

Report

Report to:	Planning Committee
Date of Meeting:	16 November 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1684
Planning proposal:	Conversion of Byre to House and Associated External Alterations

1 Summary application information

Application type:	Detailed planning application
Applicant:	Mr Andrew King
Location:	South Netherburn Farm Broomfield Road Netherburn Larkhall ML9 3DG

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 listed).

2.2 Other actions/notes

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

3 Other information

- ◆ Applicant's Agent: James Baird
- ◆ Council Area/Ward: 20 Larkhall
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan 2021 (SLLDP2):**
 - Policy 2: Climate change
 - Policy 4 – Green Belt and Rural Area
 - Policy 5 – Development Management and Placemaking
 - Policy 11 - Housing
 - Policy GBRA4 – Conversion and Re-use of Existing Buildings

◆ **Representation(s):**

▶	8	Objection Letters
▶	0	Support Letters
▶	0	Comment Letters

◆ **Consultation(s):**

Roads Development Management Team

Environmental Services

Scottish Water

Planning Application Report

1 Application Site

1.1 The byre which is proposed to be converted to a house forms part of a courtyard of buildings which were originally associated with South Netherburn farm centred around a u-shaped courtyard with the farmhouse in the centre. The other buildings have already been converted. The site is located to the north of Broomfield Road and sited within a rural setting.

2 Proposal(s)

2.1 The applicant seeks detailed planning consent for the conversion of a byre to a 2 bedroom dwellinghouse and associated external alterations.

2.2 The applicant has submitted a structural survey report which comments that the existing structure is capable of being converted and can accommodate the proposed works. A bat survey has also been submitted which concluded that there was no evidence that bats were using the building when it was surveyed.

2.3 It should be noted that during the application process, the applicant's agent submitted an amended site plan removing the originally proposed 3 car parking spaces, providing 2 alternative car parking spaces and removing a reference to shared gardens. In addition to the off street parking within the application site, there would be a turning area and small garden. A shared access would permit vehicles to exit on Broomfield Road.

3 Background

3.1 Local Plan Status

3.1.1 The adopted South Lanarkshire Local Development Plan 2 identifies the site as forming part of the housing land supply. The proposed development therefore 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 11: Housing
- ◆ Policy GBRA4: Conversion and Re-use of Existing Buildings

3.2 Relevant Government Advice/Policy

3.2.1 Scottish Planning Policy advises the policy principles of placemaking should take every opportunity to create high quality places by taking a design-led approach. Planning should direct the right development to the right place and support development that is designed to be of high quality and which demonstrates the six qualities of a successful place.

3.3 Planning Background

3.3.1 Planning application reference P/20/0974 was withdrawn for the conversion of a byre to dwellinghouse and associated alterations.

3.3.2 Planning application reference P/18/1422 was granted consent in April 2019 for the conversion of a former byre to house.

3.3.3 Planning application reference HM/10/0460 was granted in November 2010 for the conversion of farm buildings to five residential dwellings, alterations to the existing farm house and formation of car parking and landscaping, granted November 2010.

4 Consultation(s)

4.1 **Roads and Transportation Services – No objection.**

Response: Noted.

4.2 **Environmental Services – No objection.**

Response: Noted.

4.3 **Scottish Water – No objection.**

Response: Noted.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken. A total of 8 representations have been received.

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

a) **Neighbour notification has not been received.**

Response: Statutory neighbour notification procedures were undertaken in December 2020 and 8 letters of objection have been received as a result.

b) **The application forms part of an original application for the development of South Netherburn Farm into five residential dwellings (HM/10/0460). The originally approved application identified access to units 1, 2 and 3 via an access road, created by reducing the length of an existing barn. We note the current application no longer incorporates the reduction of the barn to allow access - the current access has been moved east by circa 6m.**

Response: The applicant's agent has advised that the application does not include the reduction of the barn. This work has been carried out as part of the previous approval. The access shown is within the area previously occupied by the removed section of barn.

c) **The new access road passes through ground not owned by the applicant.**

Response: The applicant's agent has advised that the access road is shared and not owned by the applicant.

d) **Visibility splays identified as part of application HM/10/0460 will need to be revaluated to ensure the access is achievable.**

Response: Roads and Transportation Services have no objection to the proposal.

e) **The blue area outlined on drawing 702_01 Block and Location Plans, noted as shared gardens is not owned by the applicant**

Response: Noted. As detailed previously, the applicant's agent has submitted an amended site plan which removes the reference to the shared gardens.

f) **The ownership certificate submitted indicates the applicant owns all the land concerned – this is not the case as it relies on access through land not fully owned by the applicant.**

Response: The applicant's agent has submitted an amended ownership certificate to address this which certifies that the applicant does not own all of the land.

