

Report to: **Planning Committee**
 Date of Meeting: **29/11/2011**
 Report by: **Executive Director (Enterprise Resources)**

Application No CL/11/0185
 Planning Proposal: Demolition of Agricultural Buildings, Mixed Use Development
 Comprising of Residential and Commercial Uses, and Formation of
 New Roundabout Access (Planning Permission in Principle)

1 Summary Application Information

- Application Type : Permission in Principle
- Applicant : Douglas & Angus Estates
- Location : Gateside Farm
Douglas
ML11 0RH

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant Planning Permission in Principle (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: Ristol Ltd
- ◆ Council Area/Ward: 04 Clydesdale South
- ◆ Policy Reference(s): **South Lanarkshire Local Plan (adopted 2009)**
Policy STRAT 5: Rural Investment Area
Policy RES 2: Proposed Housing Sites
Policy CRE 1: Housing in the Countryside
Policy ENV 30: New Development Design

◆ Representation(s):

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

◆ Consultation(s):

Roads and Transportation Services (Clydesdale Area)

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

Douglas Community Council

Planning Application Report

1 Application Site

1.1 The application site extends to just under 2 hectares and is located at Gateside Farm on Ayr Road (A70) at the southern end of Douglas. The land is currently used as grazing associated with the farm steading of Gateside, and is bordered on the north and south by other fields. The western boundary comprises a mixture of agricultural buildings and the original farmhouse. These buildings generally form a buffer between the application site and Ayr Road itself. The application site slopes in a southerly direction, and it is accessed directly from the A70 at a point to the north of the steading. An existing T-junction giving access to Station Road which serves the small settlement of Douglas West and the Hagshaw Windfarm sits on the opposite side of Ayr Road.

2 Proposal(s)

2.1 The applicant seeks planning permission in principle for a mixed use development comprising of residential uses with a smaller element of commercial in the form of units for retail, office or business use. Design studies have been submitted with the application which detail the design ethos that would be utilised for the buildings and show that it is intended to form 43 residential units, 2 commercial/retail units, a children's play area, open-space and pedestrian links with the adjoining housing estate at Springhill Street. To access the site it will be necessary to improve the access into the A70, and this will be in the form of a roundabout positioned opposite Station Road. To facilitate the development of the site, the more modern steel portal sheds will be demolished though some of the stone buildings along the site's western boundary will be retained and converted. The existing farmhouse is outwith the application site and will be retained.

3 Background

3.1 Local Plan Policy

3.1.1 The majority of the site is located within the settlement boundary of Douglas and is identified as a proposed housing site where Policy RES2: Proposed Housing Sites applies. The remainder of the site, comprising the agricultural buildings, lies beyond the settlement boundary where Policy STRAT 5: Rural Investment Area applies. This advises that the strategy of the local plan will be to support sustainable communities through measures that tackle exclusion and isolation, and redress imbalances of economy and housing type provision. It also encourages developments within the established settlement boundaries with consideration being given thereafter to limited settlement expansion which supports the economic and social development of these areas and focuses on design and environmental quality.

3.1.2 Policy CRE 1: Housing in the Countryside advises that certain residential development may be suitable in the countryside and where this is the case, a high standard of development will be required. Policy ENV 30: New Development Design is also relevant and states that the design of places plays an important part in the protection of the environment and in the vitality of a town. New development must respect the local context and be appropriate to the character and topography of the site.

3.2 Government Advice/Policy

3.2.1 Scottish Planning Policy (SPP) supports development that will contribute to sustainable economic growth, to high quality sustainable places and promotes the development of mixed communities. It encourages authorities to respond to the diverse needs and locational requirements of different sectors and sizes of businesses and take a flexible approach to ensure that changing circumstances can

be accommodated and new economic opportunities realised. In terms of the supply of marketable sites for businesses, the advice is that they should be regularly reviewed and where no longer considered appropriate or marketable, they should be reallocated for another use through the development plan.

3.2.2 The policy also advises that development plans should support small business development and growth and promote opportunities for low industrial, business and service uses which can co-exist with housing without eroding amenity. The SPP further advises that the Scottish Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new housebuilding by identifying a generous supply of land for the provision of a range of housing in the right places.

3.2.3 It further encourages development plans to promote economic activity and diversification in all small towns and rural areas whilst ensuring that the distinctiveness of rural areas, the service function of small towns and the natural and cultural heritage are protected and enhanced.

