

Application No: N/99/00909/FUL

Date Registered: 1st July 1999

APPLICANT: MR CRAIG McCALLUM, AUCHENGREE NURSERY, LENZIE ROAD, STEPPS

Agent: Canata & Seggie Chartered Architects, 7 Union Street, Greenock

DEVELOPMENT: CHANGE OF USE FROM NURSERY TO NURSERY AND CARAVAN STORAGE

LOCATION: AUCHENGREE NURSERY, LENZIE ROAD, STEPPS

Ward No: 69

Grid: 265649 669359

File Reference: MD

Site History: Enforcement Notice served February 1999 concerning the unauthorised storage and sale of caravans and the associate storage of commercial vehicles.
 N/97/299/OUT: Erection of Dwelling (Outline) - Refused March 1998 for greenbelt, amenity and precedent reasons.
 N/97/298/FUL: Change of Use of Nursery to Garden Centre and Storage/Sale of Caravans - Refused March 1998 for greenbelt, amenity and precedent reasons.
 TP/93/547: Extension and Alterations to Dwelling - Approved December 1993.
 TP/91/335: Erection of Dwelling - Refused September 1991 for greenbelt, road safety and precedent reasons.
 ADV/87/220: Renewal of Consent for Signboard - Approved June 1987
 ADV/82/77: Erection of Signboard - Approved March 1982
 ADV/81/701: Erection of Signboard - Refused June 1982 for amenity and road safety reasons.

Development Plan: Strathkelvin District Southern Area Local Plan 1983; Greenbelt (E.PRO 2/4); Northern Corridor Consultative Draft Local Plan 1998; Greenbelt (ENV 8-14) : Strathclyde Structure Plan 1995

Contrary to Development Plan: Yes

CONSULTATIONS:

Objection:

No Objection:

No Reply: Scottish Environmental Protection Agency

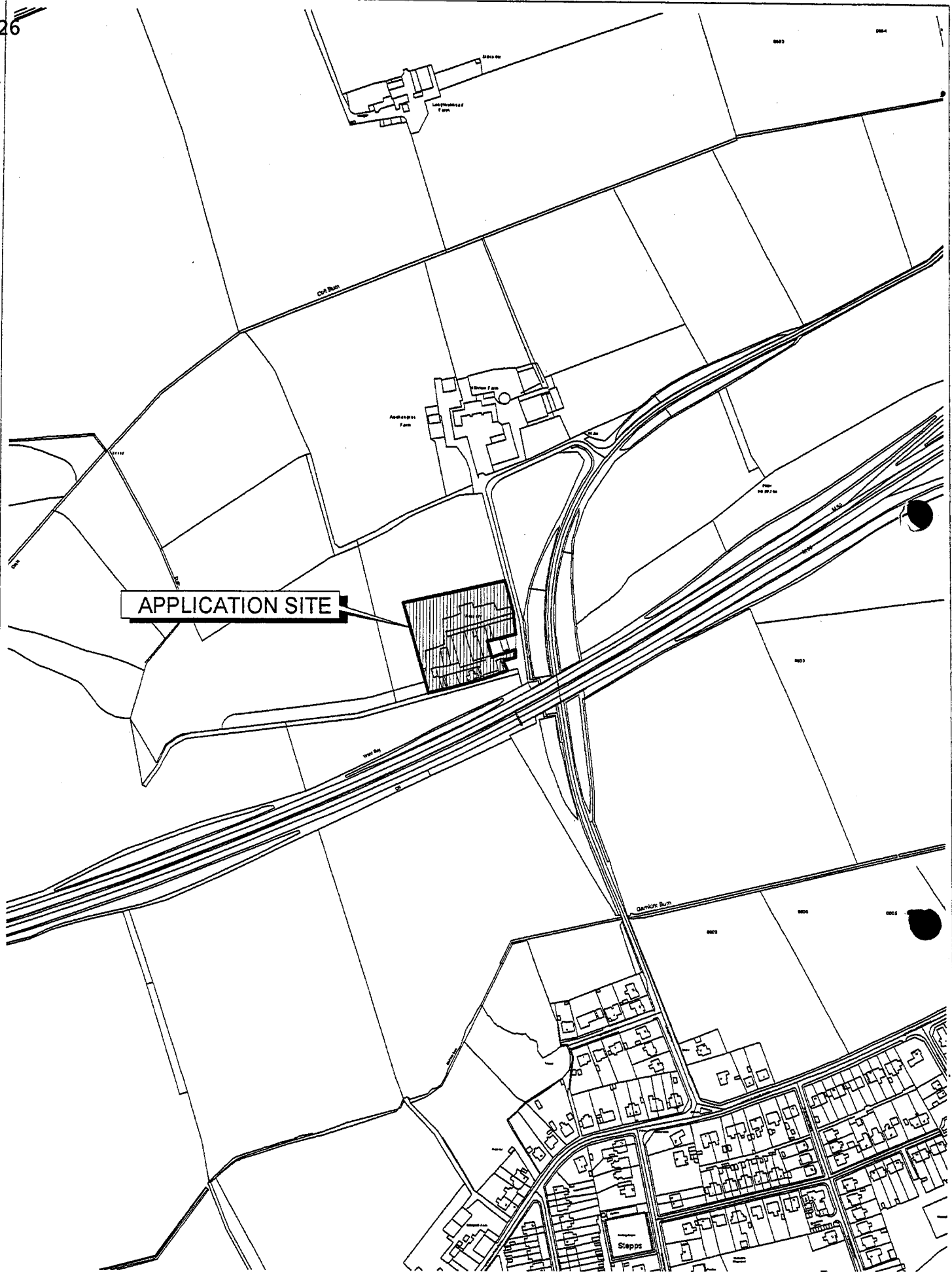
Conditions: West of Scotland Water

REPRESENTATIONS:

Neighbours: None

Newspaper Advert: None

COMMENTS: The application is for change of use from nursery to nursery and caravan storage at Auchengree Nursery, by Stepps.



