

**Application No.** C/99/01183/FUL  
**Date registered** 9th September 1999  
**APPLICANT** SAMUEL HARVIE, 47 BALLOCHNEY ROAD, PLAINS, AIRDRIE ML6 7ND

**Agent** J Kerr McDougall, Unit 27, Carfin Industrial Estate, Motherwell, ML1 4UL  
**DEVELOPMENT** USE OF DISUSED BYRE AS DWELLINGHOUSE INCLUDING FRONTAGE ALTERATIONS AND DORMER EXTENSIONS  
**LOCATION** MEIKLE DRUMGRAY FARM, GREENGAIRS, AIRDRIE LANARKSHIRE ML6 7TY

**Ward No.** 45  
**Grid Reference** 278033 669593

**File Reference** C/PL/19230/2005/2/000/DWB/SOH

**Site History** Planning Consent 95/388 for Conversion of Farm Outbuildings to Single Dwellinghouse including formation of 4 no. Dormer Extensions granted 5 September 1995.

**Development Plan** The site is zoned CAT1 in the Strathclyde Structure Plan 1995 and GB2 Restrict Development in Countryside Around Towns in the Monklands District Local Plan 1991.

**Contrary to Development Plan** Yes

#### CONSULTATIONS

**Objection**  
**No Objection**  
**Conditions** The Coal Authority, West of Scotland Water, SEPA  
**No Reply**

#### REPRESENTATIONS

**Neighbours** No Response

**Newspaper Advertisement** No Response

**COMMENTS** This application relates to the use of disused Byre as dwellinghouse including frontage alterations and dormer extensions at Meikle Drumgray Farm, Greengairs. The site is zoned CAT 1 in the Strathclyde Structure Plan 1995 and GB2 Restrict Development in Countryside Around Towns in the Monklands District Local Plan 1991. There were no objections following neighbour notification and advertisement in the Local Press. In light of the Local Plan Policy GB2 and the absence of a reasoned justification for the location of a dwellinghouse at this location I recommend that the proposal be rejected.

#### RECOMMENDATION

**Recommendation:** Refuse for the Following Reasons:-

1. That the proposed development is contrary to Policy CAT1 in the Strathclyde Structure Plan 1995 and Policy GB2 Restrict Development in Countryside Around Towns of the Monklands District Local Plan 1999 in that the applicant has failed to demonstrate either the economic benefit of the proposal or a specific locational requirement for the proposed dwellinghouse.

Meikle  
Drumgray  
Farm

194.5m

MEIK

BM 197.37m

199.6m

Meikle  
Drumgray  
Farm

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APPLICATION No: 99/01183/FUL.  
USE OF DISUSED BYRE AS DWELLING  
HOUSE, INCLUDING FRONTAGE  
ALTERATIONS & DORMER EXTENSIONS  
AT MEIKLE DRUMGRAY FARM, GREENGAIRS,  
AIRDRIE, ML6 7TY.

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2. That the proposed development is contrary to HG10 Residential Developments Outwith Residential Areas of the Monklands District Local Plan 1999 in that the building is contrary to Policy GB2 and is unsatisfactory in terms of the Design Guidance New Houses in the Countryside in that the building to be converted does not merit preservation.
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**List of Background Papers**

- Application Forms and Plans received 4 August 1999
- Adopted Monklands District Local Plan 1991
- Consultation reponse from The Coal Authority dated 19 September 1999
- Consultation reponse from West of Scotland Water dated 20 September 1999
- Consultation reponse from SEPA dated 24 September 1999

Any person wishing to inspect the above background papers should telephone Coatbridge 812372 and ask for Mr Baxter.

**APPLICATION NO. C/99/01183/FUL****REPORT****1. PROPOSAL AND SITE DESCRIPTION**

- 1.1 This application relates to the use of disused Byre as dwellinghouse including frontage alterations and dormer extensions at Meikle Drumgray Farm, Greengairs.
- 1.2 The application site is one of the buildings which form the Meikle Drumgray Farm steading complex. There are two existing dwellinghouses one of which is a previous conversion of outbuildings attached to the original farmhouse.
- 1.3 The disused byre is constructed from single leaf brick with steel roof construction covered by corrugated sheeting.

**2. PLANNING BACKGROUND**

- 2.1 The site is zoned CAT1 in the Strathclyde Structure Plan 1995 and GB2 Restrict Development in Countryside Around Towns in the Monklands District Local Plan 1991.
- 2.2 The application should be considered under the terms of CAT1A of the Structure Plan which states that:  
Proposals for isolated development within the Countryside Around Towns shall require to be justified against the following criteria,  
a) economic benefit,  
b) specific locational need,  
c) infrastructure implications. and  
d) environmental impact "and benefits".  
and Policy GB2 of the Local Plan which has similar requirements.

**3. CONSULTATIONS**

- 3.1 The Coal Authority were consulted and indicated that they had no objections however the site is within the zone of influence of underground workings and appropriate technical advice should be sought.
- 3.2 The West of Scotland Water Authority have no objections so long as a Septic Tank is provided with the consent of the Scottish Environmental Protection Agency and within 30metres of hardstanding.
- 3.3 SEPA were consulted and indicated that further information was required on how the applicant proposes to dispose of foul drainage. This would be investigated further should the application be approved.
- 3.4 The Transportation Manager has indicated that as the site already has two dwellings this proposal would take the number of dwellings above the recommended maximum which can be served by a private access. A public road to Department Standards should be provided and connected to the existing Drumgray Road. The Transportation Manager considers it is unlikely that appropriate sightlines, drainage, lighting and pedestrian links could be achieved because of the cost of such works and as such recommends that the application be refused.
- 3.5 There were no objections following neighbour notification and advertisement in the Local Press.

**4. ASSESSMENT**

- 4.1 In terms of Policy CAT 1A of the Strathclyde Structure Plan and GB2 of the Monklands District Local Plan it is considered that the applicant has failed to justify the change of use of this property to a residential unit located within the Countryside.

- 4.2 Prior to submission of the application the applicant discussed on site the details, including the justification, which would be required in this instance. However no justification for the proposed development has been supplied.
- 4.3 The Council supports rural Housing within existing rural settlements under the terms of Policy HG5 Promotion of Rural Housing Opportunities. There are however current sites available within the nearby village of Wattston and Greengairs for residential development and inparticular for a single unit and therefore there is no specific locational requirement in this instance.
- 4.4 In terms of Policy HG10 of the local plan the Council considers favourably the conversion of buildings to housing so long as they are not contrary to the greenbelt policy and are satisfactory in terms of design guidance. In this instance although the design of the proposed dwellinghouse is generally acceptable the building which is to be converted does not merit preservation and is therefore contrary to Policy HG10.
- 4.5 The application plans supplied show that the completed building would be 18.7m wide by 8.5m deep. This is larger than the dimensions shown on the Ordnance Survey Plan. This combined by the current condition of the existing byre leads me to believe that the existing building would be replaced by a completely new structure.

## 5. CONCLUSION

- 5.1 In conclusion I consider that the quality of the existing building has little merit for conversion and since there is no reasoned justification in terms of Policy CAT1 in the Strathclyde Structure Plan 1995 and Policy GB2 Restrict Development in Countryside Around Towns of the Monklands District Local Plan 1999 the proposed development should be refused.