

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>30 April 2024</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

<b>Reference no:</b>	P/22/0477
<b>Proposal:</b>	Erection of single storey dwellinghouse with attic accommodation (4 bedroom (including three guest bedrooms)) and stabling for a maximum of 3 horses associated with the establishment of a bed and breakfast facility
<b>Site Address:</b>	Land at Westsidewood Road Carnwath
<b>Applicant:</b>	Mr and Mrs David and Joan Knight
<b>Agent:</b>	David Graham
<b>Ward:</b>	03 Clydesdale East
<b>Application Type:</b>	Detailed Planning Permission
<b>Advert Type:</b>	Non-notification of neighbours: Lanark Gazette 4 May 2022
<b>Development Plan Compliance:</b>	No
<b>Departures:</b>	Contrary to Policies 14, 15, 16 and 17 of NPF4 (adopted 2023) and Policies 4, GBRA2, GBRA9 and GBRA10 16 of the South Lanarkshire Local Development Plan 2 (adopted 2021)
<b>Recommendation:</b>	Refuse
<b>Legal Agreement:</b>	N/A
<b>Direction to Scottish Ministers</b>	N/A

## **1. Reason for Report**

- 1.1. As required by the approved South Lanarkshire Council Planning Application Decision-Making Process 2015, a request that this otherwise delegated application be determined by the Planning Committee was received from Planning Committee member, Councillor Alex Allison, and this was agreed by the Head of Planning and Regulatory Services and the Chair of the Planning Committee.

## **2. Site Description**

- 2.1. The application site (0.4ha) comprises a rectangular grass paddock, adjoining an existing line of modern dwellings, located in the rural area between Carnwath and Auchengray. It is bounded to the north and west by agricultural land, to the south by a single storey dwelling and to east by Westsidewood Road and beyond by a conifer plantation.
- 2.2. Along the front eastern boundary there is a single mature sycamore and the stumps of mature beech trees which were removed prior to the submission of this planning application. Topographically the site gently slopes in a north/south direction.

## **3. Description of Proposed Development**

- 3.1. Permission is sought to erect a dwellinghouse with associated garage and stables with the intention of establishing a B&B business with stabling facilities for people travelling with horses. The business will focus on short term stays for guests wishing to break long journeys between their home and horse events / competitions or other activities they might be attending. The single storey dwelling with attic accommodation would contain 4 ensuite bedrooms with three of the bedrooms reserved for visitor letting. Also proposed is stabling for three horses, parking for 3 vehicles and 2 horse boxes and an outside paddock for exercising and grazing the horses.
- 3.2. The incline of the slope would be cut into, to create a level platform for the house. A native hedgerow and replacement tree planting would be established along the front boundary. A new access would be formed onto Westsidewood Road.

## **4. Relevant Planning History**

- 4.1. Planning Permission in Principle was refused for a dwellinghouse at this location in May 2012.

## **5. Supporting Information**

- 5.1. In support of the planning application, the applicant has submitted:-

- ◆ Planning Statement
- ◆ Business Plan

## **6. Consultations**

- 6.1. Roads Development Management Team - No objection subject to conditions covering access, visibility, parking, surfacing, drainage, and gate location.  
Response: Noted.
- 6.2. Roads Flood Risk Management – No response received to date.  
Response: Noted. The proposal is only for one dwelling, stables and associated access and parking. Most of the site will remain permeable. If permission was granted, conditions could be applied requiring the approval and installation of drainage and flood risk mitigation measures.

6.3. Enterprise and Sustainability Development Services - The submitted business plan is brief and advises that the cost of the development is to be wholly covered by the owners, with no external funding required. Turnover is projected to be modest but profitable in year one and is expected to grow as business becomes known and perhaps gains repeat business. The business has a marketing plan in place via its own website, social media and the British Horse Society website. An overall figure for overheads has been provided but is not broken down and, as well as normal business overheads, it is not clear that the figure includes provision for public liability insurance and insurance to cover the horses. There is no mention of any job creation associated with the development.

Response: Noted.

