

Report

Report to:	Planning Committee
Date of Meeting:	28 May 2024
Report by:	Executive Director (Community and Enterprise Resources)

Reference no:	P/23/1372
Proposal:	Demolition of double garage (Conservation Area Consent)
Site Address:	Vacant Land at Ladyacre Road Lanark ML11 7LQ
Applicant:	West of Scotland Housing Association and Zoom Developments Ltd
Agent:	DTA
Ward:	02 – Clydesdale North
Application Type:	Conservation Area Consent
Advert Type:	Conservation Area Consent
Development Plan Compliance:	No
Departures:	N/A
Recommendation:	Refuse
Legal Agreement:	N/A
Direction to Scottish Ministers	N/A

1. Reason for Report

- 1.1. This application is required to be determined by the Planning Committee under section 17 of the South Lanarkshire Council Scheme of Delegation 2022, namely the corresponding planning application (Ref. no. P/23/1373) which details the redevelopment plans for this site which requires to be determined by Planning Committee.

2. Site Description

- 2.1. The site is located within Lanark and relates to grounds associated with St Mary's Church as detailed in the report for Application P/23/1373.

3. Description of Proposed Development

- 3.1. The proposal seeks conservation area consent to demolish a double garage which is sited in the Church grounds. The purpose of the demolition is to facilitate the erection of 3 blocks of flatted residential accommodation and associated parking and landscaping.

4. Relevant Planning History

- 4.1. CL/07/0031 - Demolition of church hall (Conservation Area Consent) – Refused in 2007. The building later suffered from a fire in 2011 and was subsequently demolished.

5. Supporting Information

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

- ◆ Planning Statement

6. Consultations

- 6.1. None relevant.

7. Representations

- 7.1. Following the statutory period of neighbour notification and advertisement, one representation has been received. The comments relate to the proposed development of the site for flats rather than the demolition of the garage. These comments have been considered in the planning application under reference P/23/1373.

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 7 Historic Assets and Places

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

For the purposes of determining planning applications the Council will, therefore, 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 14 Natural and Historic Environment

SLLDP2 Volume 2 Policies

- ◆ NHE6 Conservation Areas

9. Guidance

- 9.1. Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent.

10. Assessment and Discussion

10.1. Principle of Development

NPF4 Policy 7(g) Historic Assets details that where demolition in the conservation area is to be followed by redevelopment, consent to demolish will only be supported where an acceptable design, layout and materials are being used for the replacement development. This is echoed by the Interim Guidance on Conservation Areas and Conservation Area Consent 2019. Policy 7 also advises in part (f) - demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where reasonable efforts have been made to retain, repair and reuse the building. The building is of little townscape value and the structural condition of the building prevents retention and the location of the building makes its reuse extremely difficult.

- 10.2. The application is accompanied by a Design Statement. The report simply states that the double garage requires to be removed to facilitate the development.

- 10.3. NPF4 Policy 7, the most up to date policy in this regard, requires that conservation area consent which is followed by redevelopment should only be supported where the redevelopment is appropriate. The redevelopment has been presented as a separate item to this Planning Committee, under planning reference P/23/1372 – Demolition of detached double garage and erection of 39 flats with car parking, cycle storage, landscaping and associated facilities. The report sets out why the proposed redevelopment is not appropriate for the surrounding area. Therefore, it follows that the conservation area consent for demolition of the double garage is not appropriate and is recommended for refusal.

10.4. Conclusion

Whilst the building itself may not be of high townscape value to the conservation area, the redevelopment plans for the site which it would facilitate are deemed to be inappropriate and therefore the application is recommended for refusal.

11. Recommendation and Reason for Refusal

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

Refuse planning permission for the following reason:-

01. The proposal is contrary to Policy 7 Historic Assets of National Planning Framework 4 as the demolition in the conservation area is to be followed by redevelopment which is not found to be acceptable.

David Booth

Executive Director (Community and Enterprise Resources)

Date: 20 May 2024

Background Papers

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

[P/23/1372 | Demolition of double garage \(conservation area consent\) | Vacant Land At Ladyacre Road Lanark ML11 7LQ \(southlanarkshire.gov.uk\)](https://www.southlanarkshire.gov.uk/P/23/1372)

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.

