

# Report

# 10

Report to:	<b>Clydesdale Area Committee</b>
Date of Meeting:	<b>20 September 2011</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Application No	CL/11/0367
Planning Proposal:	Erection of Storage Facility for Grounds Maintenance Machinery, Vehicles and Equipment

## 1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : South Lanarkshire Council
- Location : Biggar Golf Club  
Broughton Road  
Biggar  
ML12 6HA

## 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

None

## 3 Other Information

- ◆ Applicant's Agent: Ironside Farrar
- ◆ Council Area/Ward: 03 Clydesdale East
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
  - Policy STRAT 4: Accessible Rural Area
  - Policy CRE2: Stimulating the Rural Economy
  - Policy ENV 29: Special Landscape Area
  - Policy ENV 34: Development in the Countryside
  - Policy DM1: Development Management

- ◆ Representation(s):

- ▶ 0 Objection Letter
- ▶ 0 Support Letter
- ▶ 0 Comments Letter

- ◆ Consultation(s):

None

## **Planning Application Report**

### **1 Application Site**

- 1.1 The application relates to the maintenance compound attached to Biggar Golf Club which is situated between existing tennis courts and the golf course to the south of Biggar. The compound contains assorted structures and stockpiles of materials and is enclosed by a timber fence.

### **2 Proposal(s)**

- 2.1 The proposal involves the erection of a maintenance shed measuring 7.62 metres in width, 30.48 metres in length and 4.68 metres in height. The roof is pitched and the front elevation incorporates two double width roller shutter doors. It will be finished in profiled cladding, coloured leaf green.

### **3 Background**

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

In the South Lanarkshire Local Plan the site is covered by Policy STRAT 4: Accessible Rural Area which states that isolated and sporadic development will generally not be supported except under the exceptional circumstances set down in Policy CRE2 for development for agriculture or appropriate uses in the rural areas. Policy CRE2: Stimulating the Rural Economy gives encouragement to agricultural or appropriate uses in the rural area where:

- a. A specific locational need can be demonstrated;
- b. There are no opportunities to convert or renovate an existing building;
- c. The development cannot be integrated into an established settlement or building group;
- d. The development respects the landscape, countryside amenity and nature conservation interests and;
- e. The development complements the scale, design and character of the locality.

Guidance has been provided on the range of uses that the Council would consider appropriate in principle within the countryside. New development at golf courses will only be suitable where minimal environmental impact will occur and where there will be no associated development other than a clubhouse/equipment storage facilities.

- 3.1.2 Policy ENV 29: Special Landscape Area aims to protect the quality of the designated landscape area.

- 3.1.3 Also of relevance are Policies DM1: Development Management and ENV34: Development in the Countryside which aim to ensure the development respects the local context and built form in terms of scale, massing design, external materials and impact on amenity.

#### **3.2 Planning History**

- 3.2.1 There have been no previous planning applications at this site over the past five years.

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

- 4.1 None

### **5 Representation(s)**

- 5.1 In response to a neighbour notification no letters of objection have been received.

## **6 Assessment and Conclusions**

- 6.1 The proposal involves the erection of a maintenance shed associated with Biggar Golf Club. As the Council is the applicant and has a landholding interest in the application site the proposal must be reported to Committee for decision. The main consideration in determining the application is compliance with local plan policies and the impact on the amenity of the area.
- 6.2 The local plan considers equipment storage facilities ancillary to golf course maintenance to be acceptable in principle in the rural area. There is a specific locational need for this development and there are no suitable existing buildings which could be converted for the purpose intended. Although it cannot be integrated into a group of buildings, it will be located within a maintenance compound which clearly has a direct and functional correlation with the proposed development. The settlement of Biggar is located too far from the golf course to be considered a convenient location. Within the context of an 18 hole golf course a maintenance building of this scale and size is deemed appropriate. The design and appearance reflects its utility and function. Where large areas of grass have to be maintained at an intense level, the proposed building is an expected feature of the leisure environment. Due to the proximity of nearby facilities, trees and other buildings as well as the surrounding topography, the proposed development will be visually contained and can be successfully integrated into the existing setting. The overall quality of the designated landscape will be unaffected. It will not result in any adverse impacts upon visual and residential amenity and has been designed to an adequate standard.
- 6.3 In view of the above assessment I recommend that planning permission be granted.

## **7 Reasons for Decision**

- 7.1 The proposal complies with Policies STRAT 4, CRE 2, ENV 29, ENV34 and DM1 of the South Lanarkshire Local Plan (Adopted)

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

30 August 2011

### **List of Background Papers**

- ▶ Application Form
- ▶ Application Plans

### **Contact for Further Information**

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

Ian Hamilton, Planning Officer, Council Offices, South Vennel, Lanark, ML11 7JT  
Ext 3186 (Tel: 01555 673186)

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

## **CONDITIONS**

- 1 The consent shall be carried out strictly in accordance with drawing numbers: 4479\_100 rev B, 4479\_101 rev A, 4479/102 rev A & 4479/103 rev A.
- 2 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.