6.4. Scottish Water - There is sufficient capacity at the Coulter Water Treatment Works. There is no public sewer within the vicinity therefore the applicant should investigate options for a private treatment system.

Response: Sewerage disposal would be dealt with by a private septic tank and soakaway.

## 7. **Representations**

7.1. Following the statutory period of neighbour notification and advertisement for non-notification of neighbours in the local press, a total of 17 objections were received. The issues raised are summarised as follows:-

### Amenity and Design

- ◆ Overlooking and impact upon privacy.
- ◆ The proposal is for isolated and sporadic development within a rural area.
- ◆ The development would fail to protect the character and landscape setting.
- ◆ The proposal would cause noise, odour, dust, and potential vermin.
- ◆ The design is suburban in appearance.
- ◆ The proposal would detrimentally impact the setting of B-Listed Ampherlaw House.

### Roads related matters

- ◆ Increasing the number of vehicles driving along a narrow road will represent a safety hazard.
- ◆ Poor visibility at the application site.

### Drainage and flooding

- ◆ The development would cause flooding and potentially impact upon drainage in the surrounding area.

### Impact on Natural and Historic Environment

- ◆ The applicant removed trees on site to facilitate the development.
- ◆ The trees which were on site had significant biodiversity benefits in addition to their visual appeal and should have been retained.
- ◆ The quantity of trees removed exceeded 5 cubic metres in which case a licence from Forestry Scotland would have been required.

### Other Matters Raised

- ◆ Viability of the proposal is questioned as the location is a long way from the Core Path Network and from eventing opportunities.
- ◆ Remote location will add to distance travelled by animals in a horse box.
- ◆ The equestrian element is purely to gain approval for a house as a previous application for a house was refused.

- ◆ It would be better to renovate existing derelict rural properties rather than develop a greenfield site.
- ◆ The location, site and elevational plans do not show sufficient detail. There are no site sections.
- ◆ Insufficient land for the business.

7.2. The above issues are considered in the assessment below. These letters are available for inspection on the planning portal.

## **8. Development Plan**

8.1. Under Section 25 of the Town and Country Planning (Scotland) Act 1997, all applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### 8.2. National Planning Framework 4

National Planning Framework 4 (NPF4) is Scotland's national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy. NPF4 supports the planning and delivery of sustainable places, liveable places and productive places.

#### National Planning Framework 4 Policies

- ◆ Policy 1 - Tackling the climate and nature crises
- ◆ Policy 2 - Climate mitigation and adaptation
- ◆ Policy 3 - Biodiversity
- ◆ Policy 14 - Design, quality and place
- ◆ Policy 15 - Local living and 20 minute neighbourhoods
- ◆ Policy 16 - Quality homes
- ◆ Policy 17 - Rural homes
- ◆ Policy 29 - Rural development
- ◆ Policy 30 - Tourism

### 8.3. South Lanarkshire Local Development Plan 2 (2021)

For the purposes of determining planning applications the Council will assess proposals against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (SLLDP2). In this regard the application site and associated proposals are affected by the following policies contained in the SLLDP2:-

#### SLLDP2 Volume 1 Policies

- ◆ Policy 2 - Climate Change
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 6 - Visitor Economy and Tourism
- ◆ Policy 14 - Natural and Historic Development

#### SLLDP2 Volume 2 Policies

- ◆ Policy GBRA1 - Rural Design and Development
- ◆ Policy GBRA2 - Business Proposals within Green Belt and Rural Area
- ◆ Policy GBRA3 - New Equestrian Businesses
- ◆ Policy GBRA9 - Consolidation of Existing Building Groups
- ◆ Policy GBR10 - Accommodation Associated with an Existing or Proposed Rural Business
- ◆ Policy VET2 - Visitor Accommodation

## **9. Guidance**

9.1. None applicable.

## **10. Assessment and Discussion**

### **10.1. Introduction**

The determining issues in the consideration of this application are its compliance with the National Planning Framework 4 (NPF4) and the adopted South Lanarkshire Local Development Plan 2 (SLLDP2).

