

Report

Report to:	Planning Committee
Date of Meeting:	5 October 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/21/0150
Planning proposal:	Erection of Single Storey House and Outbuilding

1 Summary application information

- Application type: Detailed planning application
- Applicant: Clyde Scouts
- Location: Avondyke Training Centre
Dykehead Road
Stonehouse
Larkhall
ML9 3PD

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: David Dalziel
- ♦ Council Area/Ward: 05 Avondale and Stonehouse
- ♦ Policy Reference(s): **South Lanarkshire Local Development Plan 2**
Policy 2 – Climate Change
Policy 4 – Green belt and rural area
Policy 5 – Development Management
Policy GBRA1 - Rural Design and Development
Policy GBRA5 - Redevelopment of Previously Developed Land Containing Buildings

♦ Representation(s):

- | | | |
|---|-----|-------------------|
| ▶ | 153 | Objection Letters |
| ▶ | 1 | Support Letters |
| ▶ | 1 | Comment Letters |

♦ Consultation(s):

Roads Development Management Team

Environmental Services

Stonehouse Community Council

Planning Application Report

1 Application Site

- 1.1 The application site relates to an area of the previously established Avondyke Scouts camping grounds on Dykehead Road which lies approximately 1km to the east of Stonehouse. The site covers an area of approximately 0.3ha and has an existing access off Dykehead Road. The access slopes up from west to east and flattens out onto the section where a previous scout building was located. This building covered an area of approximately 300 square metres. The main campsite is located to the north of the site, consists of a flat glade surrounded by trees and is currently unused. The nearest dwelling is approximately 50 metres to the south of the site and another to the east is approximately 60 metres away.

2 Proposal(s)

- 2.1 The applicants, Clyde Scouts, are proposing the erection of a single storey dwellinghouse with ancillary garage/outbuilding to the east of the existing camping ground. The house will be sited on the ground left following the removal of the previous scout welfare building. The proposed house will be single storey (a height of approximately 6m) and will cover an area of 250 square metres and will utilise the existing access previously used by the campsite. The proposed dwellinghouse will have 2 bedrooms and will be serviced by 3 parking spaces. The applicants fully intend to continue using the existing campsite and a further application will be submitted for the formation of a new access and other infrastructure/landscaping - which will be necessary to facilitate the operation of the campsite. This further proposed access has been identified by the applicants and is suitable, though it will be subject to formal assessment as part of the further application. The applicants propose to connect to the existing public water supply and propose private drainage/sewerage arrangements.

3 Background

3.1 Local Plan Status

- 3.1.1 The site is located within the green belt and is subject to the following policies in the adopted South Lanarkshire Local Development Plan:

Policy 2 – Climate Change

Policy 4 – Green Belt and Rural Area

Policy 5 – Development Management and Placemaking

Policy GBRA1 - Rural Design and Development

Policy GBRA5 - Redevelopment of Previously

Developed Land Containing Buildings

3.2 Planning Background

- 3.2.1 None

4 Consultation(s)

- 4.1 **Roads and Transportation Services (Development Management)** – no objections given that the proposal is utilising an existing access.

Response: Noted.

- 4.2 **Environmental Services** – no objections.

Response: Noted

4.3 Stonehouse Community Council -

The proposal is contrary to the Spatial Development Strategy and related Spatial Frameworks of the approved Glasgow and the Clyde Valley Strategic Development Plan in terms of its location and development compatibility and therefore it fails to support the Spatial Vision of the Plan.

The proposal is contrary to Policy 3 of the adopted South Lanarkshire Local Development Plan 2015 in that the application has not demonstrated that there is a specific locational requirement and that this could be provided in the settlements outlined in the proposals map. It would also result in development within the designated Green Belt without appropriate justification.

Policy 3.16 States that the aim of the SLLDP is to control development in the green belt and rural area and ensure there is no significant and adverse impact on the environment or on local services and infrastructure. This build would have an adverse impact on the local community amenity in that it removes a training facility that can be used by the local scout troop as well as the Clyde scouts' group.

The proposal does not accord with GBRA1 of LDP2 which requires that "Developments shall be sited in a manner that respects existing built form and local landscape character".

No Physical sizes detailed on the drawing, on a scale listed which indicates must be printed on A3. Too many caveats listed on the drawings which makes it impossible to be clear what needs to be checked. Drawing marked as not to be taken as description of work to be carried out, when does the community get to see the actual final detail. Why does a build need an outbuilding if it already has a large garage? If planning permission is provided, then a condition should be that this cannot be used for residential or business purposes. It is not clear if this is an application for outline planning only with a subsequent application to be made with more detail? Plan does not indicate site of septic tank. Is it only boundary planting or is fencing being erected but not stated? Is not on the footprint of the demolished building.

The applicant is listed as Mr Avondyke, surely this is not permissible. Access is indicated as not being altered; however, this will require to be agreed by the Council's roads department and the application effectively land locks the remainder of the site. No suds arrangements. Application form indicates that it does not create non-residential floor space, but it incorporates an outbuilding so why is this not classed as non-residential. Scottish Water require to be consulted.

