

Application No: C/06/01939/FUL

Date Registered: 24th November 2006

Applicant: **Nadia Wright**
10 Maybole Drive
Cairnhill
Airdrie
ML6 9XJ

Agent: John Russell Partnership Ltd
Anderson House
Dundyvan Road
Coatbridge
ML5 1DB

Development: **Construction of Five Detached Dwellinghouses**

Location: **Hillhead Farm**
Calderbank Road
Airdrie
North Lanarkshire
ML6 9RE

Ward: 50 Calderbank Councillor Patrick Donnelly

Grid Reference: 276676 663728

File Reference: CAC0880242000

Site History: 99/01254/FUL Erection Of Temporary Chalet (3 Year Period)
Granted 16th August 2000
99/01255/OUT Erection Of One Dwellinghouse (In Outline) Granted
16th August 2000

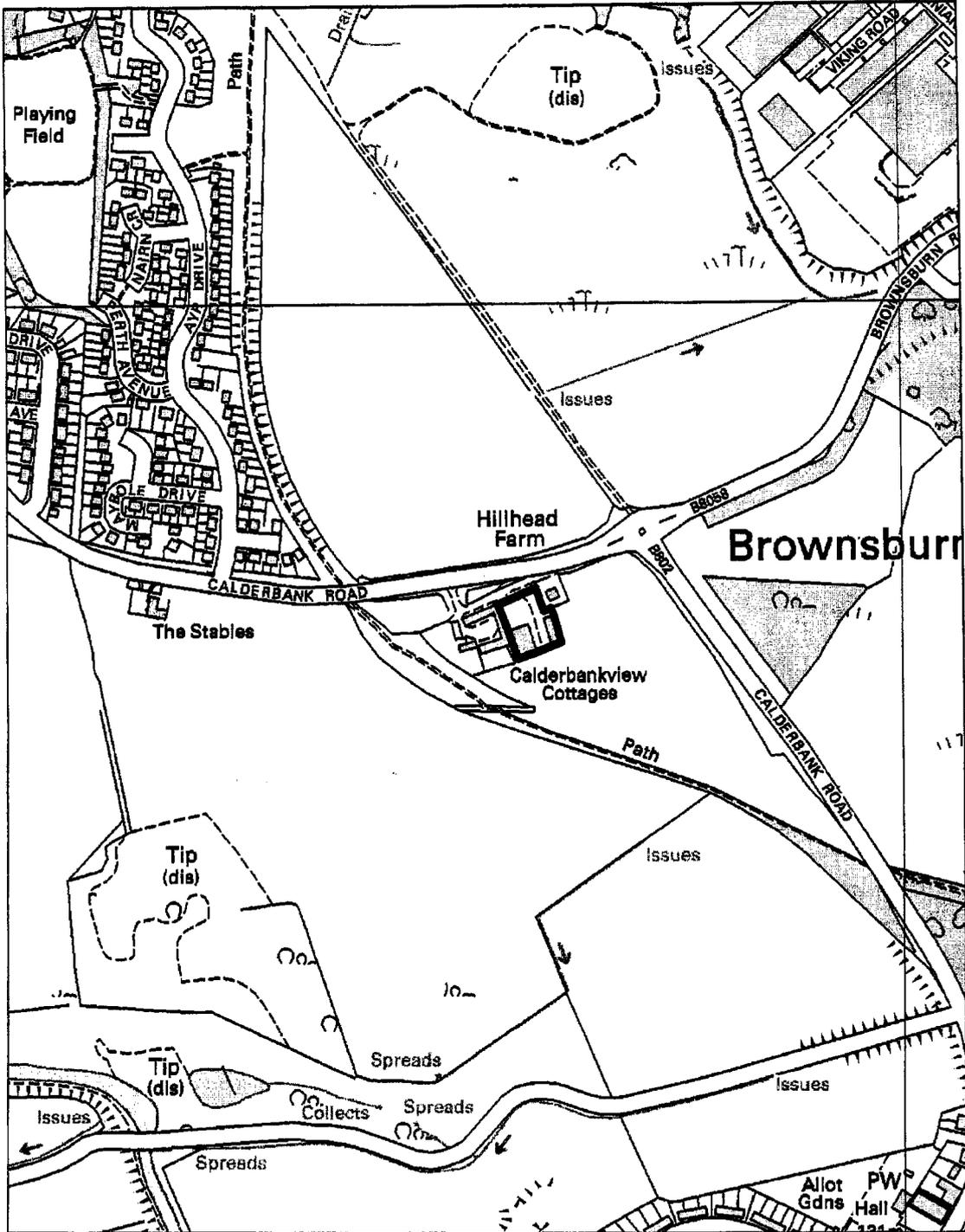
Development Plan: The site is covered by policy GB1 (Restrict Development in the Greenbelt), HG10 (Residential Development Outwith Residential Areas) and LI 1/2 (Medium Quality Landscape) in the Monklands District Local Plan 1991.

