taken to protect existing trees on the site throughout the period of the proposed building operations.
- 4 These details have not been submitted or approved.
- 5 To ensure the protection and maintenance of the existing woodland within the area.
- 6 In the interests of amenity and in order to retain effective planning control.
- 7 In the interests of amenity and in order to retain effective planning control.
- 8 In the interests of amenity and in order to retain effective planning control.
- 9 In the interests of amenity and in order to retain effective planning control.
- 10 In the interests of amenity and in order to retain effective planning.
- 11 In order to safeguard any archaeological items of interest or finds.
- 12 In the interests of amenity and in order to retain effective planning control.
- 13 In the interests of amenity and in order to retain effective planning control.
- 14 To prevent deleterious material being carried into the highway.
- 15 In the interest of road safety.
- 16 To ensure adequate measures are in place to safeguard European Protected Species.
- 17 To ensure adequate measures are in place to safeguard European Protected Species.
- 18 To protect nesting birds.

HM/09/0621

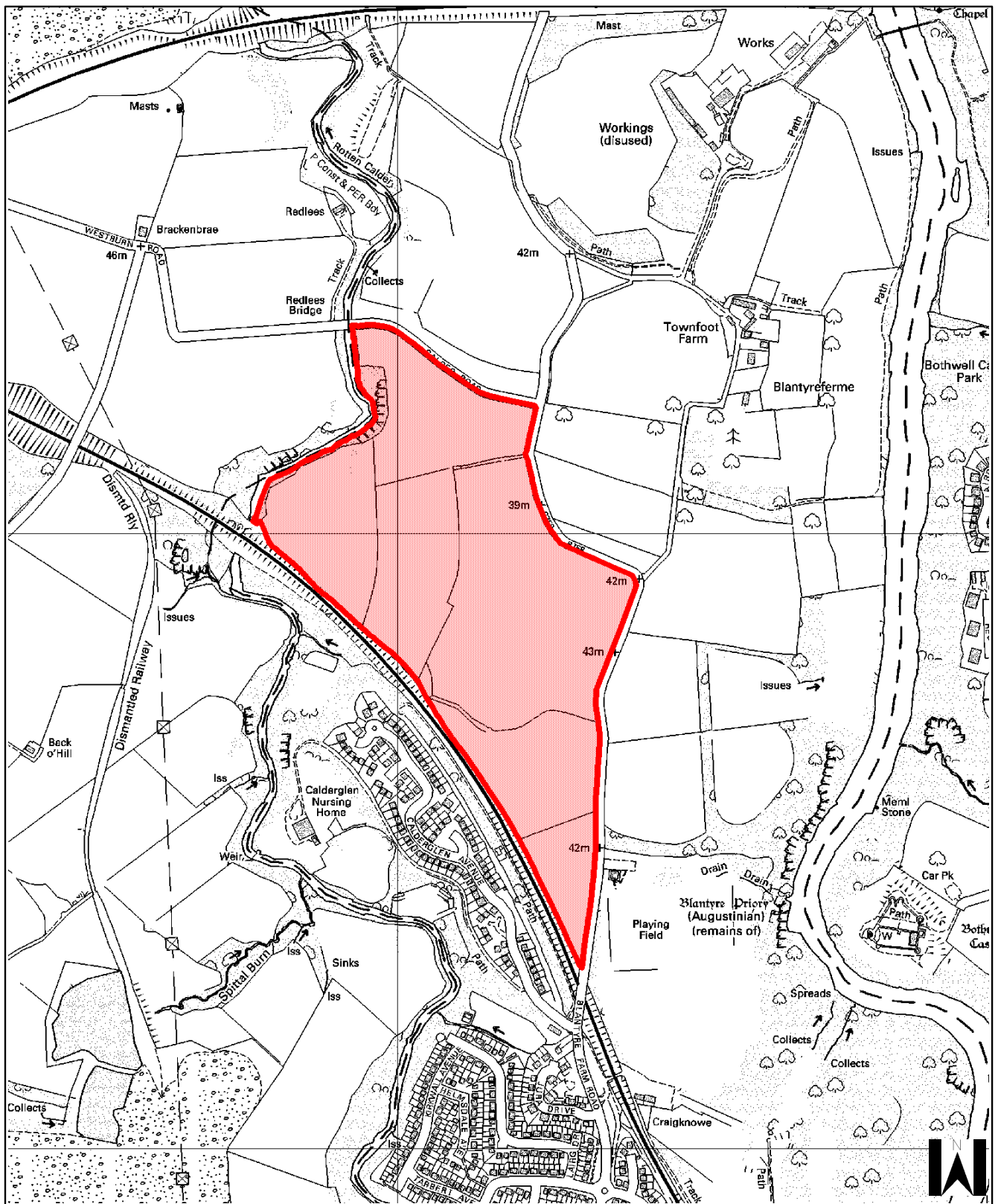
# Planning and Building Standards Services

Redlees Quarry, Access off Blantyre Farm Road, Blantyre

Scale: 1: 10000

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