

# Report

Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>15 February 2022</b>
Report by:	<b>Interim Executive Director (Community and Enterprise Resources)</b>

Application no.	P/21/0604
Planning proposal:	Erection of 1 'off grid' holiday cabin

## 1. Summary application information

Application type:	Detailed planning application
Applicant:	Cleghorn Farm Trust
Location:	Cleghorn Mains Access From A706 To Cleghorn House Cleghorn Lanark ML11 7RN

## 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: n/a
- ♦ Council Area/Ward: 02 Clydesdale North
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2 (Adopted 2021)**  
Policy 2: Climate Change  
Policy 4 - Green Belt and Rural Area  
Policy 5 - Development Management and Placemaking  
Policy 6 – Visitor Economy and Tourism  
Policy VET2 - Visitor Accommodation  
Policy GBRA1 – Rural Design and Development  
Policy GBRA2 – Business Proposals within Green Belt and Rural Area

◆ **Representation(s):**

▶	1	Objection Letter
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Countryside and Greenspace

## **Planning Application Report**

### **1. Application Site**

- 1.1 The applicant seeks planning consent for the erection of 1 'off grid' holiday cabin at Cleghorn Farm Trust, Cleghorn Mains, Cleghorn.
- 1.2 The proposed 'off grid' cabin would be located in a natural clearing in close proximity to a path and stone wall. The site is relatively isolated within the 250 acre Cleghorn estate but is within walking distance of the applicant's property and the existing car park area as detailed in the submitted drawings.
- 1.3 A supporting document in the form of a business plan has been submitted with the current application, explaining the background to the application. This states that the application is necessary to ensure the longevity and future of Cleghorn Estate and Farm. Further, it will provide additional, much needed tourist accommodation located close to the New Lanark World Heritage Site and other nearby tourism related destinations.

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

- 2.1 The applicant seeks planning consent for the erection of 1 'off grid' holiday cabin at Cleghorn Farm Trust, Cleghorn Mains, Cleghorn.
- 2.2 It should be noted that when the planning application was initially submitted the proposal was for 5 'off grid' holiday cabins, however, this was amended to the current proposal for 1 'off grid' holiday cabin.
- 2.3 The detailed plans submitted indicate that the proposed unit would be under 20 square metres, approximately 4.8 metres wide and 3.8 metres in depth and 2.8 metres high. It would be made of sustainably sourced, slow grown spruce and would be treated in natural looking stain. It would have two separate areas: one for sleeping and the other for living/dining. The roof and floor will be insulated and have a solar powered light while heating and cooking will be provided via a wood-burning stove using locally sourced, seasoned wood. In line with a sustainable approach, water will be sourced from an existing private supply and will be brought in, as will firewood. Humanure toilets would ensure that water sources are unaffected. There would be recycling facilities provided at the main car park. Access would be via the existing access roads onto the farm. Tourists would park in the small yard and walk up to the cabins using wheelbarrows to transport their belongings. Alternatively, they could request that their belongings be taken up to the cabin on a quad bike for a small fee.
- 2.4 The supporting business plan comments that Cleghorn Estate and Farm has been in the same family for generations and, as the current stewards of the land, the applicant would like to ensure its longevity and future productivity by diversifying its activities. At present, Cleghorn Farm Trust is currently running several businesses including storage containers, sheds for rent, agricultural lets (arable and grazing), woodland for rent, hydropower and weddings. Cleghorn Farm has always been a working farm although its fortunes have always been linked with those of farming in general. Its current size is 250 acres, which is as small as the estate has ever been and the aim of the various businesses outlined above is to ensure the long-term survival of the estate through significant diversification of the outlying areas of the farm that are not already used for either farming or other activities such as storage. In establishing their first venture, Outdoor Cleghorn, the principal aim was to do so with minimum financial input, in as low-impact a manner as possible and in a way that did not impact on the existing businesses. The proposal herein aims to replicate that approach and to further enhance the sustainable credentials of the estate by employing people locally and by