- g) The application form indicates 3 parking spaces – these have been indicated on drawing 702_01 Block and Location Plans within land that is not owned by the applicant. Location Plans within land that is not owned by the applicant.**

Response: As detailed previously, the applicant's agent has submitted an amended site plan removing the originally proposed 3 spaces and providing 2 car parking spaces which the agent has confirmed is within the applicant's land.

5.3 These letters are 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 approved Glasgow and the Clyde Valley Strategic Development Plan 2017 (GCVSDP), and the adopted South Lanarkshire Local Development Plan 2021 (SLLDP 2).

6.2 In the adopted South Lanarkshire Local Development Plan 2021 (SLLDP 2), the application site is identified as land which forms part of the housing land supply. Whilst the site is not located within the settlement of Netherburn, it forms part of the housing land supply and Policy 11: Housing states that the Council will support residential development on sites identified on the proposals map. The principal of residential development at this location is considered to be acceptable and complies with the terms of Policy 11.

6.3 Although the site is identified as part of the housing land supply, it is also located within the green belt. Policy 4 establishes that the Green Belt and Rural Area functions primarily for agriculture, forestry, recreation and other appropriate uses in the countryside. It is however recognised that small scale residential development may be appropriate in the green belt and the rural area where it is located in the right place and is of the right quality in terms of siting, scale and design. In this instance it is considered that the principle of a dwelling in the area has already been established by the previous consent (HM/10/0460). In addition the applicant has submitted a structural report which concludes that the redundant barn is capable of conversion, a requirement of Policy GBRA4. It is therefore considered that the proposal raises no issues in respect of Policy 4 or Policy GBRA4.

6.4 Policy 2: Climate Change seeks to minimise and mitigate against the effects of climate change. The proposal avoids areas of medium to high flood risk, has no significant adverse impacts on the water and soils environment, air quality, biodiversity and/or green networks. Therefore, taking into account the scale of the proposed development and re-use of an existing building, it is considered the proposal meets the terms of Policy 2 of the adopted SLLDP2.

6.5 Policy 5: Development Management and Placemaking states that development proposals should take account of and be integrated within the local context and built form. New development should also have no significant adverse impacts on the local community. In this instance, the applicant proposes to convert and restore the existing building to provide residential accommodation. That being the case it is considered that the proposed alterations are in keeping with the character of the surrounding buildings which include conversions and that no further issues are raised in respect of this policy.

6.6 With regard to the objectors' concerns detailed above in section 5, it is considered that the proposal is in accordance with local plan policy and would not be detrimental to the residential amenity of the area. In addition, Roads and Transportation Services, have no objection. The concerns raised in relation to right of access/land ownership are civil issues.

6.7 Overall, the proposal is considered to be an acceptable form of development at this location and it is recommended that planning permission be granted.

7 Reasons for Decision

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

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 5 November 2021

Previous references

- ◆ P/20/0974 - Conversion of byre to dwellinghouse and associated alterations, withdrawn.
- ◆ P/18/1422 - Conversion of former byre to house, granted April 2019.
- ◆ HM/10/0460 - Conversion of farm buildings to five residential dwellings, alterations to the existing farmhouse and formation of car parking and landscaping, granted November 2010.

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 2 December 2020
- ▶ Ricky Morris Associates LTD Structural Engineers letter dated 23 September 2020
- ▶ Nocturne Environmental Surveyors LTD Bat Survey November 2020

▶ Consultations

Roads Development Management Team	15.02.2021
Environmental Services	10.12.2020
Scottish Water	04.12.2020

▶ Representations

Chris Cullen, Received Via Email	Dated: 19.01.2021
Chris Cullen, Received Via Email	19.01.2021
L Winters, Received Via Email	19.01.2021
R Cullen, Received Via Email	25.01.2021
D Cullen, Received Via Email	25.01.2021

Claireanne Winters, Received Via Email	19.01.2021
Ross Thompson, Received Via Email	19.01.2021
Darrell Cullen, Received Via Email	19.01.2021

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

Detailed planning application

Paper apart – Application number: P/20/1684

Conditions and reasons

01. That the stone repairs to be carried out to the external walls of the byre conversion hereby approved shall match in colour and texture those of the existing building to the satisfaction of the Council as Planning Authority.

