

Application No: C/04/01040/OUT

Date Registered: 15th June 2004

Applicant: Gilchrist & Lynn Ltd
C/o Agent

Agent DTA Chartered Architects
Elizabeth Court
4 Stuart Street
The Village
East Kilbride
G74 4NG

Development: Erection of Dwellinghouse and Detached Garage

Location: Land To The East Of 32 Bowhousebrae Road Airdrie
Lanarkshire

Ward: 52: Salsburgh Councillor David Fagan

Grid Reference: 278699 664338

File Reference: C/PL/GAB603/DWB/EL

Site History: Application for Certificate of Lawful Use as Builders Storage Yard
refused 1 March 2000

Development Plan: The site is covered by Greenbelt policies contained in the
Monklands District Local Plan 1991.

Contrary to Development Plan: Yes

Consultations: Scottish Water (Comments)
British Gas Transco (No Objection)
Scottish Power (No Objection)

Representations: One Representation Letter

Newspaper Advertisement: Advertised on 23rd June 2004

Comments:

This application is for the erection of a dwellinghouse and garage on land to the east of 32 Bowhousebrae Road, Airdrie. 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 1 letter of support was received. The utility companies have no objection subject to conditions. The Transportation Section has recommended refusal in the interest of traffic safety. 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 no justification has been provided that accords with the policy position. The proposal is therefore contrary to the development plan and there are no material considerations that would merit departing from those policies.



Planning Application No. C/04/01040/OUT
 Erection of Dwellinghouse and Detached Garage
 Land To The East of 32 Bowhousebrae Road, Airdrie



Not to Scale



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Recommendation: Refuse for the Following Reasons:-

1. That the proposed dwellinghouse is contrary to policy GB1 Restrict Development in the Greenbelt of the Monklands District Local Plan 1991 as it is not required for someone employed in agriculture or forestry or in association with a use that requires a rural location.
2. The proposed development would be accessed from a de-restricted length of Bowhousebrae Road with no footways or street lighting, and the use of the site would result in an increase in braking and turning manoeuvres at an access with substandard visibility splays, all to the detriment of road safety.
3. The proposed development is contrary to the Development Control Design Guidance associated with policy HG10 Residential Development outwith Residential Areas in the Monklands District Local Plan 1991 in that a satisfactory access to the site cannot be achieved.

Note to Committee

If granted, this application will have to be notified to the Scottish Ministers in accordance with the Town & Country Planning (Notification of Applications) (Scotland) Direction 1997 because the proposed development constitutes a significant departure from the Glasgow and the Clyde Valley Joint Structure Plan 2000.

Background Papers:

Application form and plans received 15th June 2004

Memo from Transportation Section received 22nd July 2004

Letter from Scottish Water received 6th July 2004

Letter from British Gas Transco received 24th June 2004

Letter from Scottish Power received 25th June 2004

Letter of Support from David Bartlett, Logie Lodge, Bowhousebrae Road, Gartness, Airdrie, ML6 8PS received on 11 November 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 This application is for the erection of a dwellinghouse and garage on land to the east of 32 Bowhousebrae Road, Airdrie. When the application was first submitted in June 2004 the site was overgrown with grass and weeds with a belt of trees/overgrown hedge running through it from north to south. The applicant has recently cleared the site of all vegetation, has erected a fence along the site frontage and is storing building materials on the site.

2. Development Plan

- 2.1 The site is zoned GB1 Restrict Development in the Greenbelt in the Monklands District Local Plan 1991 and therefore contrary to the aims of the Glasgow and the Clyde Valley Structure Plan which seeks to protect the Metropolitan Greenbelt.
- 2.2 While the proposal is not of a scale to be of strategic importance it is contrary to the aims of the Glasgow and the Clyde Valley Joint structure plan that seeks to control sporadic and isolated development in the Greenbelt.

3. Consultations and Representations

- 3.1 The utility companies have no objection to the proposal subject to conditions.
- 3.2 The Transportation Section has indicated that the proposed development would take access from a de-restricted length of road where there is inadequate footway provision. In particular there is no footway on the south side of Bowhousebrae Road and a footway which is substandard in terms of width on the north side. There is also no form of street lighting at this location which could lead to pedestrians and vehicles coming into conflict on an unlit length of carriageway. The minimum visibility requirement for an access onto this particular road is 2.5 x 215m. This cannot be achieved due to road geometry. Granting of Planning Permission for this application is likely to result in the request for further infrastructure (Lighting, Footway Links, Kerbs etc.) following completion of the development. In light of the above it is recommended that this application be refused.
- 3.3 Following neighbour notification and advertisement in the local press one letter of support was received which indicates that;
- a) the site has suffered for some years from unauthorised dumping; and
 - b) the proposed house would improve the unsightly mess and improve the rural setting.

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 failed to demonstrate a need for a house for a full time agricultural or forestry worker or in association with a use requiring a rural location. The proposal is therefore contrary to policy GB1.
- 4.2 Policy HG 10 requires that housing outwith residential areas be assessed against relevant development control design guidance. The Transportation Section has recommended refusal on road safety grounds as it is unlikely that a suitable access can be provided for the site as the road onto which access would be taken is de-restricted with substandard footways and no street lighting. The proposal is therefore considered to be contrary to the design guidance and therefore policy HG10.

- 4.3 The letter of support refers to increasing instances of unauthorised dumping at the entrance to the site as the reason for supporting the development of a house. The site could be made secure by the erection of an appropriate post and wire fence, at minimal cost, to ensure that no dumping can occur. I therefore consider that the proposed development is not required to prevent or mitigate unauthorised dumping. The applicant is responsible for the currently unacceptable condition of the site which is now being put forward as support for departing from local plan policy. If this was accepted as a reason for a departure it could set a precedent for other landowners to allow their sites to become unsightly and apply for permission for a house in order to remove the nuisance.
- 4.4 In conclusion therefore I consider that the development is contrary to the terms of development plan and there are no material considerations that would merit departing from those policies. The committee should note that the current use of the site for storage purposes will be fully investigated as the letter from the agent accompanying the application claims that there has been storage use on the site previously. However, an application for a Certificate of Lawful Use was refused in March 2000 due to insufficient evidence. Should the Committee refuse permission in accordance with the recommendation, authority will be sought to have the site reinstated to an acceptable condition.