3.3 **Planning Background**

3.3.1 There are no relevant planning applications for the application site.

4 **Consultation(s)**

4.1 **SEPA** – offer no objections.

Response: Noted.

4.2 **Roads and Transportation Services (Clydesdale Area Manager)** - advise that they are satisfied that the traffic generated from the development will have no adverse effects on the existing road network. They advise however that a new roundabout should be provided at the junction of Station Road and Ayr Road and designed in accordance with the Council's Guidelines. This should include the provision of kerbed splitter islands at the roundabout to facilitate pedestrian movements. They also suggest the use of conditions to ensure the provision of sightlines of 4.5 metres by 90 metres, a 2 metre wide footway along the site frontage, and the relocation of the 30mph speed limit.

Response: Noted. These matters will be covered by condition or by informatives attached to any consent granted.

4.3 **Douglas Community Council** – had not responded at the time of writing this report.

Response: Noted.

5 **Representation(s)**

5.1 The application was advertised in the press as Development Contrary to the Development Plan, and for Non-notification of Neighbours. Following this publicity and the statutory neighbour notification process no letters of representation were received.

6 **Assessment and Conclusions**

6.1 The applicant seeks planning permission in principle for a mixed use development comprising of residential dwellings with an element of commercial use on land at Gateside Farm, Douglas. The main considerations in determining this application are whether it complies with the South Lanarkshire Local Plan and road safety.

6.2 The application site lies on the southern edge of Douglas with the majority of the ground being within the settlement boundary. The land is allocated as a Proposed Housing Site in the Local Plan where Policy RES2: Proposed Housing Sites applies.

This policy states that the Council will support development for housing on these sites. It is therefore considered that the principle of residential development on this portion of the site has already been established by the local plan zoning. The site has an indicative capacity for 10 dwellings. It is important to note that the proposal is 'in principle' at this stage however the applicants have provided an indicative site layout plan which shows a total of 43 dwellings being provided. This layout is not under consideration but it does generally accord with the principles of the Scottish Government and Council guidance on new residential developments.

- 6.3 A small portion of the application site lies outwith the settlement boundary and is within the Rural Investment Area where Policy STRAT 5 aims to redress local imbalances of economy and housing type provision, particularly where this involves renewal proposals. Consideration may be given to limited settlement expansion proportional to the settlement size and which focuses on design and environmental quality. This part of the site comprises the former farm steading at Gateside. Modern agricultural buildings would be demolished and the land redeveloped for housing and the commercial unit. In addition some of the older stone built buildings would be converted for residential use and this would form a strong physical boundary facing Ayr Road. The principle of converting the buildings is encouraged under Policy CRE 1 and when combined with the development of the larger site will provide an opportunity to create a housing development which would enhance the approach into Douglas and link well with existing housing in the vicinity. The inclusion of the land outside the settlement boundary to accommodate this part of the development is acceptable as it would involve the reuse of traditionally constructed buildings, the redevelopment of brownfield land and would not harm or adversely impact on the setting of Douglas. Finally, the development proposed on this part of the site would respect the strategic aims of the local plan for the Rural Investment Area.
- 6.4 In addition a small amount of land on the opposite side of Ayr Road (A70) will be utilised to form a new roundabout access into the application site. The roundabout would optimise the visibility splays for traffic exiting the site, maximise the opportunity for pedestrians to cross Ayr Road at this point and reduce the speed at which traffic on the A70 can enter Douglas. When combined with an extension of the 30mph speed limit there will be a beneficial effect on road safety.
- 6.5 In conclusion, most of the proposed development complies with the development plan however, a departure to the development plan, in relation to the extension of the site beyond the settlement boundary, can be justified for the following reasons:
- The proposal involves the redevelopment of previously developed land and the re-use of existing buildings.
 - The use of additional land provides an opportunity to create a comprehensive and sustainable development opportunity in Douglas and represents a logical rounding-off of the settlement boundary.
 - The proposed extension of the housing site beyond the local plan allocation would not create a visually obtrusive extension to the settlement due to its position and relationship with the buildings to be retained at Gateside Farm and the landscape character of the area.
 - The proposal would incorporate a new roundabout and footway which would improve traffic and pedestrian safety.

In view of the above it is recommended that planning permission in principle be granted.

7 Reasons for Decision

- 7.1 For the reasons set out in paragraph 6.5 above and as the proposal complies largely with Policies STRAT 5, RES 2 and CRE 1 of the adopted South Lanarkshire Local Plan.