Response: The Council is satisfied that the proposal complies with the relevant policies in the local development plan in relation to housing development in the countryside. The proposal relates to a single dwellinghouse on a site which was previously developed. There is an existing access available, and the proposed plot is identified by existing trees and will be supplemented with further planting. In terms of the drawings submitted, the Council were able to ascertain the sizes. The provision of an appropriate water supply and sewerage facilities have been conditioned and Scottish Water do not require to be consulted. In the planning system, the applicant has been confirmed as Clyde Scouts. A condition has been attached to ensure that the garage/outbuilding is ancillary to the use of the house.

5 Representation(s)

5.1 Statutory neighbour notification was undertaken, and the proposal was advertised for non-notification of neighbours. 153 letters of objection have been received together with 1 letter of support and 1 letter of comment. The points raised are summarised as follows:-

- a) **Stonehouse has lost enough over the years. This site was intended for scout / guide camp even for local kids to get the experience of living outdoors, too much greenbelt has been used for houses over the years**
Response: The applicants are looking to retain the campsite; however, this will require an additional planning application. The proposal represents the redevelopment of the site only where the previous scout building was situated. Only one house is proposed.
- b) **The portion of field left to Scouts will be overlooked by a house, have limited access and increased neighbour complaints, as who realistically wants to spend their weekend with children camping on your doorstep.**
Response: A suitable landscaping plan will require to be submitted and approved prior to any development commencing. This will provide a distinct area for the existing camping area.
- (c) **The remaining site has suffered from poor drainage.**
Response: This would need to be addressed by any subsequent application for the existing campsite.
- (d) **The site is green belt, not a gap site for housing.**
Response: The site was previously occupied by a building until very recently. The proposed house is small scale and contained within the area of the previous building, together with an existing access. The proposal will be assessed under the relevant green belt policy and the policy for the redevelopment of previously developed land containing buildings. There is scope within the local development plan to allow for housing in the green belt in certain circumstances.
- (e) **The local community groups are against this proposal including those who raised money for the improvement of the site. The site was to be retained for community use and plans are already in place for a modular building to be sited at the location of the proposed house.**
Response: There is a statutory procedure for groups/individuals to put forward comments. All applications must be determined on their own merits. Any community involvement with the site or alternative proposals is a matter for the applicant. The applicants have confirmed that the proposal will help to cross-fund improvements to the campsite for future use. This will require a separate application.
- (f) **There has been no consultation with the local troop by the Scout Association. The financial gain of selling this site outweighs the cost to replace it.**
Response: This is not a material planning consideration.

- (g) **Roads access will no longer be available to the site. Plans should be put forward for the improved use of the remaining site to be properly retained as a scout campsite with the appropriate infrastructure.**

Response: Noted. Any continued use of the camp site will require the formation of a new access and other works. This is not a matter for consideration of this application, however.

- (h) **Objections to the demolition of the scout hall.**

Response: The scout hall has already been removed. This application is for the erection of a single dwellinghouse in its place.

- (i) **This land has not been designated for housing.**

Response: Noted, however the application is subject to assessment under the green belt/rural area policy and that for the redevelopment of previously developed land. There is scope within the local development plan to allow for housing in the green belt in certain circumstances.

- (j) **The deeds state that the land cannot be sold for the purposes of housing.**

Response: This is not a relevant planning matter.

- (k) **The proposal will ruin the existing landscape.**

Response: The proposed house will occupy the same location as the previous scout hall and will be surrounded by both mature landscaping and additional landscaping to screen it from the new campsite.

- (l) **The proposal does not accord with the Spatial Development Strategy and related Spatial Frameworks of the approved Glasgow and the Clyde Valley Strategic Development Plan in terms of its location and development compatibility and therefore it fails to support the Spatial Vision of the Plan. Furthermore, it does not comply with the relevant policy in terms of the green belt/rural area.**

Response: The proposal is an acceptable type of development within the green belt/rural area. There are specific policies in the local development plan which allow for sensitive housing in the countryside, including those on sites previously developed, such as the application site.

- (m) **The applicant should be required to demonstrate a locational requirement based on a need analysis.**

Response: The application is for a single house and there is scope within the green belt and rural area policies to allow for this.

- (n) **Visibility splays require to be assessed. The Roads service will be required to inspect the road junction on completion.**

Response: Roads and Transportation Services have confirmed they are satisfied with the proposed access.

- (o) **No trees or hedging should be uprooted, and sewerage and water disposal should be fully investigated.**

Response: These matters have been conditioned.

(p) A habitat survey required.

Response: The existing building has already been removed. There is nothing existing on site which can be surveyed. The applicants will be required to alert the appropriate authorities should any protected species be encountered during construction.

