

Application No: C/04/01091/OUT

Date Registered: 6th July 2004

Applicant: **Martin Crossan**
82 Queens Crescent
Chapelhall
Airdrie
ML6 8SU

Development: **Erection of 4 Dwellinghouses (In Outline)**

Location: **Land North East Of Pumping Station Wilsons Road Hareshaw**
Cleland Motherwell Lanarkshire

Ward: 52: Salsburgh Councillor David Fagan

Grid Reference: 280716 660782

File Reference: C/PL/SAW633DWB/LMC

Site History: Planning application C/01/01568/FUL for Erection of Dwellinghouse and Stable Block was withdrawn on 8th May 2002
 Planning permission C/02/00723/FUL for Erection of Temporary Residential Accommodation and Stable Block was issued on 16th August 2002

Development Plan: The site is covered by greenbelt policies in the adopted Monklands District Local Plan 1991

Contrary to Development Plan: Yes

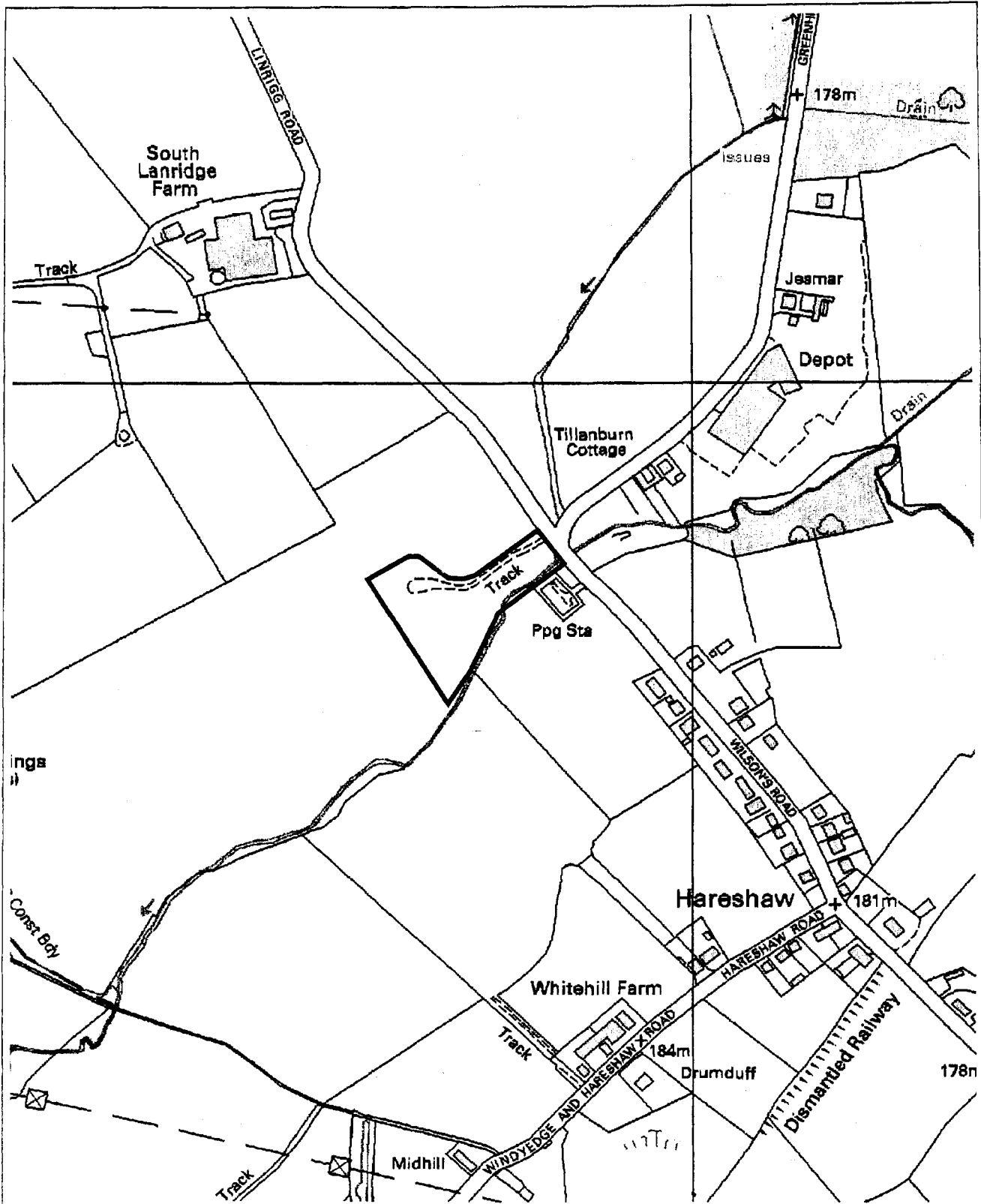
Consultations: NLC Community Services (No comment)
 S.E.P.A.(West) (No comment)
 Scottish Water (No Objection)
 British Gas Transco (No Objection)
 Scottish Power (Comments)

Representations: None Received

Newspaper Advertisement: Advertised on 14th July 2004

Comments:

The application is for the erection of 4 houses and associated access (in outline) on land to the north of an existing Pumping Station on Wilsons Road, near Hareshaw. The site is zoned GB1 Restrict Development in the Greenbelt in the Monklands District Local Plan 1991. Following neighbour notification and advertisement in the local press no objections were received. The Transportation Section have indicated that this application should be refused on road safety grounds. No other adverse comments were received from other consultees. Planning permission C/02/00723/FUL was previously granted for a temporary dwellinghouse in association with a stabling business. This has never been implemented. Policy GB1 states that no development will be permitted except for; new houses for full time workers in agriculture or forestry; non residential developments in connection with agriculture or forestry and uses requiring a rural location. In this instance there is no requirement for four houses for full time agricultural or forestry workers or in association with a use requiring a rural location.



Planning Application No. C/04/01091/OUT
 Erection of 4 No. Dwellinghouses (In Outline)

Land North East of Pumping Station, Wilsons Road,
 Hareshaw, Cleland, Motherwell

Site Area 1.54 HA

Produced by
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The proposal is therefore contrary to policy GB1. The Transportation Section has recommended refusal on road safety grounds. In conclusion therefore I consider that the development is contrary to the terms of the development plan and that there are no material considerations that would merit departing from policy.

Recommendation: Refuse for the Following Reasons:-

1. That the erection of 4 dwellinghouses is contrary to policy GB1 Restrict Development in the Greenbelt of the Monklands District Local Plan 1991 as they are not required for persons employed in agriculture or forestry or needed in association with a use that requires a rural location.
2. That the proposed site would be accessed from a de-restricted length of Linnrigg Road, at a junction on Wilsons Road and the additional use of this access would result in an increase in braking and turning manoeuvres at this junction on Linnrigg Road to the detriment of road safety.
3. That the proposed development of 4 houses in this isolated location would be an intrusive and incongruous feature in the Greenbelt.

Note to Committee:

If approved the application will require to be referred to the Scottish Ministers in accordance with the Town and Country Planning (Notification of Applications)(Scotland) Direction 1997 as the proposed development constitutes a departure from the Glasgow and the Clyde Valley Joint Structure Plan 2000.

Background Papers:

Application form and plans received 16th June 2004
Letter from Applicant received 30 July 2004

Monklands District Local Plan 1991
Memo from Transportation Section received 5th August 2004
Letter from Scottish Water received 27th July 2004
Letter from British Gas Transco received 15th July 2004
Letter from Scottish Power received 20th July 2004
Memo from Protective Services Section received 26th July 2004

Any person wishing to inspect these documents should contact David Baxter at 01236 812372.

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REPORT

1. Description of Site and Proposal

- 1.1 The application is for the erection of 4 houses and associated access (in outline) on land to the north of an existing Pumping Station on Wilsons Road, near Hareshaw. The site is accessed from Linnrigg Road close to a junction with Wilsons Road and is a field with 2 spoil heaps one of worn tyres and the other topsoil. There is also a skip and hay feeding tray. There is some remnant of a previous access associated with a former yard area.
- 1.2 The proposal is to improve the access and provide a road to serve 4 houses. Although the application is in outline the applicant has submitted details of a typical house type and an elongated access road from the public road. The applicant considers that the site cannot be reclaimed for agricultural purposes and would cultivate any residual land for horse grazing and landscaping which would improve the area.

2. Development Plan

- 2.1 The site is zoned GB1 Restrict Development in the Greenbelt in the Monklands District Local Plan 1991. There are no strategic implications.

3. Consultations and Representations

- 3.1 The Transportation Section have indicated that this application should be recommended for refusal as the proposed development would take access from a de-restricted length of Linnrigg Road at the junction with Wilsons Road and would result in an increase in braking and turning manoeuvres to the detriment of road safety.
- 3.2 Following neighbour notification and advertisement in the local press no objections were received.

4. Planning Assessment and Conclusions

- 4.1 Policy GB1 states that no development will be permitted except for; new houses for full time workers in Agriculture or forestry; non residential developments in connection with agriculture or forestry and uses requiring a rural location. In this instance the applicant has not indicated the need for a houses for a full time agricultural or forestry workers or in association with a uses requiring a rural location. The proposal is therefore contrary to the terms of policy GB1.
- 4.2 The Transportation Section has recommended refusal on road safety grounds as a suitable access cannot be provided for the site and the road is presently de-restricted with substandard footways and no street lighting.
- 4.3 While the applicant has indicated a willingness to effect some landscape improvement to the site, this has not been quantified and it appears from the indicative layout provided that by far the bulk of the site would be occupied by the houses and their associated gardens. The indicative scheme provided by the applicant is a typical suburban layout which would be intrusive in this rural and isolated setting. Previously permission was granted (subject to a Section 75 Agreement) for temporary accommodation on this site to allow the establishment of a stabling business which was acceptable in policy terms but this was not pursued.
- 4.4 The other statutory consultees have not objected.
- 4.5 In conclusion, I consider that the development is contrary to the terms of development plan and that there are no material considerations which have been presented by the applicant that would merit departing from policy.