Reason: To ensure the conversion of the byre is in keeping with the existing building both in terms of design and materials.

02. That the roof repairs to the building shall be clad externally in natural slate.

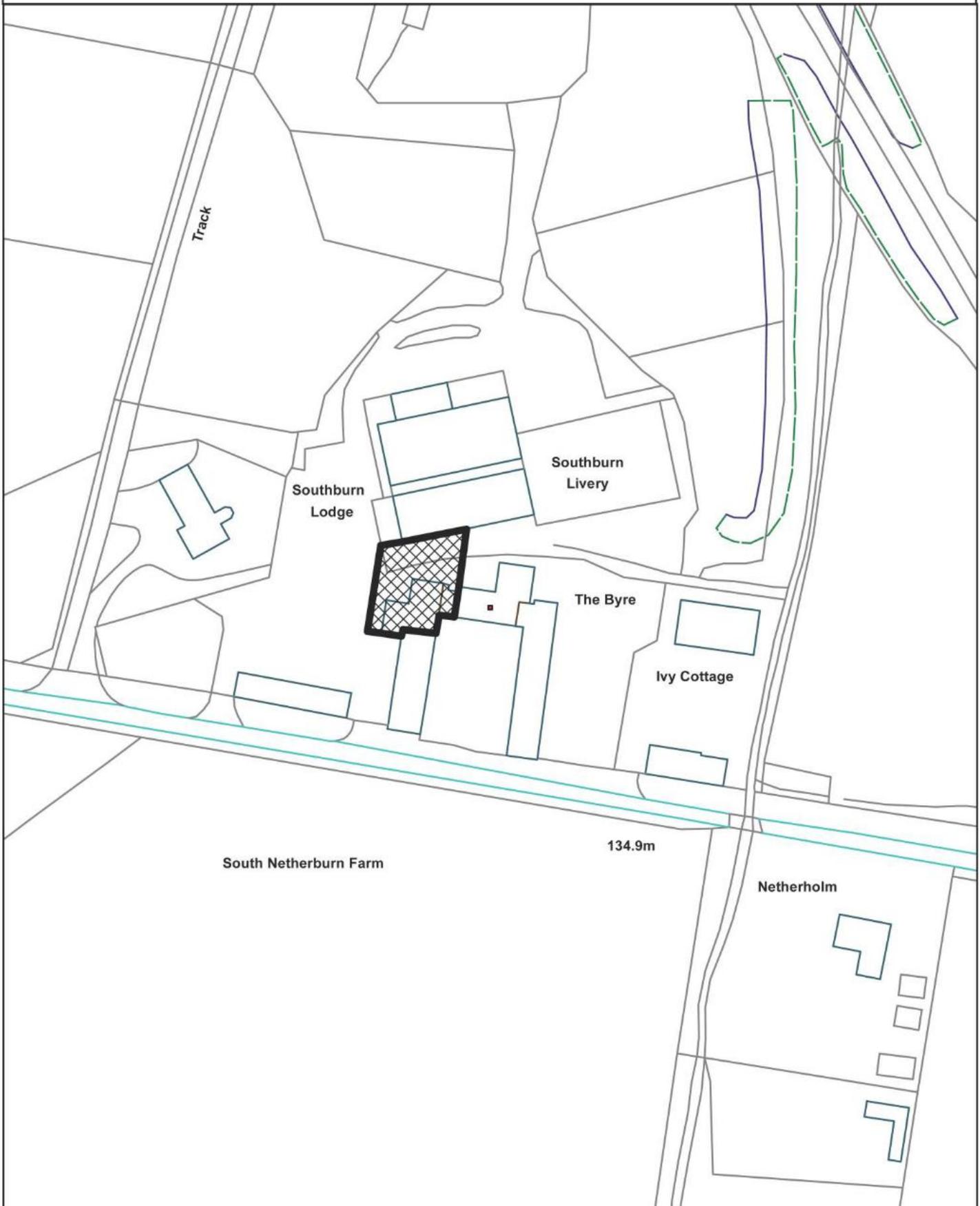
Reason: In the interests of the visual amenity of the area.

03. That before the development hereby approved is completed or brought into use, 2 parking spaces (3.0 m x 6.0 m modules) shall be laid out, constructed and thereafter maintained to the specification of the Council as Roads and Planning Authority.

Reason: To ensure the provision of adequate parking facilities within the site.

P/20/1684

South Netherburn Farm, Broomfield Road, Netherburn



© Crown copyright and database rights 2018 OS 100020730. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



Scale:
1:1,250
Date:
22/10/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development