(q) No material considerations have been put forward that would justify the grant of consent for the development. In accordance with the requirements of section 25 of the Town and Country Planning (Scotland) Act, the application must be assessed against the development plan. For the reasons noted, this application is contrary to the development plan, and there are no relevant material considerations which justify the grant of permission. In the circumstances the application should be refused.

Response: The proposal complies with the aims of policy GBRA5 of the adopted South Lanarkshire Local Development Plan 2. This matter will be discussed further in section 6.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The determining issue in this instance is the proposal's compliance with the existing and proposed development plan policy. The proposal relates to the erection of a single storey dwelling, located in the green belt, on ground which was previously occupied by a scout hall to the adjacent campsite. It is the applicant's intention to cross-fund the redevelopment of the campsite for future use by way of this development.

6.2 All applications must be assessed in terms of Climate Change as per Policy 2 in the adopted South Lanarkshire Local Development Plan. The policy requires all proposals to show that they will have no impact in terms of the environment, biodiversity and matters such as flooding. The proposal will utilise and improve an existing area of ground which housed a scout hall. In addition, no trees will require to be removed and additional planting will be installed. It is therefore considered that the proposal complies with Policy 2.

6.3 As the proposal relates to the redevelopment of the previously developed ground in the green belt, policies 3 and GBRA5 are relevant. Policy 4 is relevant to all proposals in the green belt and rural area and states that the aim of the green belt is to direct development to the most appropriate locations whilst protecting and enhancing the character and landscape setting of the settlement. Policy GBRA5 specifically states:

In all cases proposals shall comply with the following criteria:

1. New buildings shall generally occupy the same position on the site as those that are to be replaced.
2. The physical footprint of the new buildings shall not normally exceed that of the existing buildings in terms of floor area, unless it can be shown that there will not be a detrimental landscape impact or that the cost of rehabilitating the site requires the provision of additional units.
3. In exceptional circumstances and within the Rural Area only, new development may extend to the existing physical limit of built development within the site, including any hardstanding areas. However, justification through the submission of a design statement will be required to show why this is necessary.

4. The proposed houses shall be of a number, scale and design appropriate to the landscape setting, and to the services and infrastructure available at the location. The new development shall be in keeping with the main features of the landscape and integrate positively with its surroundings.
 5. The location, siting and design of the new house(s) shall meet existing rural design policy and guidance as set out in Policy GBRA1 and in supporting planning guidance. Generally, the design, appearance and materials of the proposed house(s) shall be complementary to the rural setting of the site and shall respect the character and amenity of the local area. Where appropriate, the Council will require the demolition of the original buildings and the satisfactory remediation of contaminated land prior to work starting on construction of any replacement buildings. A planning condition may be imposed in this respect to control the phasing of the development.
- 6.4 The proposed dwelling is sited on ground previously occupied by a scout hall which was used in conjunction with the adjacent campsite. The proposed house will be situated slightly further forward towards Dykehead Road which will be used as the access for the new house. As required by Policy GBRA1 – Rural Design and Development, a relatively traditional, single storey design will be utilised with the use of traditional materials. A new garage/outbuilding will be sited to the east of the site and its design will complement the proposed house. The new floorspace created by the house and outbuilding will be smaller, by approximately 50sqm, than that which was previously removed.
- 6.5 When assessed against the relevant policies, it is considered that the proposal complies with both policies 4 and GBRA5. This is because the site of a previous building is being utilised, the floorspace is being reduced and an environmental improvement is being achieved. This can be further ensured by the provision of appropriate landscaping species to establish the plot, and this has been conditioned. Permitted development rights have also been removed for the house to ensure there is no piecemeal development which would render the site unattractive.
- 6.6 All applications must also be assessed against Policy 5 – Development Management and Placemaking. The policy requires proposals to avoid a detrimental impact on their surroundings and to ensure character and amenity of the location will be maintained. The proposed house will be approximately 50 metres to the east of the nearest existing dwelling. As a result of this, there should be no detriment to the amenity of neighbouring residents either by loss of privacy or by sunlight/daylight. There is an established and safe access, and the proposal will have appropriate parking provision. The proposal will retain a large area of open space with little or no impact on biodiversity. This will ensure the integrity of the site will be maintained and will prevent overdevelopment. It is therefore considered that the proposal complies with both policies 2, 4, 5, GBRA1 and GBRA5 of the adopted local development plan.
- 6.7 In terms of consultation responses, Roads and Transportation Services have advised they have no objections given that there is an existing access available which was still in use until very recently. In addition, Environmental Services have confirmed they have no objections.
- 6.8 The proposal is acceptable and complies with policies 2, 4, 5, GBRA1 and GBRA5 of the adopted South Lanarkshire Local Development Plan 2.