encouraging local engagement with the land. The aim is to bring more people to both Cleghorn and the wider Lanark area. Being almost equidistant from Scotland's two biggest cities and being close to New Lanark and the Clyde Valley, the site is suitably located to attract people to the Lanark area while also being able to generate local business. The proposal is for the erection of an off-grid cabin on a site that is currently not used for agricultural purposes. The proposed cabin would provide the applicant with some proof of concept while also giving funding with which to construct shower and washing facilities. It is also envisaged, should this proposal be successful, that a further application would be submitted by the applicant for the construction of up to 4 additional cabins at other locations around the farm. Any additional cabins would follow the same ethos and in the fullness of time could generate employment for at least one person.

### **3. Background**

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

3.1.1 In determining this planning application, the Council must assess the proposed development against the policies contained within the adopted South Lanarkshire Local Development Plan 2 (2021). As such, the site is located within the Green Belt and therefore Policy 4 - Green Belt and Rural Area is applicable. The proposed development requires to be assessed against the following policies:-

- ◆ Policy 2: Climate Change
- ◆ Policy 4 - Green Belt and Rural Area
- ◆ Policy 5 - Development Management and Placemaking
- ◆ Policy 6 – Visitor Economy and Tourism
- ◆ Policy VET2 - Visitor Accommodation
- ◆ Policy GBRA1 – Rural Design and Development
- ◆ Policy GBRA2 – Business Proposals within Green Belt and Rural Area

#### **3.2 Relevant Government Advice/Policy**

3.2.1 None relevant.

#### **3.3 Planning Background**

3.3.1 None relevant.

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

4.1 **Roads and Transportation Services** – No objection commenting that they support the application.

**Response:** Noted.

4.2 **Environmental Services** – No objection subject to the imposition of planning conditions relating to waste control, water supply and standard informatives relating to noise and safety.

**Response:** Noted.

4.3 **Countryside and Greenspace** – No response.

**Response:** Noted.

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

5.1 Statutory neighbour notification was undertaken including a press advert. One representation has been received.

5.2 The grounds of objection can be summarised as follows:-

**a) Object to the application if any trees are to be removed on the grounds of sustainability.**

**Response:** The applicant has confirmed that no trees will be removed.

5.3 This letter is available for inspection on the planning portal.

**6. Assessment and Conclusions**

6.1 Under the terms of 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. In this case, the development plan comprises the adopted South Lanarkshire Local Development Plan 2021 (SLLDP 2).

6.2 Within the adopted 2021 South Lanarkshire Local Development Plan 2, the application site lies within the designated Rural Area. Policies 2 - Climate Change, 4 – Green Belt and Rural Area, 5 - Development Management and Place Making, Policy 6 - Visitor Economy and Tourism, Policy VET2 - Visitor Accommodation, Policy GBRA1 - Rural Design and Development and Policy GBRA2 – Business Proposals within Green Belt and Rural Area, therefore apply. Collectively these policies seek to promote the principles of sustainability in development and aim to make a positive contribution to the character and appearance of the environment in which they are located, taking account of and being integrated with the local context and built form. Proposals which integrate successfully with their surroundings, and which are well related to existing development, public transport, local services and facilities are also encouraged.