## **REASONS**

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In the interests of amenity and in order to retain effective planning control.

## **INFORMATIVES**

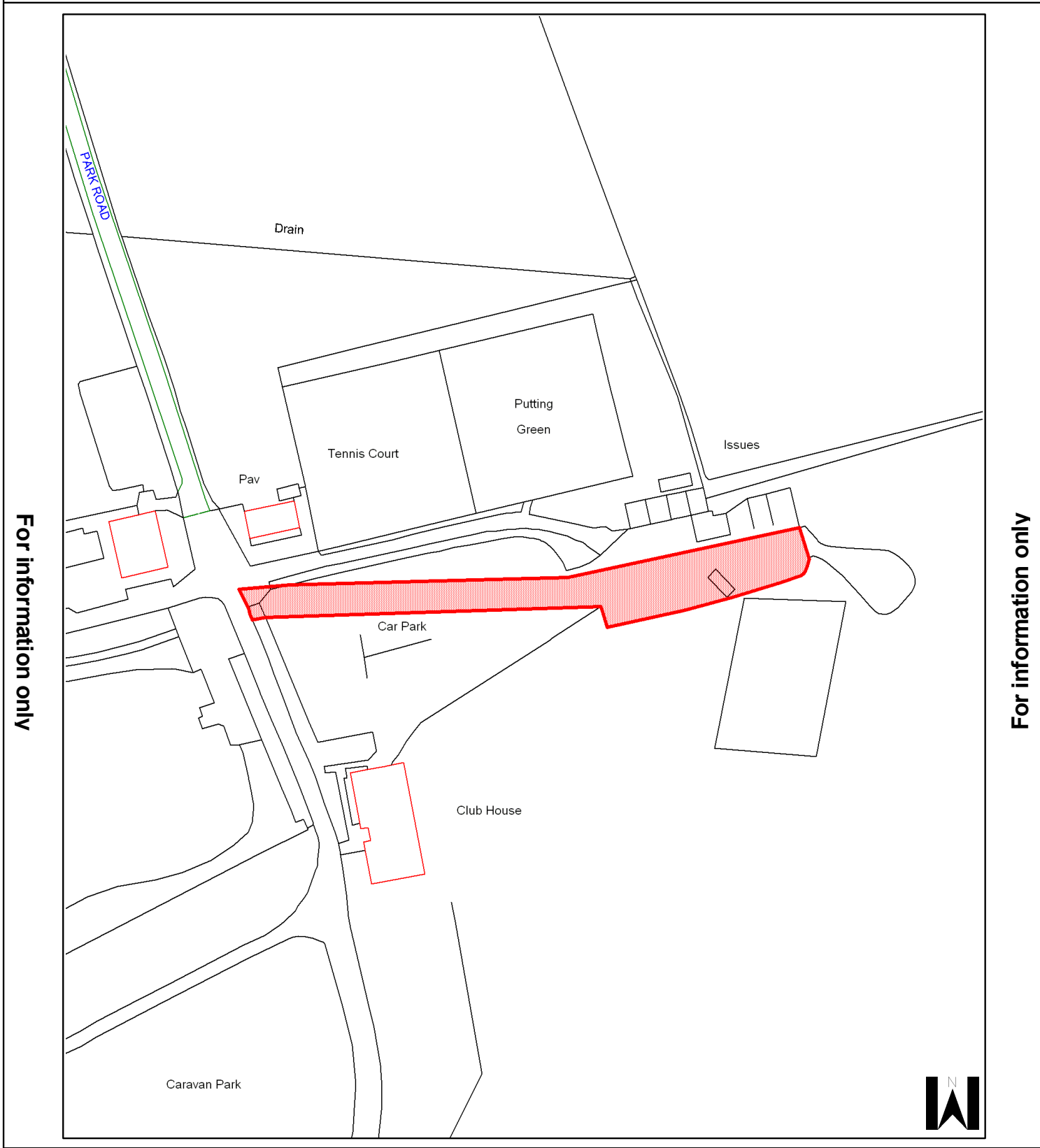
- 1 Failure to comply with the conditions imposed on this planning permission can result in the planning authority serving a Breach of Condition Notice and/or Enforcement Notice. If any of the requirements set out in these notices are not then complied with, a fixed penalty notice may be served seeking the payment of the sum specified in the penalty notice to the Planning Authority. The sum will be as set by The Town and Country Planning (Amount of Fixed Penalty) (Scotland) Regulations 2009.
- 2 The person carrying out the development must give advance notice in writing to the planning authority of the date when it intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. [See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)]
- 3 As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position [See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)]
- 4 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

CL/11/0367

Biggar Golf Club, Broughton Road, Biggar

Planning and Building Standards Services

Scale: 1: 1250



For information only

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