7 Reasons for Decision

- 7.1 The proposal has no detrimental impact on amenity and complies with policies 2, 4, 5, GBRA1 and GBRA5 of the adopted South Lanarkshire Local Development Plan 2.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

Date: 15 September 2021

Previous references

- ◆ None

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2 (adopted 2021)
- ▶ Neighbour notification letter dated

- ▶ Consultations
 - Roads Development Management Team 17.02.2021
&
13.05.2021
 - Environmental Services 02.03.2021
 - Stonehouse Community Council 22.03.2021

- ▶ Representations Dated:
 - Mrs Catherine Trainer, 57 Burnswynd, Stonehouse, Larkhall, South Lanarkshire, ML93DU 18.02.2021
 - Mrs Elizabeth Plenderleith, 26 Kirk Street, Stonehouse, Larkhall, ML9 3LR 15.02.2021
 - Mrs Elizabeth Jamieson, East & West Watston Farm, Stonehouse, ML93PH 15.02.2021
 - Mr Neil Gemmell, 1 Cot Castle View East, Stonehouse, ML9 3RR 15.02.2021
 - Miss Lynn Atkinson, 10 Overton Park, Strathaven, ML10 6UW 15.02.2021
 - Miss Linda Park, 22 Vaderland Grove, Larkhall, MI9 2fq 15.02.2021
 - Mr Gordon Howson, 18 Chestnut Crescent, Hamilton, ML3 7HD 15.02.2021
 - Miss Yvonne Fisher, 3 Marleyhill Avenue, Stonehouse, MI9 3jb 15.02.2021
 - Miss Stephanie Hammel, 157 Glen Avenue, Larkhall, ML9 1LB 15.02.2021

Mrs Carole Gemmell, 1, Cot Castle View East, Stonehouse, ML9 3RR	15.02.2021
Mr Neil Gemmell, 1, Cot Castle View East, Stonehouse, ML9 3RR	15.02.2021
Miss Gillian Frame, 57A, Drygate Street, Larkhall, ML9 2DA	15.02.2021
Mr Alistair Frame, 19, Mason Street, Larkhall, ML9 2RJ	15.02.2021
Mr Jonathan Grant, 3 Shawgill Court, Law, Carluke, ML8 5SJ	15.02.2021
Mr Neil Rennie, 119, Strathaven Road, Stonehouse, ML9 3JN	15.02.2021
Miss Nicole Cunningham, 9 Manse Road, Stonehouse, ML9 3QP	15.02.2021
Miss Lynsay Rennie, 31 Udstonmill Road, Stonehouse, ML9 3JL	15.02.2021
Mr Andrew Tweed, 27 Ashmore Avenue, Blackwood, Lanark, ML11 9GJ	15.02.2021
Miss Amy Laing, 23 Strathaven Road, Stonehouse, ML9 3en	15.02.2021
Mr Jonathan Roebuck, 2/2 9 Lusmden Street, Glasgow, G38RQ	15.02.2021
Miss Kim Graham, 46 Weavers Way, Stonehouse, ML9 3hn	16.02.2021
Miss Susan Brown, 3 Udston Mill Road, Stonehouse, Stonehouse, Larkhall, ML9 3JL	25.02.2021
Mr David Barr, 29 Burns Wynd, Weavers Court, Stonehouse, ML9 3DU	15.02.2021
Ms Sheona Campbell, 5 Glen View, Stonehouse, Larkhall, ML9 3jh	15.02.2021
Mrs Gail Golder, Redlog, Strathaven Road, Stonehouse, ML9 3NU	15.02.2021
Mrs Leigh Payne, 8 Rock Gardens, Stonehouse, ML9 3RE	15.02.2021
Miss Laura Plenderleith, 44 Marleyhill Avenue, Stonehouse, ML9 3JQ	16.02.2021
Mrs Karen Yates, 9 Abbotsford Avenue, Larkhall, ML9 1HL	16.02.2021
Mrs Hazel Dick, 45 Spinningdale, Stonehouse, ML9 3QS	15.02.2021
Mrs Lisa Murdoch, 2 Sandyvale, Stonehouse, ML9 3RJ	16.02.2021

