

Application No: C/06/01099/FUL

Date Registered: 23rd June 2006

**Applicant:** **Miss A Cahill**  
**21 Rosebank Street**  
**Airdrie**  
**ML6 7DJ**

Agent: Hardie Associates  
 78 Hopetoun Street  
 Bathgate  
 EH48 4PD

**Development:** **Erection of Dwellinghouse and Garage**

**Location:** **Former Peatpots Telephone Exchange**  
**Springfield Road**  
**Salsburgh**  
**North Lanarkshire**

Ward: 52 Salsburgh Councillor David Fagan

Grid Reference: 281858 662377

File Reference: C/PL/SAS533/SMI/LR

Site History:

Development Plan: The site is zoned as GB2 (Restrict Development in Countryside Around Towns) and LI 1/4 (Landscape Improvement: Low Quality Landscape) in the Monklands District Local Plan 1991

Contrary to Development Plan: Yes

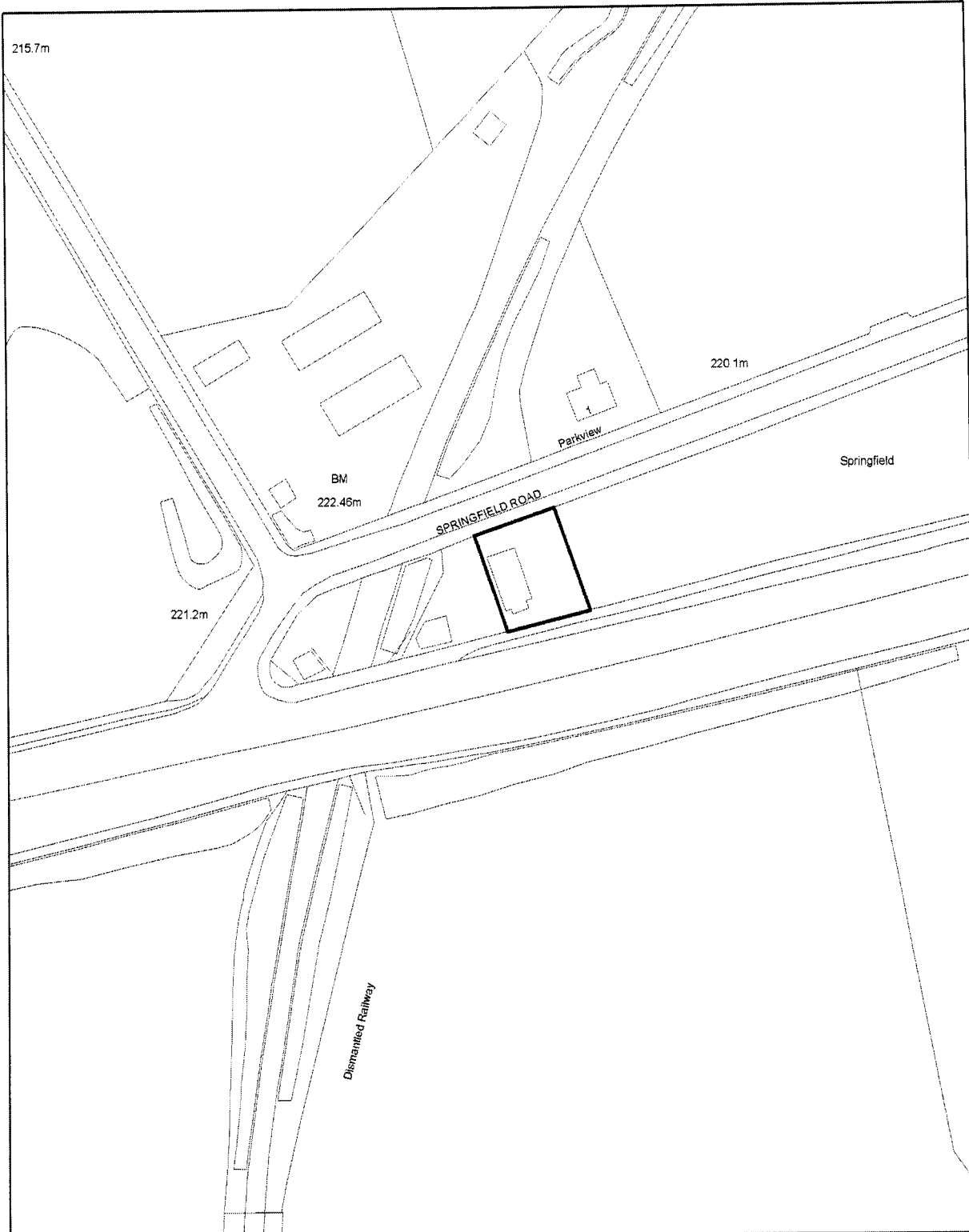
**Consultations:** British Gas (No objections)  
 Scottish Power (No objections)

**Representations:** None

Newspaper Advertisement: Advertised on 5th July 2006

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

1. That the proposed dwellinghouse is contrary to the terms of the development plan as it cannot be justified under the criteria noted in Policy GB2 (Restrict Development in Countryside Around Towns) of the Monklands District Local Plan 1991 restricting isolated dwellinghouses in the countryside for which there is no locational need.
2. That the proposed dwellinghouse is contrary to the terms of the development plan as it cannot be justified under the criteria noted in Policy HG10 (Residential Development Outwith Residential Areas) of the Monklands District Local Plan 1991.