Contrary to Development Plan: Yes

Consultations: Scottish Environment Protection Agency (No objection)
Scottish Water (No objection)

Representations: 5 letters of representation received.

Newspaper Advertisement: Advertised on 6th December 2006



Planning Application No. C/06/01939/FUL
 Construction of Five Detached Dwellinghouses
 Hillhead Farm, Calderbank Road, Airdrie

Representation received from The Monkland Glen
 Conservation Society and Four Representation Outwith Map Area
 Site Area 0.24 HA

Produced by
 North Lanarkshire Council
 Planning and Environment Department
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 North Lanarkshire Council 10/001336/5 2006



Recommendation: Refuse for the Following Reasons:-

1. That the proposed development is contrary to policy GB1:Restrict Development in the Greenbelt of the Monklands District Local Plan 1991 and Strategic Policy 1 of the Glasgow and Clyde Valley Structure Plan 2000 as the residential units proposed are not required for full time workers in connection with forestry or agriculture or to support an acceptable countryside use and therefore the proposal represents an incursion into the countryside with no justification for a Greenbelt release.
2. That the proposed development is contrary to policy HG10 and the Development Control Design Guidance associated with policy GB1 "New Houses in the Countryside" in the Monklands District Local Plan 1991 as the development would be accessed onto a section of Calderbank Road at points with sub standard geometry and alignment and therefore there is no safe vehicular access serving the development site.

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.

Background Papers:

Application form and plans received 24th November 2006
Glasgow and Clyde Valley Structure Plan 2000
Monklands District Local Plan 1991, Including Finalised First Alterations A, B & C September 1996

Letter from Scottish Environment Protection Agency received 31st January 2007

Letter from Scottish Water received 6th December 2006

Memo from Protective Services Section received 7th December 2006

Letter from J Dobbie, 20 Woodside Drive, Calderbank, Airdrie, ML6 9TN received 19th December 2006.

Letter from A Miller, Chairman, SAGES, 68 Monks Road, Airdrie, ML6 9QW received 19th December 2006.

Letter from E. McEwan, Secretary, MGCC, 12 Monks Road, Airdrie, ML6 9QW received 19th December 2006.

Letter from H Lucas, Chairman, Calderbank Conservation Society, 103 Park Road, Calderbank, Airdrie, ML6 9TD received 22nd January 2007.

Letter from Dr I A Glen, 21 Monks Road, Airdrie, ML6 9QW, received 22nd December 2006.

Any person wishing to inspect these documents should contact Mr Ian Johnston at 01236 812382.

Date: 19 February 2007

APPLICATION NO. C/06/01939/FUL

REPORT

1. Description of Site and Proposal

- 1.1 The application site measures 0.24 hectares, is predominantly flat and is rectangular in shape. The site is set between a small courtyard residential development (to the west) and a detached dwelling (to the east) with open fields (to the south) and Calderbank Road with private access road serving the adjacent residential properties (to the north).
- 1.2 The site is currently utilised for the open storage, and repair, of a number of large commercial vehicles and trailers, some in a state of disrepair, together with 2 large agricultural type sheds, one being used for the storage of hay and the other containing an array of vehicle parts.
- 1.3 The proposal initially sought to erect 8 terraced dwellinghouses and a single detached dwellinghouse within the same site boundaries. The applicant subsequently amended the proposals and now seeks to erect 5 detached dwellinghouses on the site with a single point of access created from the existing private access road off Calderbank Road (on northern boundary) to allow a new elongated private driveway to access the 3 properties proposed at the rear part of the site. The two properties at the site frontage will access directly onto the existing private access road. Currently the application site accesses onto Calderbank Road from two detached points, set some 80 metres apart, and both substandard in terms of vertical geometry and alignment.
- 1.4 All units will be one and a half storey in height incorporating dormers and will be externally finished in white coloured render. A slight variation in the internal layout and footprint of each unit is proposed although all units will incorporate integral garages.

2. Development Plan

- 2.1 The site is zoned as GB1 Restrict Development in the Countryside and LI 1/1 High Quality Landscape in the Monklands District Local Plan 1991. The proposal is also assessed against the Design Guidance for 'New Houses in the Countryside' which is associated with policy HG10 HG10 (Residential Development Outwith Residential Areas). The proposal raises no strategic issues in isolation but does represent the continued pressure for development in the Greenbelt, the cumulative effect of which would be significant.