Colin McDowall
Executive Director (Enterprise Resources)

11 November 2011

Previous References

- ◆ None

List of Background Papers

- ▶ Application Form
- ▶ Application Plans

- ▶ Consultations
 - S.E.P.A. (West Region) 27/05/2011

 - Roads and Transportation Services (Clydesdale Area) 14/10/2011

Contact for Further Information

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

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Permission in principle

PAPER APART – APPLICATION NUMBER : CL/11/0185

CONDITIONS

- 1 This decision relates to drawing numbers: 073/PL 001 revA; 073/PL 005 revA; 073/PL 002 revA; 073/PL 006; 073/PL 004; 073/PL 003.
- 2 Prior to the commencement of development on site, a further application(s) for the approval of the matters specified in this condition must be submitted to and approved by the Council as Planning Authority. These matters are as follows:
 - (a) the layout of the site, including all roads, footways, parking areas and open spaces;
 - (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
 - (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
 - (d) the means of access to the site;
 - (e) the design and location of all boundary treatments including walls and fences;
 - (f) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs;
 - (g) the means of drainage and sewage disposal;
 - (h) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
 - (i) an ecology survey.
- 3 Unless development commences, planning permission in principle expires 2 years from approval of the specified matters being granted, or if different matters are approved on different dates, then 2 years from the date of the last approval.
- 4 The application(s) for approval of these further matters must be made to the Council as Planning Authority before whichever is the latest of the following:
 - (a) expiry of 3 years from when permission in principle was granted
 - (b) expiry of 6 months from date when an earlier application for approval was refused, and
 - (c) expiry of 6 months from date on which an appeal against the refusal was dismissed.

Approval of the further specified matters can be made for -

- (i) different matters, and
 - (ii) different parts of the development
- at different times.

Only one application for approval of matters specified in conditions can be made after 3 years from the grant of planning permission in principle.

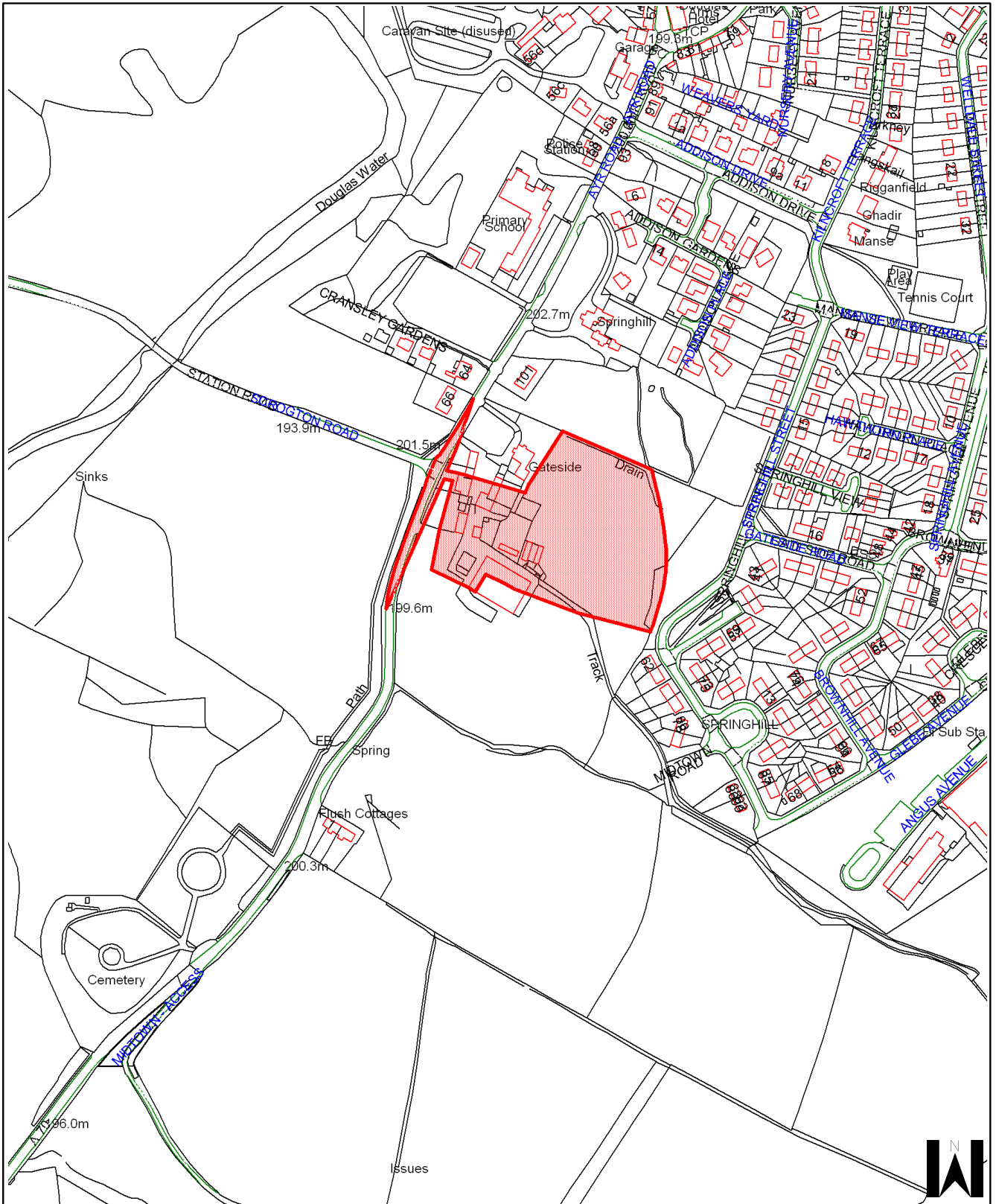
- 5 That the further application required under the terms of Condition 2 above, shall include a detailed scheme for surface water drainage. Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria and requirements and shall be

