

Report to: **Planning Committee**
 Date of Meeting: **29 November 2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/11/0419
 Planning Proposal: Erection Of Agricultural Shed, Silage Pit, And Underground Slurry Tank

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : T C Stewart and Sons
- Location : South Draffan Farm
Blackwood
Lesmahagow
ML11 9PW

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

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

3 Other Information

- ◆ Applicant's Agent: Farm Business Services
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
STRAT4: Accessible Rural Area
ECON6: Rural and Farm Diversification
CRE2: Stimulating the Rural Economy Policy
ENV4: Protection of the Natural and Built Environment
ENV29: Special Landscape Areas
DM1: Development Management

- ◆ Representation(s):

▶ 0 Objection Letters

- ▶ 0 Support Letters
- ▶ 0 Comments Letters

◆ Consultation(s):

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The application site is located at South Draffan Farm, approximately 800m to the north of Blackwood. The position of the proposed shed would be to the southern boundary of the farm steading, and adjoins an existing farm shed. The site is bound on its three remaining sides by open agricultural land. The farm steading consists of various agricultural buildings and outbuildings, and two dwellinghouses within the applicant's ownership. To the north of the site opposite the farm are two dwellings which are not associated with the farm unit. The character of the surrounding land is plateau farmland.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the erection of an agricultural shed, silage pit, and underground slurry tank at the site. The total floor area of the shed is 4592m². The shed has a double pitched roof; and is separated internally into two areas. The main area will provide indoor shelter for dairy cows and the second part will contain the silage pit and underground slurry tank. The shed will be finished externally with shuttered concrete and profile cladding which is coloured grey. The roof material is cement fibre sheeting, also grey in colour.
- 2.2 The applicant has submitted a supporting statement confirming that the shed will contribute towards the restructuring of the existing farm business at this site. There is an existing dairy operation and the proposed shed will enable an increased number of cows to be housed, which will significantly aid the improvement of the dairy business.

3 Background

3.1 Local Plan Status

- 3.1.1 In terms of local plan policy the site is located in the Accessible Rural Area where Policies STRAT4: Accessible Rural Area and CRE2: Stimulating the Rural Economy apply. The proposal relates to the extension of an existing agricultural business and as such Policy ECON6: Rural and Farm Diversification applies. The site is located within a Special Landscape Area therefore Policies ENV4: Protection of the Natural and Built Environment and ENV29: Special Landscape Areas are relevant. Policy DM1: Development Management is also relevant.

3.2 Relevant Government Advice/Policy

Scottish Planning Policy (SPP) states that in relation to Rural Development local development plans should promote economic activity and diversification in all small towns and rural areas, including development linked to farm diversification. Developments which provide employment or community benefits should also be encouraged.

3.3 Planning History

A detailed planning application for the erection of a 64m high wind turbine (CL/11/0002) has been approved under delegated powers subject to the completion of a Section 75 Obligation. The electricity generated from the turbine will be used to power the dairy operation, with any surplus being sold to the national grid. The savings in electricity costs will further promote the long term viability of the intensified dairy business at this site.

4 Consultation(s)

- 4.1 **WOSAS** – the site is within an area where there is potential for archaeological remains. It is therefore recommend that an archaeological watching brief is carried out during ground disturbance.

Response: Noted. Should consent be granted then a suitable condition will be attached to address the above.

5 Representation(s)

- 5.1 Following the carrying out of statutory neighbour notification and the advertisement of the application in the Lanark Gazette due to the scale and nature of the development, no letters of representation were received.

6 Assessment and Conclusions

- 6.1 The applicant seeks detailed planning consent for the erection of an agricultural shed, silage pit, and underground slurry tank at South Draffan Farm. The main issues in determining this application are its compliance with local plan policy, its impact on residential and visual amenity, economic benefit, and the impact on the rural landscape.

- 6.2 The application site is located within the Accessible Rural Area where Policy STRAT4 states that the local plan strategy will be to build on the economic potential of the area's high quality natural and built environment and to ensure that these qualities are not eroded. Policy ECON6 states that the Council will support proposals for the economic diversification of rural areas and farm diversification where these facilitate employment creation/retention, and meet the criteria set out in Policy CRE2: Stimulating the Rural Economy. Policy CRE2 provides that agricultural development is an appropriate use within the countryside. Extensions to existing premises will be considered favourably where the proposal is of a suitable scale and design, is integrated well with existing buildings and is not prominent within the landscape, and has no adverse impact on wildlife or traffic.

- 6.3 The application site is also located within a Special Landscape Area where Policies ENV4: Protection of the Natural and Built Environment and ENV29: Special Landscape Areas aim to protect the character and integrity of the natural environment, and views to and from the areas. Policy DM1: Development Management aims to ensure that all planning applications take into consideration the local natural and built form within the locality.

- 6.3 A visual assessment of the proposal on the immediate and wider area has been carried out. The shed will be sited to adjoin onto an existing shed at the farm steading. The existing farm steading obscures main views of the proposed shed from the north, and the neighbouring dwellings immediately adjacent the farm. Views from the east and west will be short due to the topography of the land. The main local views of the shed will be from houses along the northern settlement boundary of Blackwood. When viewed from this area the shed will have a backdrop of existing farm buildings, and due to its siting will read as part of the existing farm complex, which will reduce the visual impact. Although the footprint of the shed is large, the scale and design is in proportion to existing agricultural buildings on site, and would not appear excessive. In view of the above it is considered that the proposed shed can be accommodated within this rural landscape and agricultural setting without an adverse impact on the character or quality of the surrounding rural area or Special Landscape Area.