6.3 Policy 6 – Visitor Economy and Tourism states that the provision of new high quality visitor accommodation will be supported, whilst Policy VET2 – Visitor Accommodation provided specific guidance on proposals for tourism accommodation, both within settlements and in the rural area. Following a detailed assessment, including a recent site visit, it is considered that in terms of scale, design and siting, the application site is capable of accommodating the proposed 'off grid' holiday cabin without having any detrimental impact on the visual or rural amenity of the surrounding area. The applicant resides in the existing farm and they will operate proposed guest accommodation. The property is located some distance from the local road network and would not be highly visible from the surrounding area. The use and scale of the proposed cabin is considered acceptable and will not have any detrimental effect on the amenity of the area. It is also considered that the site can be accessed by an acceptable vehicular access and has adequate proposed parking provision. It is considered the proposal will provide a reasonable form of tourism accommodation, representing an appropriate form of rural diversification. The applicant has provided a supporting business plan as detailed previously to demonstrate that there is a locational requirement for the business and that it could be viable. In addition, its location will be convenient to visitors utilising the nearby scenic Clyde Valley landscape and many visitor attractions along the A72 tourist route in South Lanarkshire. The imposition of a planning condition will restrict the use of the proposed 'off grid' holiday cabin to tourist and holiday accommodation. Overall, it is considered that the proposal is in full accordance with the requirements of Policy 6 - Visitor Economy and Tourism and Policy VET2 – Visitor Accommodation. In summary, the proposal is considered to generally comply with Policies 2, 4, 5, 6, VET2, GBRA1 and GBRA2 of the adopted South Lanarkshire Local Development Plan 2.

6.4 Following neighbour notification and advertisement of the application one letter of representation was received. The point raised is summarised in Section 5 above. It is not considered that the matter raised would merit refusal of the application in this case.

6.5 In summary, it is considered that the application conforms with local plan policy and that the proposal raises no significant environmental or infrastructure issues. It is therefore recommended that the application be granted.

## **7. Reasons for Decision**

7.1 The proposal generally complies with Policies 2, 4, 5, 6, VET2, GBRA1 and GBRA 2 of the South Lanarkshire Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

**Alistair McKinnon**

**Interim Executive Director (Community and Enterprise Resources)**

Date: 27 January 2022

### **Previous references**

♦ None

### **List of background papers**

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated 28 May 2021
- ▶ Business Plan, September 2021
- ▶ Press advert dated 9 June 2021

#### **▶ Consultations**

Roads Development Management Team 24.06.2021

Environmental Services 27.05.2021

#### **▶ Representations**

Dated:

Mr Christopher Tomlinson, 37 Kingsheath Avenue, 18.05.2021  
Kings Park, Rutherglen ~~2021~~ 03.2021

### **Contact for further information**

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

Murray Reid, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB  
Phone: 01698 453625  
Email: [murray.reid@southlanarkshire.gov.uk](mailto:murray.reid@southlanarkshire.gov.uk)

### **Conditions and reasons**

1. That the use of the tourist accommodation hereby approved shall be restricted to holiday occupation only and shall not be let or used as the sole residence of any one person, family, or group. No individual, family, company, group or any other type of occupant shall occupy the accommodation for more than 12 weeks in any calendar year.

Reason: To ensure that the economic benefit of this tourism development is not lost by the accommodation becoming occupied by long term or permanent residents and to ensure compliance with local plan policy.

2. That before the development hereby approved is brought into use, details of the storage and collection of waste arising from the development shall be submitted to and approved by the Council as Planning Authority. The storage and waste collection scheme shall be implemented before the development is brought into use and shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason: To minimise nuisance, littering and pest problems to nearby occupants.

3. The applicant shall submit an assessment for the proposed water supply to satisfy the Council, as Planning Authority that the supply will be sufficient and wholesome in terms of its quality and quantity for its intended purpose. The report shall include, as a minimum, the following information:
  - Confirmation of the location, type and source of supply
  - A 'Risk Assessment' within the meaning of the Private Water Supply (Scotland) Regulations 2006 to determine the suitability of the supply for its intended purpose
  - Seasonal flow rates for the proposed supply