APPLICATION SITE

Produced by
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PLANNING APPLICATION NO: N/99/00909/FUL
PROPOSED CHANGE OF USE FROM NURSERY
TO NURSERY AND PART CARAVAN STORAGE
AT AUCHENGREE NURSERY, LENZIE ROAD,
STEPS
NS6569
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Planning permission was refused in 1998 for caravan storage and a market garden on the site for greenbelt, amenity and precedent reasons. An enforcement notice has been served requiring the cessation of the current unauthorised caravan storage.

The proposal is for a smaller centrally located caravan storage area as part of the reinstatement of the nursery. Although this is an improvement on the previous application and on the current unauthorised use it is considered that the caravan storage is still an inappropriate use on the site and is contrary to greenbelt policy.

It is recommended that permission be refused for greenbelt and precedent reasons.

RECOMMENDATION:

Refuse for the following reasons:

1. In the interests of amenity and the proper planning of the area in that the caravan storage would constitute inappropriate commercial development in the greenbelt and as such would be contrary to the Strathkelvin Southern Area Local Plan 1983, The Strathclyde Structure Plan and National Planning Policy Guidelines.
2. That should planning permission be granted for this development a precedent may be set which would make it difficult for the Planning Authority to refuse similar applications.

Note: Should it be the decision of the Council to grant permission, the application will require to be notified to The Scottish Ministers as a significant departure from the provisions of an Adopted Local Plan under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997.

List of Background Papers:

Application form and plans
 Strathkelvin District Southern Area Local Plan 1983
 Northern Corridor Consultative Draft Local Plan 1998
 Consultation letter from West of Scotland Water
 Consultation memo from The Countryside and Landscape Manager
 Accompanying letter of support from Malloy Smith Associates, Planning and Development Consultants, 92 Main Road, Langbank, Paisley

Any person wishing to inspect these documents should contact Martin Dean on 01236-616459

APPLICATION NO : N/99/00909/FUL**1 PROPOSAL AND SITE**

- 1.1 The application is for change of use from nursery to nursery and caravan storage at Auchengree Nursery, Lenzie Road, by Stepps. The site is on the brow of a hill within the greenbelt as identified by policies E.PRO2/4 in the Strathkelvin District Southern Area Local Plan 1983 and policies ENV8-14 of the Northern Corridor Consultative Draft Local Plan 1998. Greenbelt policy presumes against development not required for agriculture, forestry or outdoor recreation.
- 1.2 Planning application (N/97/00298/FUL) was refused in March 1998 for change of use of nursery to garden centre and storage/sales of caravans at the site for greenbelt, amenity and precedent reasons. Due to the unauthorised storage of caravans on the site an enforcement notice was served in February 1999 requiring the removal from the site of all caravans and associated commercial vehicles and cessation of all caravan trading activities.
- 1.3 The applicant has attempted to overcome previous planning objections by applying to re-establish a nursery with growing facilities rather than the previously proposed sales only market garden. The caravan storage area has also been greatly reduced in size and centrally located in order to lessen the visibility of the caravans from outwith the site. The submitted plans show space for only 6 stored caravans.
- 1.4 The case had been put on behalf of the applicant that there is an existing established nursery use for the site (albeit that there is no current nursery operations) and that caravan storage would represent a necessary and acceptable rural diversification. It is pointed out that the applicant applied for caravan storage would take up only 5% of the site but that this would allow the nursery operation to be viable.

2 CONSULTATIONS AND REPRESENTATIONS

- 2.1 Consultation response summaries are as follows :
- 2.2 **Countryside and Landscape Manager** : No objections.
- 2.3 **West of Scotland Water** : No objections
- 2.4 There are no objections from the Transportation Manager.
- 2.5 No objections have been submitted from members of the public in response to neighbour notification or the newspaper advertisement.

3 OBSERVATIONS AND CONCLUSIONS

- 3.1 It is considered that the nursery reinstatement proposals are acceptable in this greenbelt location as the Local Plan policy supports the interests of agriculture, and a nursery has operated until recently. It is however disappointing that the growing area (1,530m²) takes up less than 60% of the area to be set aside for nursery sales (2,630m²).
- 3.2 The proposed caravan storage area, even in its reduced form, is not however considered acceptable in this greenbelt location as the caravans are not required for agriculture, forestry or outdoor recreation. In this respect the caravan storage is contrary to the provision of the above mentioned Local Plan, the Strathclyde Structure Plan (policies GB1 and GB1A) and national planning policy on greenbelts (Circular 24/85). Furthermore it is not accepted that caravans are ancillary to a nursery development.

Caravan storage has on occasion been approved as diversification on a farm but this has been to aid an existing rural enterprise rather than to assist a proposal get started. As previously stated there is currently no existing nursery use with the glass houses having been removed and most of the site cleared over 2 years ago.

- 3.3 It should also be noted that this proposal is for the storage of residential caravans in connection with the applicant's caravan sales and letting business. Therefore throughput of such vehicles can be expected throughout the year via heavy goods vehicles and low loaders, in contrast to the more usual storage of touring caravans where only two movements per storage space per year can be expected.
- 3.4 The reduced size caravan storage area and its central location means that the caravans will not be readily visible from adjacent roads. There would not therefore be so great a loss of visual amenity as was the case with the previously refused application or with the unauthorised caravan storage which is taking place on the site.
- 3.5 However it is considered that the caravan storage, even in its reduced form, is contrary to greenbelt policy and would set an undesirable precedent for inappropriate businesses in rural locations. It is therefore recommended that planning permission be refused.