

	Delegated Report	Reference no.	P/18/1478
		Date	14 January 2020

Planning proposal:	Change of use and alteration of agricultural shed to form dwellinghouse and erection of detached domestic garage
Location:	Land 108M West of Quarry Cottage A726 From East Kilbride To Chapelton Chapelton Strathaven South Lanarkshire

Application Type : Detailed planning application

Applicant : Robert McDonald
Location : Land 108M West Of Quarry Cottage
A726 From East Kilbride To Chapelton
Chapelton
Strathaven
South Lanarkshire

Decision: Application refused

Report by: Area Manager (Planning & Building Standards)

Policy reference: South Lanarkshire Local Development Plan (2015)

Policy 3 – Green belt and rural area
Policy 4 – Development management and placemaking
Policy GBRA2 – Conversion and re-use of existing buildings

Proposed South Lanarkshire Local Development Plan 2 (2018)

Policy 4 – Green belt and rural area
Policy 5 – Development management and placemaking
Policy GBRA4 – Conversion and re-use of existing buildings

Assessment

Impact on privacy?	No
Impact on sunlight/daylight?	No
Impact on amenity?	Yes
Traffic issues?	No
Adheres to development plan policy?	No
Adverse comments from consultees?	No

Consultations

Summary of response

Roads Development Management Team	No objections
Environmental Services	No objections
Scottish Water	No objections

Representation(s):

▶	0	Objection letters
▶	0	Support letters
▶	1	Comment letter

Planning Application Delegated Report

1 Application Summary

- 1.1 The application site comprises part of an agricultural holding located adjacent to an existing farmhouse at Quarry Cottage, Quarry Farm, by Chapelton, just off the A726. The proposed plot of 0.2ha, and the surrounding agricultural land is owned by the applicant and extends to an area of 46.25 hectares
- 1.2 The application relates to the conversion of an existing, part-constructed agricultural building to a dwellinghouse and the erection of a detached garage. The application is a re-submission of a previously withdrawn application submitted in February 2018 (P/18/0229). The current application is for the same proposal. The existing building was granted under Prior Notification regulations (EK/PN/0035) in order to support a proposed poultry business at the agricultural holding. As noted above, the building has not been fully constructed and appears not to have been used as an agricultural building.

2 Representation(s)

- 2.1 Following neighbour notification and advertisement in the East Kilbride News as development contrary to the development plan and non-notification of neighbours, one letter of comment has been received. The points raised are summarised as follows:

(a) Full protection of all wildlife is required by the policy.

Response: Noted.

- 2.2 This letter is available for inspection on the planning portal.

3 Assessment and Conclusions

- 3.1 The determining issue in this instance is the proposal's compliance with adopted and proposed local development policy and planning history. The site is located within the green belt and as a result, Policy 3 of the adopted LDP is relevant. Policy 3 states that the Council will favour housing proposals on sites within existing settlements identified for housing in local plans, or within defined village envelopes where acceptable environmental and design standards can be met. Outwith established settlements; isolated housing development will not be permitted unless it can be justified in terms of an agricultural or economic requirement or is the re-use or conversion of an existing building or where it forms part of a larger proposal for the rehabilitation or change of use of disused or redundant traditional buildings where it consolidates such groups.
- 3.2 In addition, as a conversion is proposed policy GBRA2 is also applicable. Policy 3 states that proposals for new houses in the green belt and rural area will only be permitted in the following circumstances:
- Where there is a locational need for such housing;
 - The proposal involves the redevelopment of derelict land and buildings;
 - The conversion of traditional buildings and those of a local vernacular;
 - Limited development within gap sites;
 - Extension of existing buildings'

Policy GBRA2 states that in instances where a building is being converted for residential purposes, they must be traditional or of a local vernacular. This is generally accepted as traditional stone byres and barns but can also include brick barns and piggeries.

- 3.3 The building proposed for conversion benefits from approval through the prior notification regulations, in association with a poultry business but it has never been completed. Construction commenced within the last 10 years and as such the building cannot be classed as traditional and the applicant has supplied no evidence that it has been used with the farm unit other than for storage. The applicant has previously attempted to run some form of poultry business, however there has been little or no progress made to date to complete the building or use it in association with the agricultural operation of the farm.
- 3.4 The building is set back from the existing dwellinghouse and access road which serves three properties at Quarry Farm and Quarry Cottage to the east of the site. It does not meet any of the other aims of Policy 3 as no locational need has been established, it is not the redevelopment of derelict land, is not a gap site and it does not constitute an extension. As such, the application does not comply with Policies 3 or GBRA2. In addition, if the existing building was converted to a dwellinghouse as proposed, the applicant is likely to need an additional agricultural building to replace it and this would have an additional adverse impact on the amenity of the green belt.
- 3.5 As with most planning applications, Policy 4 – Development Management and placemaking is relevant. The policy states that all development proposals will require to take account of and be integrated with the local context and built form. For the reasons outlined above, a new dwelling in the proposed location would be out context and separated from the existing grouping. Furthermore, the proposed conversion would not be in keeping with the architectural style of the locality
- 3.5 On 29th May 2018 the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. Therefore, the Proposed SLLDP2 is now a material consideration in determining planning applications. The proposed development has been considered against the relevant policies in the proposed plan and it is noted that these policies are broadly consistent with the current adopted South Lanarkshire Local Development Plan with particular reference to Policies 4 and 5. It is considered that the proposal fails to comply with Policies 4, 5 and GBRA4 in the proposed plan.
- 3.6 Whilst none of the relevant consultees have objected to the proposal there remains the overriding factor that the proposal fails to satisfy the relevant policies in both the adopted and proposed LDPs. The application is therefore refused.

4 Reason for decision

- 4.1 The proposal fails to comply with policies 3 and GBRA2 of the adopted South Lanarkshire Local Development Plan and policies 4 and GBRA4 of the proposed South Lanarkshire Local Development Plan 2.

Delegating officer: G Rae

Date: 14.1.20

Previous references

- ◆ P/18/0229
- ◆ EK/PN/0035

List of background papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated 27.11.2018
- ▶ Consultations

Roads Development Management Team 28.02.2019

Environmental Services 03.12.2018

Scottish Water 04.12.2018

- ▶ Representations
J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS, Dated:
18.12.2018

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

Planning Application

Application number: P/18/1478

Reasons for refusal

01. The applicant has failed to supply sufficient information/adequate plans to allow proper consideration of the proposal
02. The proposal is contrary to Policies 3, 4 and GBRA2 of the South Lanarkshire Local Development Plan as it would constitute new residential development in the Greenbelt without appropriate justification.
03. The proposal is contrary to Policies 4, 5 and GBRA4 of the proposed South Lanarkshire Local Development Plan 2 as it would constitute new residential development in the Greenbelt without appropriate justification.

Reason(s) for decision

The proposal fails to comply with policies 3, 4 and GBRA2 of the adopted South Lanarkshire Local Development Plan and policies 4, 5 and GBRA4 of the proposed South Lanarkshire Local Development Plan 2.

Informatives

01. This decision relates to drawing numbers:

Reference	Version No:	Plan Status
L(0-) 01		Refused
L(0-) 02		Refused
L(0-) 03		Refused
L(1-) 01		Refused
L(2-) 01		Refused