### **10.2. Climate Change**

NPF4 Policy 1 requires that when considering all development proposals, significant weight will be given to the global climate and nature crises. NPF4 Policy 2 Climate Change and Mitigation expands on this, requiring all new developments to be sited and designed (1) to minimise lifecycle greenhouse gas emissions as far as possible and (2) to adapt to the current and future risks from climate change. In the absence of a standard methodology for measuring the emissions which would result from the emissions of the proposed buildings, it is considered appropriate at this time to instead consider the general sustainability of the proposal in land-use planning terms (whether the use of this site as tourism accommodation is supportable when assessed against other relevant policies in NPF4) and use that as an indicator in whether or not it is likely to minimise emissions and adapt to current and future impacts of climate.

10.3. Policy 2 Climate Change of SLLDP2 seeks to minimise and mitigate against the effects of climate change by considering various criteria including: being sustainably located; reuse of vacant and derelict land; avoidance of flood risk areas; incorporating low and zero carbon generating technologies; opportunities for active travel routes and trips by public transport; electrical vehicle recharging infrastructure and where appropriate connection to heat networks.

10.4. The site is not at risk of flooding. If the proposal was considered acceptable, the applicant could be asked to submit further details of low carbon technology; a tree planting scheme and the installation of electric vehicle charging points for the approval of the planning authority. The proposal has not identified opportunities for active travel routes and trips by public transport.

### **10.5. Principle of Development**

NPF4 Policy 17 Rural homes aims to encourage, promote and facilitate the delivery of high quality, affordable homes in the right location. The policy advises that NPF4 supports new homes in the rural area where the development is suitably scaled, sited and designed and (using the only applicable criteria under (17a) for this proposal) where it is demonstrated to be necessary to support the sustainable management of a viable rural business where there is an essential need for a worker to live permanently at their place of work.

10.6. In this instance, the proposed dwelling is itself the business as, rather than converting an existing dwelling to a B&B, the applicants are proposing a purpose-built B&B on an undeveloped and unallocated site. Such uses are not normally considered rural businesses and instead are normally assessed as Tourism proposals. In this instance however, the applicant has advised that it is their intention to design and market the B&B primarily towards guests who are travelling with horses. Consequently, due to this equestrian element, they believe it would be best located in a rural area.

- 10.7. It is accepted, that where visitors are bringing horses onto a site and using stables and a paddock, on site supervision by the operator would be necessary. However, this element is not exclusive (guests without horses could still stay at the premises) and as such it is difficult to describe the proposed B&B definitively as a rural business. With regards to viability, a business plan has been submitted, however, the figures within it are projections and are not a guarantee that the proposal would prove to be viable in the medium to long term. The difficulty is that if income projections prove to be unfounded then a new dwelling would have been constructed in a greenfield rural location where in normal circumstances such a house could not be supported under the terms of NPF4 and Local Development Plan (LDP) policies. In summary, the proposal is for a new dwellinghouse that is linked to a proposed business which has neither been demonstrated as viable nor definitively rural in nature. Policy 17 only supports a dwelling necessary for the sustainable management of an existing viable rural business and, as such, the proposal does not accord with any of the criteria listed in Policy 17.
- 10.8. NPF4 Policy 16 – Quality homes seeks to encourage, promote and facilitate the delivery of high quality homes, in the right locations. It advises that development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where there is an agreed timescale for build-out, where they are consistent with the spatial strategy and local living and in rural locations must be consistent with the policy on rural homes. In this case the proposal contravenes relevant criteria above and, therefore, does not accord with NPF4 Policy 16.
- 10.9. Policy 4 ‘Green Belt and Rural Area’ of the SLLDP2 specifies that within the Rural Area, the aim is to protect the amenity of the countryside while at the same time, supporting small scale development in the right place that is appropriate in land use terms and is of a high environmental quality that will support the needs of communities. It functions primarily for agriculture, forestry, recreation, and other uses appropriate to the countryside. Development which does not need to be in the countryside will be expected to be accommodated within the settlements identified on the proposals map. Isolated and sporadic development will not be supported.
- 10.10. A proposed dwelling on a greenfield site does not need to be in the countryside and it is not sustainable to incrementally add additional housing at this rural location. The proposed dwelling would form part of a proposed business providing B&B accommodation and stabling facilities for people travelling with horses. However, the estimated profit projections are supposition and can’t be confirmed until the business has been established and trading for at least a year. As such, the proposal is contrary to Policy 4 of the South Lanarkshire Local Development Plan 2.
- 10.11. Policy GBRA9 ‘Consolidation of Existing Building Groups’ of SLLDP2 advises that proposals for new houses within existing building groups will be supported, subject to specified criterion. It requires that new development shall:-
- ◆ reflect and respect the scale, character, cohesiveness of the building group. Any new building shall be located within a reasonable distance of the existing properties.
  - ◆ not result in ribbon/linear development.
  - ◆ shall not significantly adversely affect the landscape character or setting of the area.