Ms Faye Cheyne, 90 Cam'Nethan Street, Stonehouse, ML9 3NE	16.02.2021
Mrs Pamela McCahill, 41 Toftcombs Avenue, Stonehouse, ML9 3QY	15.02.2021
Mr David Wilson, 67 Strathaven Road, Stonehouse, ML9 3JP	15.02.2021
Mr Neil Ferguson, 12 Glenburn Avenue, Stonehouse, ML9 3JA	15.02.2021
Mrs Linsey Steele, 31 Toftcombs Cres, Stonehouse, ML9 3RA	15.02.2021
Ms Lisa Thomson, 33 Kirk Street, Larkhall, Stonehouse, ML9 3LR	15.02.2021
Mrs Margaret Allan, Kinrara, Strathaven Road, Stonehouse, ML93NU	15.02.2021
Ms Nancy Luke, 20 Townswell Gardens, Glassford, Strathaven, ML10 6YS	15.02.2021
Miss Cara-Jay Murdoch, 5 Beechwood drive, Stonehouse, Larkhall, ML9 3EY	15.02.2021
Miss Rachelle Waugh, 95 Balfour wynd, Larkhall, ML9 2LT	15.02.2021
Miss Abbie Brown, 20 Mousebank Road, Lanark, ML11 7PE	15.02.2021
Mrs Lorna Dickson, 12 Avon View, Stonehouse, Larkhall, ML9 3JD	19.02.2021
Mrs Anne Thomson, 26, Watt Court, Stonehouse, ML9 3FW	15.02.2021
Mrs Linda Park, 2 Sunderland Avenue, Stonehouse, ML9 3JW	15.02.2021
Mr Tony Rosser, 2, Burnhead Road, Larkhall, ML9 2EH	15.02.2021
Miss Karen Johnston, 7 Todlaw Way, Stonehouse, Larkhall, ML9 3QB	15.02.2021
Mr Calum Roebuck, 3 The Acres, Larkhall, ML9 2BU	15.02.2021
Mr Andy Feeney, 29 Brankston Ave, Stonehouse, ML9 3JE	15.02.2021
Miss Nicole Brown, 15 Angle Street, Stonehouse, Stonehouse, ML9 3LB	15.02.2021
Mrs Janet Wright, 65Gedes Hill, East Kilbride, East Kilbride, G74 3LQ	15.02.2021
Mrs Morag Hamilton, 1 Union Street, Stonehouse, Larkhall, ML9 3LF	15.02.2021

Mrs Marie Jane Banerjee, 53 Berriedale Crescent, Westcraigs, Hamilton, G72 0GA	15.02.2021
Miss Meghan Dunsmore, 53 New Street, Stonehouse, Larkhall, ML9 3LT	16.02.2021
Mr William Ferguson, 4 Caledonian Avenue, Stonehouse, Larkhall, ML9 3EP	16.02.2021
Ms Angela Evans, 63 New Street, Stonehouse, ML9 3LT	16.02.2021
Miss Nicola McBain, 27 Green Street, Stonehouse, ML9 3LW	16.02.2021
Mrs Jennifer Roebuck, 3, The Acres, Larkhall, ML9 2JB	15.02.2021
Mr Peter Gracie, 13 Udston Avenue, Stonehouse, Stonehouse, ML9 3JG	15.02.2021
Miss Jennifer Rowan, 17 Lammermuir Wynd, Larkhall, ML9 1UT	15.02.2021
Mr John Rodger, 157 Murray Drive, ML9 3NJ	15.02.2021
Mrs Lesley Murphy, 58 Mainsacre Drive, Stonehouse, ML9 3QH	15.02.2021
Mrs Alexis Craig, 50 Albert Drive, Larkhall, ML9 2PR	16.02.2021
Mrs Sheila Dunsmore, 53 New Street, Stonehouse, Larkhall, ML9 3LT	17.02.2021
Mr Drew Sharkey, 36 Burns Wynd, Stonehouse, ML9 3DU	15.02.2021
Mrs Lynsey Mclean, 16 camnethan street, Stonehouse, Larkhall, ML9 3NQ	15.02.2021
Mrs Charmaine Scott, 186, Murray Drive, Stonehouse, ML9 3NJ	15.02.2021
Mrs Mary Scanlan, 15 Toftcombs Cresc, Stonehouse, ML9 3RA	15.02.2021
Miss Eilidh Barr, 29 burns wynd, Weavers Court, Stonehouse, ML9 3DU	15.02.2021
Mrs Jennifer Condie, 16 Hill Road, Stonehouse, ML9 3EA	15.02.2021
Mr Brian Philbin, 64 New Street, Stonehouse, ML9 3LT	15.02.2021
Mrs Anne Mair, 25 Strathaven Road, Stonehouse, ML9 3EN	15.02.2021
Mrs Laura Mair, 65 Strathaven Road, Stonehouse, Larkhall, ML9 3JP	15.02.2021