agreed in writing with the Council as Planning Authority in consultation with SEPA.

- 6 That the further application required under the terms of Condition 2 above, shall include
 - a) a new, four arm, 32 metre inscribed circle diameter (ICD) roundabout at the access from the A70 Ayr Road, designed in accordance with the "Design Manual for Roads and Bridges" and the Council's "Guidelines for Development Roads";
 - b) visibility splays of 4.5 metres x 90 metres;
 - c) a 2 metre wide footway along the site frontage to link into the existing footway network.
- 7 That the further application required under the terms of Condition 2 above, shall be accompanied by a Design Statement which shall set out the design principles, justify the design solution and show how the proposal responds to the wider context of the area as well as the characteristics of the site.
- 8 That the further application(s) required under the terms of Condition 2 above, shall make reference to and incorporate the criteria specified within the approved South Lanarkshire Council 'Residential Development Guide' and the Scottish Government's "Designing Streets".
- 9 That notwithstanding the terms of Condition 2 above, the design and siting of any dwellinghouse on the site shall take due cognisance of the rural location, with particular regard being paid to scale, massing, roof pitch, fenestration and materials; and shall be in accordance with the Council's approved policy on new dwellings in the Countryside.
- 10 That the further application required under Condition 2 above shall include a scheme of tree and shrub planting for the area indicated in green on the approved plan.
- 11 That the further application required under Condition 2 above shall include details of facilities for the storage of refuse within the site, including design, location, external finishes and access for its uplift and no dwelling unit shall be occupied until these facilities have been provided in accordance with the approved scheme or such alternative as may be agreed in writing with the Council as Planning Authority.
- 12 That prior to any demolition works occurring, or 6 months prior to any works commencing on site, whichever is sooner, a habitat survey for the application site as outlined in red shall be carried out and submitted for the approval of the Council. This shall include all necessary mitigation measures and timescales for their implementation.
- 13 That no trees within the application site shall be lopped, topped, pollarded or felled, or otherwise affected, without the prior written consent of the Council as Planning Authority.

REASONS

- 1 For the avoidance of doubt and to specify the drawings upon which the decision was made.
- 2 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 3 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 4 To comply with section 59 of the Town and Country Planning (Scotland) Act 1997, as amended.
- 5 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 6 To ensure the provision of satisfactory access into the site from the A70, Ayr Road.
- 7 To provide an explanation of the design concept and to enable a greater understanding of the proposal.
- 8 In the interests of amenity and to ensure that the Council's key residential development standards are met.
- 9 In the interests of amenity and to ensure satisfactory integration of the new dwellinghouse with the designated Countryside.
- 10 In the interests of amenity.
- 11 To ensure the provision of adequate refuse facilities within the site.
- 12 To ensure that provision is made to safeguard the ecological interest on the site.
- 13 To ensure the protection and maintenance of the existing mature trees within the site.



For information only

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