- 10.12. The proposal would not consolidate nor round off the building group. Rather, it would extend beyond the defined group into a greenfield site currently used as productive agricultural land and add to the existing line of ribbon development, thereby eroding the rural character of the area. Therefore, the proposal does not comply with SLLDP2 Policy GBRA9.
- 10.13. Policy GBRA2 'Business Proposals within the Greenbelt and Rural Area' reiterates that proposals should be an appropriate use in the rural area. For new businesses and those seeking to relocate to, or extend within the Green Belt and Rural Area, the preference is to re-use or convert existing buildings. Sympathetic extensions and alterations to existing structures may also be acceptable. Where it is shown that appropriate buildings are not available to accommodate the needs of business, new development may be acceptable where it is shown to integrate within an established building group, or it involves redevelopment of previously developed land. The policy lists types of development considered appropriate in the rural area including: recreation, tourism, holiday accommodation, leisure and sporting developments. In addition, where required, a 5 year business plan shall be provided.
- 10.14. The proposed holiday accommodation with ancillary stabling and livery facilities is in principle an appropriate use within a rural area. The paddock owned by the applicant is sufficient in size for the accommodation, stables, parking, turning and horse exercise paddock. A 5 year business plan has been submitted in support. Unfortunately, the visitor accommodation would be integrated into the structure of a new residential dwelling for the applicant which forms part of the planning application. A new dwelling cannot be justified unless it is required to support an existing established business and in this case, the business is at present only a proposal. The proposal is therefore contrary to SLLDP2 Policy GBRA2.
- 10.15. SLLDP2 Policy GBR10 Accommodation associated with an Existing or Proposed Rural Business states: 1) The applicant should first consider whether there are traditional buildings suitable for conversion, redundant buildings, gap sites or opportunities to consolidate a building group within the land available to them. 2) The business proposal shall comply with Policy GBRA2. 3) It is demonstrated that accommodation is essential for the successful management of the business. 4) It is demonstrated that the business (new, relocating or established) is based upon a robust market assessment, planned on a sound financial basis and the business will become viable in the long term. 5) The submission of a 5 year business plan will be required to demonstrate compliance with criteria 3 and 4.
- 10.16. For businesses which are proposed or cannot yet demonstrate profitability for the preceding 2 years, temporary accommodation should be considered subject to the following criteria: 1) For the first two years only temporary accommodation will be permitted. 2) After 2 years if it can be demonstrated that the business is currently profitable and projected to remain so for a further 2 years, then a proposal for a permanent dwelling can be considered. This should comply with the above criteria for established businesses. If it cannot be demonstrated that the business is currently profitable, then an extension to the time period for the temporary accommodation could be considered. This will be subject to submission of a revised business plan which shows that the business can become viable.
- 10.17. The proposal comprising B&B accommodation and stabling/livery facilities and parking for horse boxes is a proposed business that cannot demonstrate profitability for the preceding two years. As such, the only accommodation which would have been acceptable under Policy GBRA10 would be temporary accommodation. The new-build dwellinghouse proposed is not temporary accommodation but rather permanent

residential accommodation. As such, the proposal contravenes SLLDP2 Policy GBRA10.