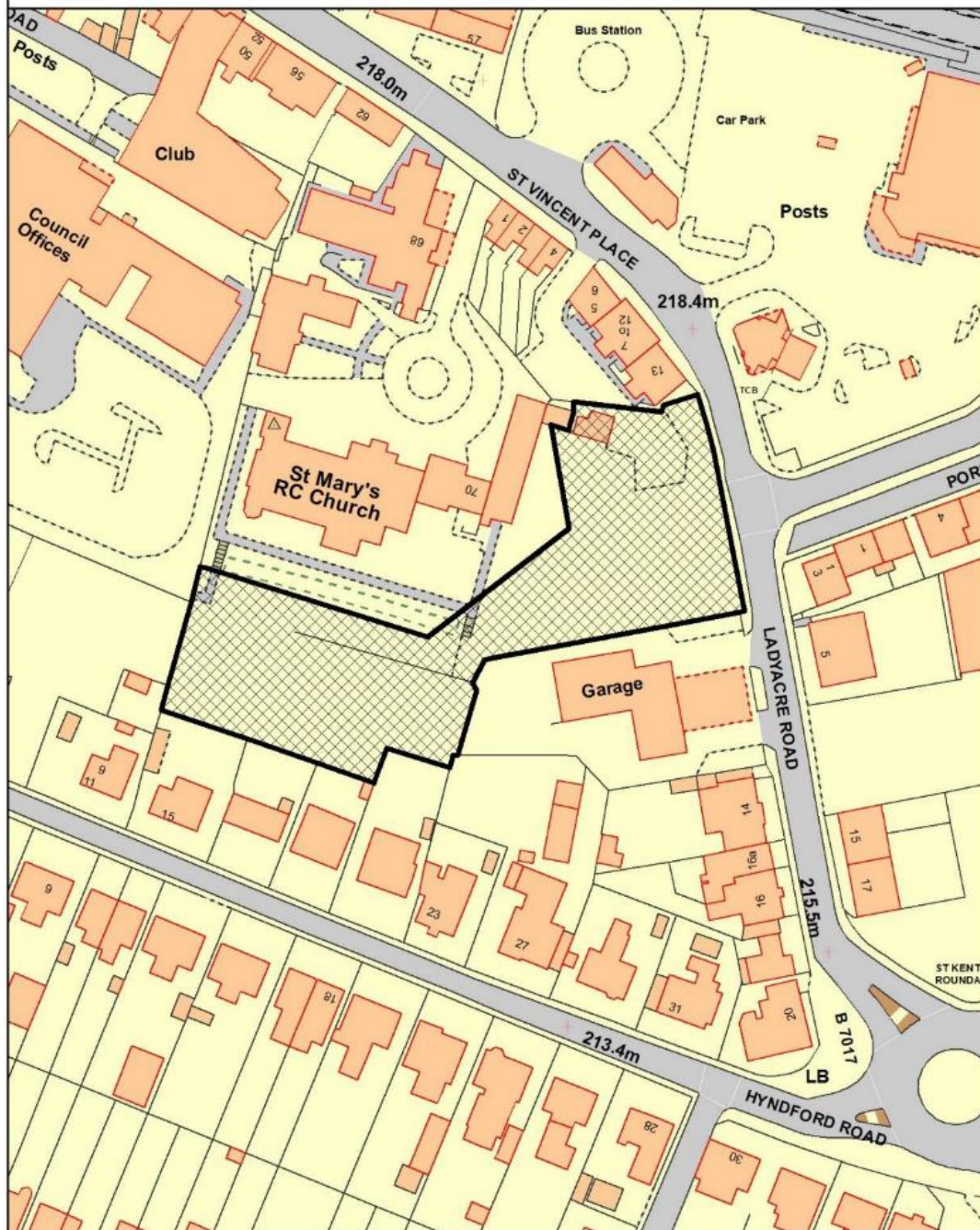
Contact for Further Information

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

Tel: 01698 454867

E-mail: planning@southlanarkshire.gov.uk

P/23/1372 Ladyacre Road, opposite Whitelees Road, Lanark



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Scale:
1:1,250
Date:
08/05/2024



South Lanarkshire Council
Community and Enterprise Resources
Planning and Regulatory Services