6.4 Approval of this development would enable the existing dairy business to significantly expand and in doing so will ensure the long term viability of the dairy farm business. The expansion of the business would require two new employees in addition to the four existing local employees (excluding family members). The development proposal therefore plays a significant role in the business's farm diversification, with direct benefits to the local economy and spin-off benefits to the wider economy, all of which should be supported where possible.

6.5 In view of the above it is recommended that planning consent be granted.

7 Reasons for Decision

7.1 The proposal complies with the aims of local plan Policies STRAT4, ECON6, CRE2, ENV4, ENV29 and DM1 of the adopted South Lanarkshire Local Plan. The shed is appropriately sited and will visually integrate well with the existing farm steading. The development is essential for the restructuring and diversification of the agricultural business, and will provide the opportunity for two additional employees.

Colin McDowall
Executive Director (Enterprise Resources)

11 November 2011

Previous References

◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 West of Scotland Archaeology Service 20/10/2011

- ▶ Representations - None

Contact for Further Information

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

Pamela McMorran, Planning Officer, South Vennel, Lanark, ML11 7JT
Ext 3209 (Tel :01555 673209)
E-mail: planning@southlanarkshire.gov.uk

Detailed Planning Application

PAPER APART – APPLICATION NUMBER : CL/11/0419

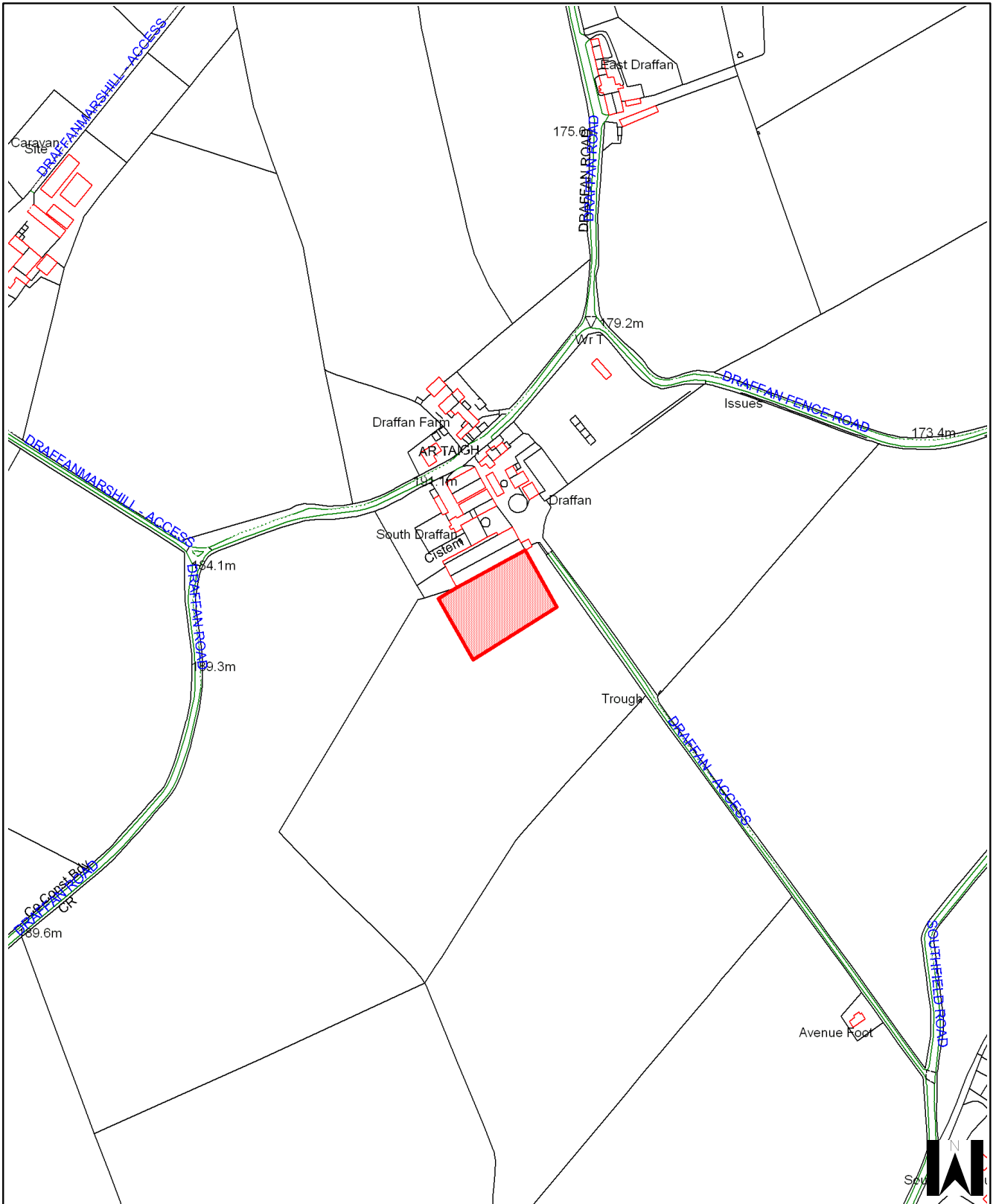
CONDITIONS

- 1 The consent shall be carried out strictly in accordance with plans titled: location plan; site plan; floor plan; and elevations plan.

- 2 The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Council as Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover 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.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 In order to safeguard any archaeological items of interest or finds.



For information only

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