10.18. SLLDP2 Policy GBRA3 New Equestrian Businesses states: Within the Green Belt and Rural Area, proposals relating to the formation of equestrian businesses should meet the following criteria: 1) Demonstrate sufficient land is available for current and future needs of the business. 2) There is sufficient parking provision for clients and staff and onsite parking for trailers and horseboxes. 3) Site access should be suitable for large vehicles (horseboxes, delivery lorries). 4) Arrangements for equestrian waste/storage/disposal and location and lighting for outdoor arenas should not adversely affect neighbouring occupiers or the environment. All equestrian development proposals shall require to submit a five year business plan.

10.19. As stated earlier, there is sufficient land to accommodate the proposed stables, parking, exercise paddock, access and turning areas. No menage or outdoor arena lit by external floodlight is proposed. There will only be stabling for three horses therefore the generation of horse related vehicles is likely to be relatively low level. The stables would sit well back from the nearest neighbouring dwelling, adjacent the southern boundary, and an intervening garage is proposed between the stables and the neighbouring boundary. A five year business plan has been submitted. Overall, the equestrian element of the proposal accords with SLLDP2 Policy GBRA3.

10.20. Layout, Siting and Design

SLLDP2 Policy 5 Development Management and Placemaking and Policy GBRA1 Rural Design and Development aim to ensure well designed development that makes for successful places and considers the impact on residential amenity and the appropriateness of the development to a rural setting.

10.21. The design of the dwelling reflects traditional architecture with rectangular footprint, steep pitched roof, vertical fenestration, and elevations finished in render. Adequate garden space would be available, and the proposal would also comply with the aims of the Councils Residential Design Guide. The development does not affect features of importance to landscape character. Tree and hedgerow planting along the front boundary is proposed. No important heritage features will be lost, and the proposal would not have a significant impact upon protected habitats or species. Other than the lack of a public drainage connection, there are no infrastructure constraints. Roads, Transportation and Fleet Services have not raised any traffic or public safety issues in their consultation response. Adequate parking and access could be provided. In considering the distance from and orientation to the neighbouring dwelling, screening effects of existing shrubbery along the mutual boundary and due to the opportunity to install screen fencing, there would not be an adverse impact on neighbouring residential amenity due to overlooking or overshadowing, and the level of light emission would not be significant being similar to that omitted from existing properties.

10.22. The stables are situated a reasonable distance from the nearest residential property and any manure store can be located in a suitable location to prevent nuisance issues arising. The site is large enough to comfortably accommodate the house, stables, parking, and access. Despite the assertion of an objector in considering the scale of the proposed single storey dwelling and significant distance back from the B-Listed Ampherlaw which sits uphill from the site, any impact upon the setting of the Listed Building would be negligible. The installation of suitable drainage should be achievable. The proposal is therefore broadly satisfactory in terms of SLLDP2 Policies 5 and GBRA1.