Produced by  
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Erection of Dwellinghouse and Garage

Former Peatpots Telephone Exchange  
 Springfield Road, Salsburgh



3. That the proposed dwellinghouse is contrary to the terms of the development plan as it does not meet the criteria stipulated in policy HG5 (Promotion of Rural Housing Opportunities) of the Monklands District Local Plan 1991 in that it is not located in an allocated housing site and is not a conversion of an existing building.
4. That the design of the proposed dwellinghouse is contrary to the Design Guidance on New Houses in the Countryside associated with policies GB2 (Restrict Development in Countryside Around Towns), HG10 (Residential Development Outwith Residential Areas) and HG5 (Promotion of Rural Housing Opportunities) and PAN 72 (Housing in the Countryside) in that it is not of traditional, design, character or appearance.

**Background Papers:**

Application form and plans received 23rd June 2006  
Monklands District Local Plan 1991

Letters from Scotland Gas Network received 3<sup>rd</sup> July 2006 and 5<sup>th</sup> July 2006  
Letter from Scottish Power received 3<sup>rd</sup> July 2006

Any person wishing to inspect these documents should contact Ms Susan Miller at 01236 812374.

Date: 31<sup>st</sup> July 2006

## **APPLICATION NO. C/06/01099/FUL**

### **REPORT**

#### **1. Description of Site and Proposal**

- 1.1 This application is for the erection of a dwellinghouse and double garage at the former Peatpotts telephone exchange, Springfield Road, Salsburgh. The former telephone exchange building is still present on site. The building itself is a single storey red brick building with pitched slate roof. The site is bound by a 2 metre high cranked chainlink security fence. The building has a footprint of approximately 104 square metres and the site extends to approximately 547 square metres. The site is bound by Springfield Road to the North, the B7066 to the South and rough grazing ground to the east and west.
- 1.2 The application would include the demolition of the existing building and the erection of a single storey dwellinghouse and double garage of modern design on the cleared site. The dwellinghouse would provide 3 bedrooms, kitchen, dining room, bathroom, utility room and lounge. The dwellinghouse would have a footprint of approximately 165 square metres. The external finishing materials are not detailed on the drawings submitted, however it appears that the dwellinghouse would be rendered with facing brick feature wall and detailing and have a tiled pitched roof.
- 1.3 The supporting statement submitted by the applicant asks that the following points be taken into consideration:
- (a) the application should not be viewed as a new house in the countryside but assessed on the basis of a replacement building on the site
  - (b) the site is currently fenced has a single storey building which is already conspicuous and clearly visible from both roads which pass the site.
  - (c) There is an existing access which until recently was in regular use.
  - (d) The new house does have a larger footprint and higher ridge but the principle of a building in this location has been established and has been acceptable for a large number of years.
  - (e) It is unfair to apply the same rules as other "development" in the countryside and this is primarily a replacement building on the outskirts of a village.

#### **2. Development Plan**

- 2.1 The site is zoned as GB2 (Restrict Development in Countryside Around Towns) and LI 1/4 (Landscape Improvement: Low Quality Landscape) in the Monklands District Local Plan 1991. The proposal is assessed against policy HG10 Residential Development Outwith Residential Areas. The proposal is also assessed against the Design guidance on new houses in the countryside associated with policies GB2 and HG10 in the Local Plan.
- 2.2 Whilst the proposal does not raise any significant strategic issues it is considered contrary to the aims of the Glasgow and Clyde Valley Structure Plan 2000 which seek to control sporadic and isolated development.

#### **3. Consultations and Representations**

- 3.1 Following the standard neighbour notification procedures and press advertisement in the local press, no objections were received.
- 3.2 No objections were received from external consultees.

