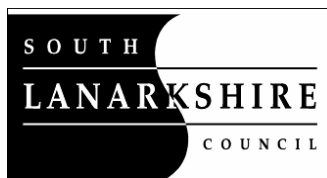


Appendix 4

Planning Decision Notice and Reasons for Refusal



Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

To: **Mrs Alison J McRae**
Jerviswood House
Lanark
ML11 7RH

Per: **Gainford Limited**
15 Silverdale Crescent
Lanark
ML11 9HW

With reference to your application dated 19 March 2010 for planning permission in principle under the above mentioned Act :

Description of Proposed Development :
Erection of dwellinghouse (Planning permission in principle)
Site Location :
Land at Silvermuir Road
Ravenstruther
ML11 7SF

South Lanarkshire Council in exercise of their powers under the above mentioned Act hereby:

REFUSE PLANNING PERMISSSION IN PRINCIPLE

for the above development in accordance with the accompanying plan(s) and particulars given in the application, subject to the condition(s) listed overleaf in the paper apart. The condition(s) are imposed by the Council for the reasons detailed.

Date: 28/05/10

Michael McGlynn, Head of Planning and Building Standards Services

This permission does not grant any consent for the development that may be required under other Legislation, e.g. Planning Permission, Building Warrant or Roads Construction Consent.

South Lanarkshire Council
Enterprise Resources
Planning and Building Standards Services

South Lanarkshire Council
Refuse planning permission in principle

Application Number: CL/10/0175

Reason(s) for Refusal:

- 1 The proposal is contrary to the Metropolitan Development Strategy and in particular to Strategic Policy 1 of the Glasgow & Clyde Valley Structure Plan, in that it would constitute isolated and sporadic development in the wider countryside.

- 2 The proposed development on the site would be contrary to Policy STRAT 4 of the South Lanarkshire Local Plan as it would result in the introduction of unjustified and inappropriate development outwith a settlement boundary and would not involve the development of an infill/gap site or the consolidation of an existing building group, not only objective of policy.

- 3 The proposal is contrary to Policy CRE 1 of the South Lanarkshire Local Plan in that the development does not comply with Policy STRAT 4, it has not been shown that the proposal is necessary for the furtherance of agriculture, forestry or any other uses appropriate to the rural area, it would intensify the number of new build units in the area to the detriment of locational amenity and its location would adversely affect the character of the area.

- 4 The proposed development on the site would be contrary to Policy ENV 29 of the South Lanarkshire Local Plan as it would result in development that would adversely affect the quality of the Regional Scenic area due to the prominent and elevated position of the site and its relationship with existing built development.

- 5 The application site cannot fulfil the requirements of South Lanarkshire Council as Highways Authority in terms of visibility splays and as such, would have an adverse effect on traffic and public safety.

- 6 If approved, the proposal would set an undesirable precedent which could encourage further similar applications for proposals which if approved , would exarbate the reasons for refusal set above.

- 6 The proposed development would be contrary to policy ENV34 of the adopted South Lanarkshire Local Plan in that it would not successfully integrate with its surroundings nor relate satisfactorily with existing build development in the area, all to the detriment of the rural character and amenity of the area.

- 7 This decision relates to drawing numbers: 1 and 2.