- 10.23. NPF4 Policy 14 Design Quality and Place intends to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the place principle. The six qualities necessary for a successful place are that it be Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. Adequate plans have been submitted which have allowed the proposal to be fully assessed.
- 10.24. The quality of place that is least represented by this proposal is that of a Connected Place. The creation of a traffic generating use in a location that is over 5km from the nearest settlements and which will be specifically marketed to the owners of private vehicles does not support well connected networks at a local level and would not serve to reduce car dependency. The proposal is therefore considered to fail to demonstrate the qualities of a connected place and is therefore contrary to NPF4 Policy 14.
- 10.25. NPF4 Policy 15 – Local Living and 20 minute neighbourhoods seeks to create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by using sustainable transport options.
- 10.26. The site is located a significant distance from the nearest settlement and is not connected to a bus route. Therefore, in terms of accessing daily and weekly needs, any future occupiers would be dependent on car use. Encouraging new homes within the designated rural area, leads to sprawled out, unconnected residential areas lacking facilities and services that this policy is designed to avoid. The development would run directly contrary to the policy intent, namely, to create connected and compact settlements and mixed-use neighbourhoods. As such, the proposal is not considered compatible with the intent of NPF4 Policy 15.
- 10.27. Natural and Historic Environment  
NPF4 Policy 3 Biodiversity under part (c) details that all local developments shall include appropriate measures to conserve, restore and enhance biodiversity. The Development with Nature Guidance is pertinent in this case. The guidance encourages a mitigation hierarchy to be applied – avoid, minimise, restore, and offset to achieve a net positive biodiversity impact.
- 10.28. One of the most significant concerns arising from this application, as expressed by objectors, relates to the removal of a line of mature trees, along the site frontage, prior to the submission of the planning application. Many of the objectors believe this was done by the applicants to remove potential access and visibility impediments. The applicants have stated that they were advised by a tree surgeon that the trees were structurally compromised and represented a potential safety hazard owing to their proximity to a public road. Notwithstanding the above, it should be stressed that the trees were not protected and, as such, the applicants have not infringed any planning legislation by removing them. The planning assessment is restricted to considering the character and condition of the site at the time of the planning submission and cannot take account of previous tree or habitat coverage.
- 10.29. The agricultural grassland on site lacks biodiversity value or interest and is not an important habitat for protected species. The existing sycamore on the front boundary will be retained and said boundary will be enhanced with the planting of 8 new trees (3m high Chestnuts and 2m high Rowan – these are standard/ advance standard trees at an advanced state of maturity for new planting) and to the front of these trees a native hedgerow, comprising Hawthorn and Blackthorn, will be established along the full site frontage. Therefore, the proposal accords with NPF4 Policy 3.

#### 10.30. Rural Development and Tourism

NPF4 Policy 29 Rural Development states: Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including: (i) farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected; (ii). diversification of existing businesses; (iii). production and processing facilities for local produce and materials, for example sawmills, or local food production. It also states that proposals in rural areas should be suitably scaled, sited and designed to be in keeping with the character of the area. They should also consider how the development will contribute towards local living and take into account the transport needs of the development as appropriate for the rural location.

10.31. The proposed development, a bed and breakfast, is not a land use identified in section a) of Policy 29, nor does it consider how it will contribute towards local living or the transport needs of the development as appropriate for the rural location. That being said, equestrian businesses could generally be considered as appropriate rural development depending on the location and the nature of the equestrian development proposed.

10.32. NPF4 Policy 30 Tourism states: Proposals for tourism related development will take into account: (i). The contribution made to the local economy; (ii). Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors; (iii). Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services, particularly in rural areas.

10.33. The proposal will provide an income for those running the business and the visitors attracted to the local area could potentially contribute to the local economy. Access arrangements and parking provision have taken account of anticipated visitor numbers, however, it is undeniable that this business in this location will be entirely reliant on travel by private vehicle to operate. Nevertheless, roads have not objected subject to recommended conditions. Therefore, the proposal generally accords with NPF4 Policy 30.

10.34. SLLDP2 Policy 6 'Visitor Economy and Tourism' states 'The provision of new, high quality visitor attractions, activities, facilities, infrastructure and accommodation, and the safeguarding and maintenance of existing features will be supported where they are shown to positively contribute towards the visitor economy. Proposals will be expected to demonstrate they are sustainable and viable by focusing on the visitor demographic attracted to the locality and showing how this has influenced the proposal. All development shall respect the area's natural, built, and cultural resources and be accessible to all users. Suitable access and car parking provision is required to be incorporated into proposals. SLLDP2 Policy VET2 'Visitor Accommodation' states: 'Proposals for new visitor accommodation and extensions to existing accommodation shall be supported where they respect the existing development pattern within the locality and avoid dispersed patterns of development and visually integrate well with the location of the site and surrounding area. The form and type of accommodation proposed should be tailored, where appropriate, to suit the proposed visitor demographic for which it is targeted: for example, outdoor pursuits may be more suited to bunkhouse accommodation. In all cases a business plan showing the need for the accommodation and financial viability of the proposal should be provided. The continuous occupation of new tourist accommodation in the countryside will be controlled by planning condition(s) to ensure it is not occupied on a permanent residential basis.'