3. Consultations and Representations

- 3.1 Neither SEPA nor Scottish Water raised any objection to this proposal subject to conditions.
- 3.2 The Transportation Section has objected to the proposal on the grounds that the development site requires to be accessed from Calderbank Road by means of a road constructed to adoptable standards and this cannot be achieved as the applicant does not have control over sufficient land to provide the required visibility splays etc. at either of the site accesses onto Calderbank Road. The Protective Services Section has offered no objection to the proposal subject to the submission of a Site Investigation Report.
- 3.3 Following the standard neighbour notification and public advertisement procedures 5 letters of objection were received against this proposal. The relevant points of objection are as follows:
 - a. the site is situated within a sensitive Greenbelt area.
 - b. the proposal is over-development.
 - c. There would be a significant increase in traffic onto the Calderbank and Brownsburn Roads.

- d. This development may create a ribbon development in the countryside
- e. This is a piecemeal development that will erode the Greenbelt and create urban sprawl.
- f. This development would encourage further similar developments
- g. There is a sufficient supply of available land for development in Airdrie and North Lanarkshire.

4. Planning Assessment and Conclusions

- 4.1 The proposals require to be assessed under the terms of the development plan and any other material considerations. Strategic Policy 1 of the Glasgow and Clyde Valley Structure Plan 2000 requires the continued safeguarding of the Greenbelt and presumes against the spread of built up areas and the encroachment of development in the countryside. While the proposed development is not in itself of strategic significance, the proposal is contrary to the aims of the structure plan policy to contain development within the urban area.
- 4.2 Policy GB1 of the Monklands District Local Plan 1991 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. The proposed development is not within the categories of acceptable development in the countryside and it is therefore clearly contrary to policy GB1. It is essentially a speculative development adjacent to former farm buildings, previously successfully converted.
- 4.3 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. The proposal is therefore contrary to policy HG10. Notwithstanding the above, the associated design guidance also requires that the site have an adequate vehicular access provided. For the reasons outlined by the Transportation Section i.e. that the existing points of access into the site from Calderbank Road are substandard and the applicant does not have control over sufficient ground to improve the situation, then an adequate vehicular access cannot be achieved.
- 4.4 It is accepted that the application site is currently visually unattractive and detracts from the adjacent refurbished residential courtyard development that is of a high standard of design and external finish. The current use of the application site (storage of commercial vehicles/trailers) has been long established at this location and the removal of the current structures and large commercial vehicles etc. would be an environmental benefit to this prominent greenbelt location. In terms of the proposed design and external treatment of the new build the submission could be acceptable when considered against the guidance on "Houses in the Countryside" in terms of visual appearance. Similarly the setting out of the site is also acceptable and sufficient amenity ground is included within each individual plot.
- 4.5 With regard to the points of objection raised my comments are as follows:
 - a. The site is located outwith the built up settlement of Airdrie and within a greenbelt area where there is inevitable pressure for development and in this respect the site merits protection. No specific element of the site has been identified as environmentally "sensitive" and requiring protection in this respect.
 - b. Initial proposals submitted by the applicant sought to erect 8 terraced units and a single detached unit within the application site. Following discussion the proposals were amended to reduce the level of proposed development to 5 detached dwellings which, when assessed against the relevant design guidance on space around dwellings, would be considered acceptable if the site was within the urban area.
 - c. While the introduction of 5 dwellings would unlikely result in a significant increase in traffic movement on the public roadways around the site, any increased traffic movement

around substandard accesses (onto Calderbank Road) would be to the detriment of road safety.

- d. Taken that the application site is set between established residential uses and could be seen as an infill development then the approval of this application would not potentially create a future ribbon effect but would create a precedent for similar developments elsewhere in the Greenbelt.
- e. As intimated in a. above the appropriate policies contained within the Local Plan and supporting national guidance seek to prevent piecemeal development or create urban sprawl.
- f.&g. Each planning application is considered on its own individual merits and shall take account of the development plan and any other material considerations. The availability or otherwise of alternative land supply is a material consideration as any identified alternative and appropriate sites should be developed in preference to greenbelt sites .

4.6 The current application does not comply with policies designed to protect countryside within which it lies, and I therefore consider that Development Plan policies preclude the granting of permission for residential development. Development would be acceptable as an infill within the urban area but it is not acceptable in this location as it would set a precedent for release of similar untidy sites within countryside locations. Furthermore, this area of greenbelt functions to maintain an area of countryside character between Airdrie and the village of Calderbank and should not be the subject of piecemeal encroachment such as the one proposed. For the reasons identified this is an inappropriate form of development in the countryside and I do not consider that other material considerations such as environmental benefits justify departing from the presumption against development. The application is contrary to policies GB1& HSG 10 of the Monklands District Local Plan 1991 and it is therefore recommended that the application is refused for the stated reasons. If the Committee is minded to grant planning permission the application should be referred to the Scottish Executive in view of the site's location in the green belt.

4.7 **The applicant has requested that the application be subject to a site visit and hearing.**