Mrs Sheryl McInnes-Barr, 29 Burns Wynd, Weavers Court, Stonehouse, ML9 3DU	15.02.2021
Miss Donna Ketteringham, 34 St James Court, Kings Lynn, PE30 1EH	17.02.2021
Mr Robert Freel, 75, Lockhart Street Stonehouse, Larkhall, ML9 3LX	22.02.2021
Miss Laura Currie, 35 new street, Stonehouse, Larkhall, ML9 3LT	28.02.2021
Mrs Margaret Smitt, 108Patrickholm avenue, Stonehouse, MI9 3JS	15.02.2021
Miss Julie Reside, 42 St Davids Drive, Airdrie, ML6 9QR	15.02.2021
Mrs Kristin Cheyne, Lynwood, Sidehead Road, Stonehouse, ML9 3ET	15.02.2021
Ms Kirstin Roan, 38 Hill Road, Stonehouse, Larkhall, ML9 3EA	15.02.2021
Mrs Laura Craig, 7 Hill Road, Stonehouse, Stonehouse, ML9 3EA	15.02.2021
Ms Sharon Wood, 65 Mainsacre Drive, Stonehouse, ML9 3QH	15.02.2021
Mrs Claire Meikle, 11 Cot Castle view east, Stonehouse, Larkhall, MI9 3RR	15.02.2021
Mrs Helen Gallacher, 8 Naismith Court, Stonehouse, MI9 3he	15.02.2021
Mrs Grace Frame, 11, Golf Gardens, Larkhall, ML9 2TQ	15.02.2021
Miss Cheryl Lowe, 140 Murray Drive, Stonehouse, ML9 3NH	15.02.2021
Mrs Gillian Cochran, 16 Marleyhill Avenue, Stonehouse, Larkhall, ML9 3jb	15.02.2021
Mrs Gillian Evans, 13 Hill Road, Stonehouse, Larkhall, ML9 3EA	15.02.2021
Mrs sandra Hamilton, 5 sidehead, Holdings, Stonehouse, MI93eu	15.02.2021
Mr Robert Whitecross, 46 union st Union St, Stonehouse, Larkhall, ML9 3LF	15.02.2021
Mr Scott McLaughlin, 1 Broomfield Road, Larkhall, ML9 1PF	18.02.2021
Miss Ashley Laing, 23 Strathaven Rd, Larkhall, ML93EN	15.02.2021
Mr Thomas McIntosh, 7 Pentland Crescent, Larkhall, ML9 1UP	15.02.2021

Mrs Janet Overend, 23 Howe Drive, Blackwood, ML11 9GH	17.02.2021
Mr David Mclean, 16 Camnethan Street, Stonehouse, ML9 3NQ	15.02.2021
Miss Debbie Russell, 56 Brankston Avenue, Stonehouse, ML9 3JF	15.02.2021
Mrs Claire Gilmour, 14 Bankston Avenue, Stonehouse, ML9 3JF	15.02.2021
Mrs Leigh Ann Ferguson, 12 Glenburn Avenue, Stonehouse, ML9 3JA	15.02.2021
Mr John Tait, 10, Townhead Street, Stonehouse, ML9 3EL	15.02.2021
Mr Mark Monie, 72 New Street, Stonehouse, Larkhall, ML9 3LT	15.02.2021
Miss Vicki McGaw, 6 Ramsraig Gardens, Stonehouse, ML9 3QJ	15.02.2021
Mrs Laura Philbin, 64 New Street, Stonehouse, ML9 3LT	15.02.2021
Mrs Anne Taylor, 52 New Street, Stonehouse, ML9 3LT	15.02.2021
Miss Hazel Miller, 121 Strathaven Road, Stonehouse, ML9 3JN	15.02.2021
Miss Shona Burns, 28 Glenburn Avenue, Stonehouse, ML9 3JA	15.02.2021
Mrs Lynne O'Donnell, 15 Portland Park, Hamilton, ML3 7JY	15.02.2021
Mrs Karen Kelly, 1 Sidehead Rd, STONEHOUSE, ML9 3EX	15.02.2021
Mrs Margaret McInnes, 45 Lawrie St, Stonehouse, ML93LN	15.02.2021
Mr Liam Jamieson, Stonehouse, Stonehouse, ML93PH	15.02.2021
Mrs Helen Leitch, 42 Kane place, Stonehouse, Larkhall, ML93nr	16.02.2021
Miss Katy Mair, 157 Murray Drive, Stonehouse, ML9 3nj	15.02.2021
Miss Kirsty Roebuck, 4 Angle Street, Stonehouse, ML9 3lb	15.02.2021
Mrs Stacey Mcskimming, 167 Murray Drive, Stonehouse, ML9 3nj	15.02.2021
Mrs Joan Gavin, 34, Kirk Street, Stonehouse, ML93LR	15.02.2021
Miss Kelly Murray, 20 Cairnsmore Drive, Stonehouse, ML9 3JZ	15.02.2021

Ms Andrea Cooke, 46 UNION STREET, STONEHOUSE, LARKHALL, MI9 3lf	15.02.2021
Mr William Younger, 31 Ravenscliff Road, Motherwell, ML1 1AE	15.02.2021
Mrs Lorna McCreadie, 32 Stanley Gardens, Maddiston, FK2 0LN	15.02.2021
Miss Amy Inglis, 1, Branston Avenue, Stonehouse, MI93je	15.02.2021
Mr William Luke, 5 Camnethan Street, Stonehouse, ML9 3QN	16.02.2021
Mrs Carol Young, 10 Toftcombs Crescent, Stonehouse, ML9 3RA	16.02.2021
Mr Lee Williams, 35 Gairdoch street, Falkirk, Fk2 7sd	15.02.2021
Miss Danielle Bentley, 29 Lanrigg View, Stonehouse, ML9 3HS	16.02.2021
Mrs Mei McQuade, 24 Hill Road, Stonehouse, ML9 3EA	27.02.2021
Miss Yvette Smith, 23 Naismith Court, Stonehouse, Lanarkshire, ML9 3HE	16.02.2021
Mrs Caterina Giaffreda, 5 Wallace Drive, Larkhall, ML9 2TB	15.02.2021
Mr Gordon Inglis, 1, Branston Avenue, Stonehouse, MI93je	17.02.2021
Miss Clare Higgins, 61 Spinningdale, Stonehouse, Larkhall, ML9 3QS	15.02.2021
Mr Douglas Baxter, 41B Camnethan Street, Stonehouse, ML9 3NQ	15.02.2021
Mr Jim Monie, 17 Hill Road, Stonehouse, Larkhall, ML9 3EA	15.02.2021
Mr Cameron Weir, 7 Beechwood Drive, Stonehouse, ML9 3EY	16.02.2021
N/A Stonehouse Community Council, Stonehouse, Stonehouse, ml9 3lx	24.02.2021
Mr Ross Freel, 75 Lockhart Street, Stonehouse, Larkhall, ML9 3LX	15.02.2021
Miss Susan Wilson, 5 Secaurin Avenue, Stonehouse, ML9 3NZ	15.02.2021
Mr Thomas Hamilton, 8 Trongate, Stonehouse, Larkhall, ML9 3LH	15.02.2021