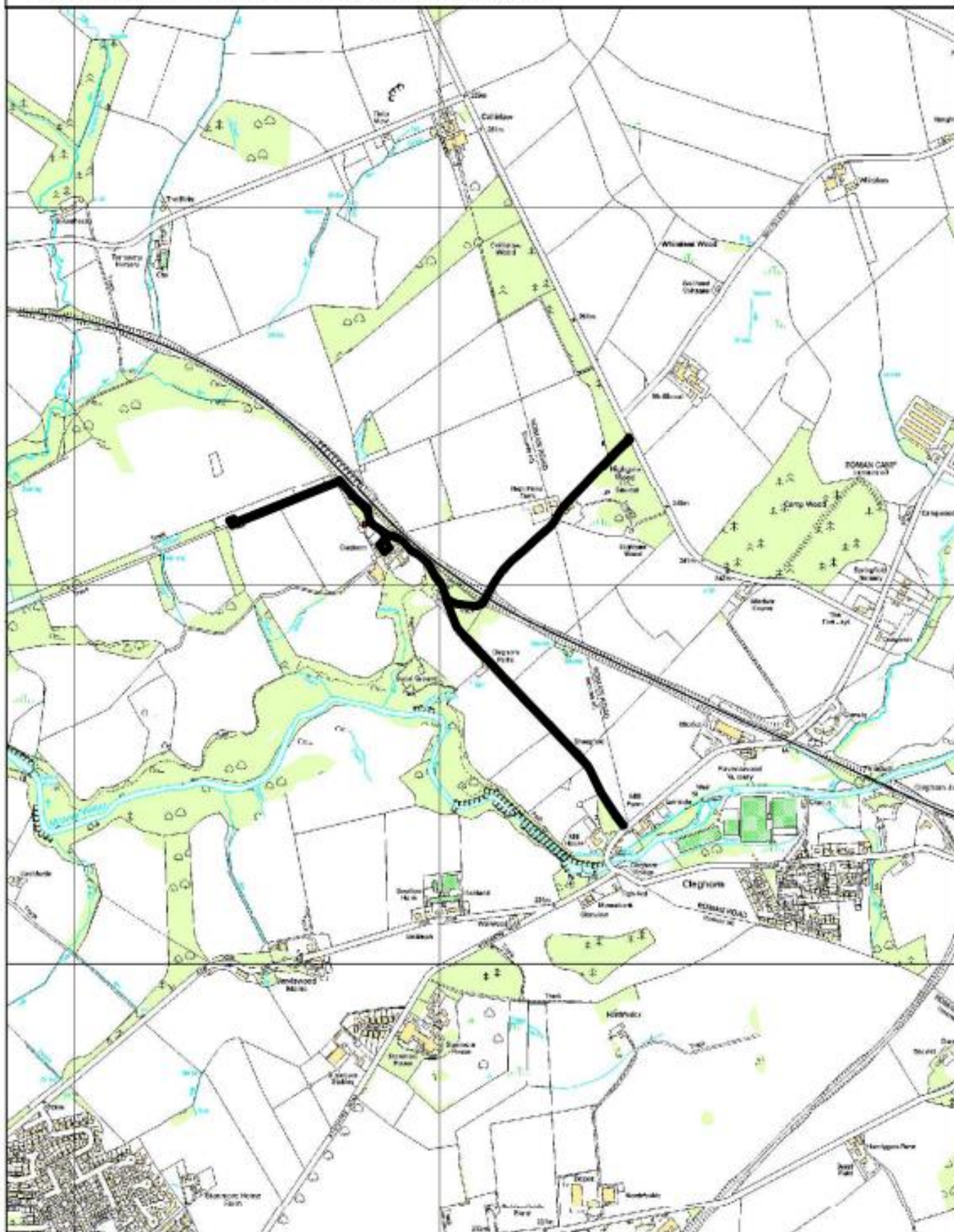
Reason: To ensure that the development can be served by a satisfactory water supply.

4. That before the development hereby approved is occupied/brought into use a private water supply shall be provided to the satisfaction of the Council as Planning Authority.

Reason: To ensure that the development is timeously served by a satisfactory water supply.

P/21/0604

Cleghorn Mains, Access from A706 to Cleghorn House, Cleghorn



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Scale:  
1:14,000  
Date:  
20/01/2022



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