10.35. The proposed business model is tailored to providing short stay visits for people travelling long distances with horses who need to break their journeys in the interests of animal welfare. The proposal involves the construction of a dwellinghouse with provision for 3 letting rooms (one family room and two doubles, all with ensuite facilities), stables, turn out/grazing area to meet the British Horse Society 'Horse Welcome' Scheme. The initial construction costs would be covered by savings and the sale of the applicants' existing house. Taking account of projections, the supporting Business Plan demonstrates that room and stabling letting would likely generate a modest income. Any projected income cannot be guaranteed and it should be noted that this policy standard is different from that set out in the GBRA policies above. Consequently, the proposal complies with SLLDP2 Policies 6 and VET2.

#### 10.36. Conclusion

In summary, taking all the above into account, whilst the principle of visitor accommodation for people travelling with horses is acceptable, the inclusion of a permanent residential dwelling at this location, before the business is even operational and proven to be viable is premature. As such, the proposed development fails to adhere to the provisions of the development plan, with specific regard to Policies 14, 15, 16 and 17 of NPF4 (adopted 2023) and Policies 4, GBRA2, GBRA9 and GBRA10 of the South Lanarkshire Local Development Plan 2 (adopted 2021) and there are no material considerations which would outweigh this variance with the development plan. In view of this, the recommendation is that the application be refused planning permission.

### 11. **Recommendation and Reasons**

11.1. The Committee is asked to agree the following recommendation:-

#### **Refuse planning permission for the following reasons:-**

01. The proposal would be contrary to Policy 17 - Rural homes of National Planning Framework 4 as new homes in rural areas are not supported in unsuitable locations. The proposed location for the new dwellings does not meet any of the criteria to be considered suitable and, as such, cannot be supported.
02. The proposal would be contrary to Policy 15 - Local Living and 20 minute neighbourhoods of National Planning Framework 4 as it fails to create connected and compact settlements and mixed-use neighbourhoods.
03. The proposal would be contrary to Policy 16 - Quality Homes of National Planning Framework 4 as the proposal is not consistent with the policy on rural homes.
04. The proposal would be contrary to Policy 4 (Green Belt and Rural Area) of the South Lanarkshire Local Development Plan 2 as it would constitute an inappropriate form of development, without appropriate justification.
05. The proposed residential dwelling on the site would be contrary to Policy 14 design, quality and place of National Planning framework 4 as it fails to demonstrate the characteristics of a connected place.
06. The proposed residential dwelling on the site would be contrary to Policy GBRA9 (Consolidation of Existing Building Groups) of the South Lanarkshire Local Development Plan 2 as it would constitute an inappropriate form of development, without appropriate justification. The proposal would extend the building group beyond the existing boundary of the group into greenfield/agricultural land.

07. The proposal would be contrary to Policy GBRA2 (Business Proposals within Green Belt and Rural Area) of the South Lanarkshire Local Development Plan 2 as the proposed visitor accommodation would be located within the confines of a new dwellinghouse which would have to be built prior to the business being established and proven to be viable.
08. The proposal would be contrary to Policy GBRA10 (Accommodation Associated with an Existing or Proposed Rural Business) of the South Lanarkshire Local Development Plan 2 as the proposed business has still not been established and proven to be viable.

**David Booth**  
**Executive Director (Community and Enterprise Resources)**

**Date:** 22 April 2024

### **Background Papers**

Further information relating to the application can be found online:-

[P/22/0477 | Erection of single storey dwellinghouse with attic accommodation \(4 bed \(including three guest bedrooms\)\) and stabling for a maximum of 3 horses associated with the establishment of a bed and breakfast facility. | Land At Westsidewood Road Carnwath Lanark](#)

### **Corporate Considerations**

The report raises no impacts or risks in terms of equalities or financial implications. Any implications in terms of climate change, sustainability or the environment will have been considered above in terms of the relevant national and local policies.