Mrs Linda Laing, 23 Strathaven Rd, STONEHOUSE, LANARKSHIRE, ML9 3EN	15.02.2021
Mr C Roebuck, 3 THE ACRES, LARKHALL, ML9 2JB	15.02.2021
Mr Michael knight, 9 Andy Kelly View, BONNYRIGG, EH19 2PR	15.02.2021
Mr Jon Grant, 3 Gibb Court, Stonehouse, Larkhall, ML9 3GB	15.02.2021
Mrs Beverley Sinclair, 4 MELLOCK CRESCENT, MADDISTON, Madditon falkirk, FK2 0RH	15.02.2021
Mr David Dick, 45 Spinningdale, Stonehouse, ML9 3QS	15.02.2021
Dr Jill Bryson, 44 Union Street, Larkhall, ML93LF	15.02.2021
Mrs Julie Mcauley, 13 Caledonian avenue, Stonehouse, Larkhall, ML9 3ep	15.02.2021
Mr William Kelly, 1 Sidehead Road, Stonehouse, ML93EX	15.02.2021
Mr Peter Ramsay, 32 Angle Street, Stonehouse, Larkhall, ML9 3LB	15.02.2021
Ms Rosalynd Gold, 13 Lowther crescent, Stonehouse, Larkhall, ML93JT	15.02.2021
Mrs elaine davidson, 63, Robert Smillie Crescent, Larkhall, ml9 1lf	15.02.2021
Mrs Lynne MacDonald, 95 Strathaven Road, Stonehouse, ML93jn	06.03.2021
Miss Laura Cook, Stonehouse, Larkhall, ML9 3LU	23.03.2021
Mr Drew Moody, Dykehead Farm, Stonehouse, Larkhall, ML9 3PD	22.04.2021
Mr Angus Moody, 14 Naismith Court, Stonehouse, Larkhall, ML9 3HE	22.04.2021
Mr Lewis MacNeil, 106 Lilac Wynd, Cambuslang, Glasgow, G72 7GJ	22.04.2021
Mrs Elizabeth Moody, Dykehead Farm, Stonehouse, Larkhall, ML9 3PD	22.04.2021
Miss Emerald Moody, 106 Lilac Wynd, Cambuslang, Glasgow, G72 7GJ	22.04.2021
William Cooper, 7 Giffen Place, Strathaven , ML10 6HE	16.08.2021

Contact for further information

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

Iain Morton, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455048

Email: iain.morton@southlanarkshire.gov.uk

Conditions and reasons

01. 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.

Reason: In the interests of amenity and to ensure the protection and maintenance of the existing trees within the site.

02. That before any work commences on the site, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval, and it shall include:
- (a) an indication of all existing trees and hedgerows plus details of those to be retained and measures for their protection in the course of development;
 - (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees;
 - (c) details of any top-soiling or other treatment to the ground;
 - (d) sections and other necessary details of any mounding, earthworks and hard landscaping;
 - (e) proposals for the initial and future maintenance of the landscaped areas;
 - (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: To ensure the appropriate provision of landscaping within the site.

03. That the landscaping scheme required by condition 2 above shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building(s) or completion of the development hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

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

04. That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

05. That before development starts, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted to and approved in writing by the Council as Planning Authority.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

06. That before any of the dwellinghouses situated on the site upon which a fence is to be erected is occupied, the fence or wall for which the permission of the Council as Planning Authority has been obtained under the terms of Condition 5 above, shall be erected and thereafter maintained to the satisfaction of the Council.

Reason: To ensure the development is satisfactory in appearance and to maintain the visual quality of the area.

07. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011 (or any such order revoking or re-enacting that order), no outbuildings or extensions shall be erected within the curtilage of the dwellinghouse hereby approved (other than the proposed garage approved as part of this consent) without the submission of a further planning application to the Council as Planning Authority.

Reason: To ensure that the Council retains control over future developments on the site.