#### **4. Planning Assessment and Conclusions**

- 4.1 The proposal requires to be assessed under the terms of the development plan and any other material considerations.
- 4.2 The site is zoned as GB2 (Restrict Development in Countryside Around Towns) and LI 1/4 (Landscape Improvement: Low Quality Landscape) in the Monklands District Local Plan 1991.
- 4.3 Policy GB2 states that isolated development in the countryside around towns shall not accord with the local plan unless there is a specific locational need. Proposals that have a specific locational need then need to be justified against the following criteria: economic benefit, specific locational need, infrastructure implications and environmental impact.
- 4.4 On the basis of the information provided with the application the proposed development is considered to be contrary to the terms of the development plan. In this case, no specific locational need for a new dwellinghouse at this site has been provided. There would be no residual economic benefit to the local community. There would be little infrastructure implications other than the provision of additional drainage facilities. Whilst the visual appearance of the site might improve through garden landscaping works, the proposal would not result in any significant environmental improvements. As there is no specific locational need the proposal cannot be justified against the criteria of policy GB2 and is therefore considered contrary to the development plan.
- 4.5 Policy HG10 Residential Development Outwith Residential Areas applies housing policy within the rural context. This policy states that development will not be permitted outwith residential areas unless it occurs in identified housing sites in the Local Plan, is a minor development in a Secondary Core Area, General Urban Area, or is justified under policy GB1 or GB2. The proposal is not located in any of the areas outlined above and cannot be justified under policy GB2 as discussed in paragraph 4.4. The proposed development is therefore contrary to policy HG10.
- 4.6 The local plan sets out rural landscapes with 5 categories ranging from high quality to devastated. This site falls within an area designated as LI 1/4 (Low Quality Landscape) this indicates that any application will be treated as an opportunity to effect improvements to the landscape and quite apart from normal development control criteria additional tree planting may be required outwith the boundary of the application site.
- 4.7 Policy HG5 Promotion of Rural Housing Opportunities states that the council is aware that in order to encourage residential development in declining rural settlements, adequate opportunities for residential development must be developed through:
- (i) The assembly and promotion of suitable housing sites in the villages.
  - (ii) By encouraging the conversion and rehabilitation of existing cottages and redundant farm buildings in rural areas.
- This application is not located in an allocated housing site and does not constitute the rehabilitation or conversion of an existing cottage or farm building. It is therefore considered contrary to Policy HG5.
- 4.8 The Design Guidance on New Houses in the Countryside is linked to policies HG10, HG5 and GB2. This states that where no operational need exists the only cases where a rural house would be considered favourably would be where there is an existing building or structure capable of sympathetic adaptation. Should specific locational need be proven the Guidance goes onto stipulate that new buildings should have a traditional appearance through the use of traditional design features and external finishing materials. Externally they should be finished in

stone or a white/cream harl and the roof should have a slate or 'slate alternative' tile finish. Design should include such features of sash and case windows with vertical emphasis and may include chimney features. This advice has been largely re-iterated in PAN 72 (Housing in the Countryside) published in 2005. The proposed design of the dwellinghouse and garage are not traditional in character and therefore do not comply with the above guidance.

- 4.9 In response to the points raised by the applicant in the supporting statement, these are addressed as follows:
- (a) Current Design Guidance on New Houses in the Countryside linked to policies HG5, HG10 and GB2 states that where no operational need exists the only cases where a rural house would be considered favourably would be where there is an existing building or structure capable of sympathetic adaptation. In this case the demolition of the existing building would result in the site becoming a building plot located within the countryside on which the applicant proposes to build a new house. It is therefore considered that this application must be assessed as a new house within the countryside. The dwellinghouse cannot be considered as a replacement building as it is not a replacement telephone exchange, has a significantly larger footprint and is of completely different design.
  - (b) It is acknowledged that the site is located in a prominent position. New Houses in the Countryside design guidance states that all buildings (whether completely new or renovation/enlargements) should be sympathetically designed for a countryside location. This is particularly important as such buildings are often in prominent locations. The guidance goes on to say that where possible new buildings should be located in the least prominent position i.e. close to other farm steadings or beside trees where its prominence would be minimised. As noted above in paragraph 4.8 the proposed dwellinghouse is not considered to be of traditional design, character or appearance. The plans submitted do not show any proposed landscaping to help screen the dwellinghouse.
  - (c) It is acknowledged that there is an existing access to the track and whilst it is likely to have been used regularly it is unlikely that it was used to the same intensity as a domestic access.
  - (d) It is acknowledged that the telephone exchange building has occupied the site for many years. However as discussed in point (a) above the proposal cannot be considered as a replacement building as the proposal is for a change of use to a dwellinghouse of modern design and materials, which has a larger footprint and higher ridge height than the existing building and is of different design.
  - (e) The policies of the Monklands District Local Plan 1991 must be applied consistently to all applications and each application must be assessed on their own merits. In this case policies GB2, HG10, HG5 and associated design guidance must be applied. The site is located approximately 122 metres west of the boundary of the Springfield settlement of Salsburgh. The Springfield area of Salsburgh lies approximately 200 metres west of the main Salsburgh village envelope. The Springfield settlement envelope is clearly defined in the local plan and has been in place since the drafting of the Monklands District Local Plan in 1991. Furthermore should permission be granted it would make resisting further developments located in the stretch of ground between the Springfield settlement envelope and the telephone exchange site more difficult.
- 4.10 In this case the application site is located within an area designated as GB2 Restrict Development in Countryside Around Towns, there is no evidence to show that there is specific locational need for a dwellinghouse on this site, the dwellinghouse itself is a new build of

inappropriate design, no part of the proposal involves the conversion or rehabilitation of an existing building, and it cannot be considered as a replacement telephone exchange building. It is therefore considered that the development is contrary to policies GB2, HG10 and HG5 of the Monklands District Local Plan 1991 and that there are no material considerations that would merit a departure from these policies. It is therefore recommended that planning permission be refused for the reasons noted above.

- 4.11 **The Committee is asked to note that the applicant has requested that a site visit and hearing be undertaken prior to any decision being made on this application.**