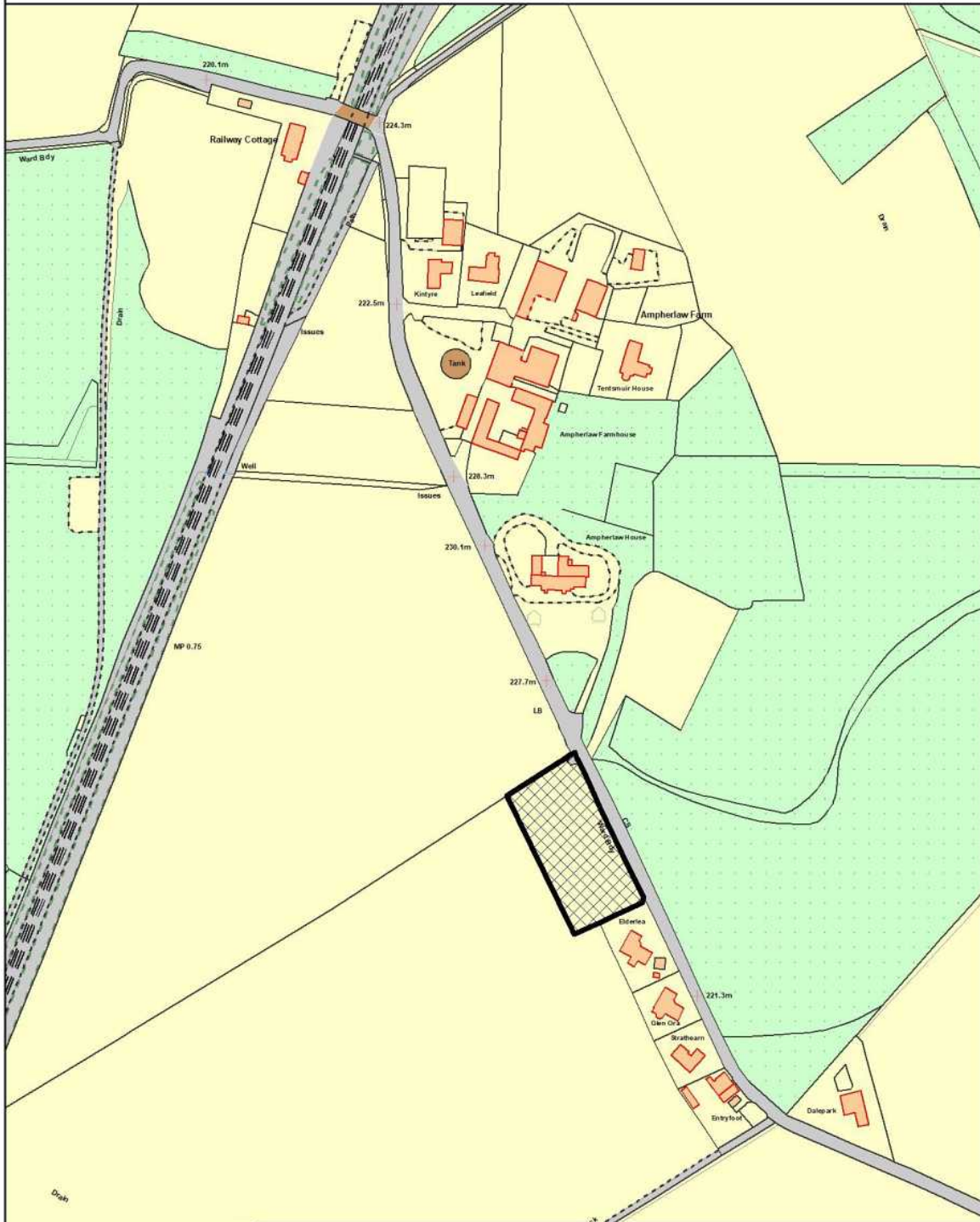
### **Contact for Further Information**

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

Tel: 01698 454867

E-mail: [planning@southlanarkshire.gov.uk](mailto:planning@southlanarkshire.gov.uk)

**P/22/0477 Land 71m NNW of Elderlea, Westsidewood Road, north of Carnwath**



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**South Lanarkshire Council**  
**Community and Enterprise Resources**  
Planning and Regulatory Services