08. That before the dwellinghouse hereby approved is occupied, a septic tank and soakaway designed and constructed in accordance with the current code of practice BS6297:1983 shall be provided.

Reason: To ensure the timeous provision of a satisfactory sewerage system.

09. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in or from the garage.

Reason: To safeguard the residential amenity of the area.

10. That the dwellinghouse hereby approved shall not be occupied until the site is served by a public water connection constructed in accordance with Scottish Water standards and as approved by the Council as Planning Authority in consultation with Scottish Water as Water Authority.

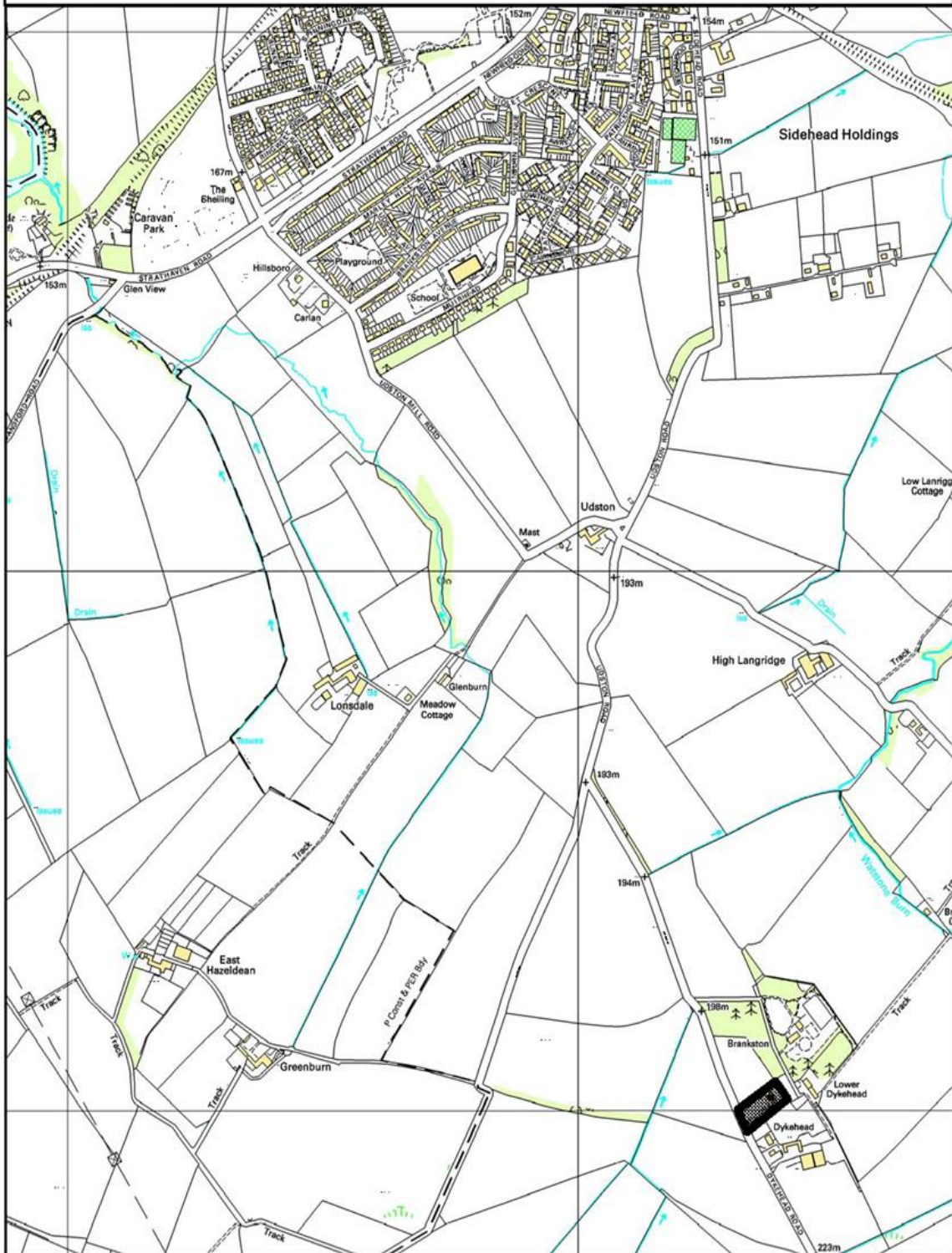
Reason: To ensure the provision of a satisfactory water supply.

11. Prior to commencement of the development hereby approved, details of measures to facilitate the provision of full fibre broadband to serve the development, including details of appropriate digital infrastructure and a timescale for implementation, shall be submitted to and approved in writing by the Council as Planning Authority, unless otherwise agreed in writing with the applicant . The approved measures shall thereafter be carried out in accordance with the agreed implementation timescale.

Reason: To ensure the provision of digital infrastructure to serve the development.

P/21/0150

Avondyke Training Centre, Dykehead Road Stonehouse



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Scale:
1:10,000
Date:
17/08/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development