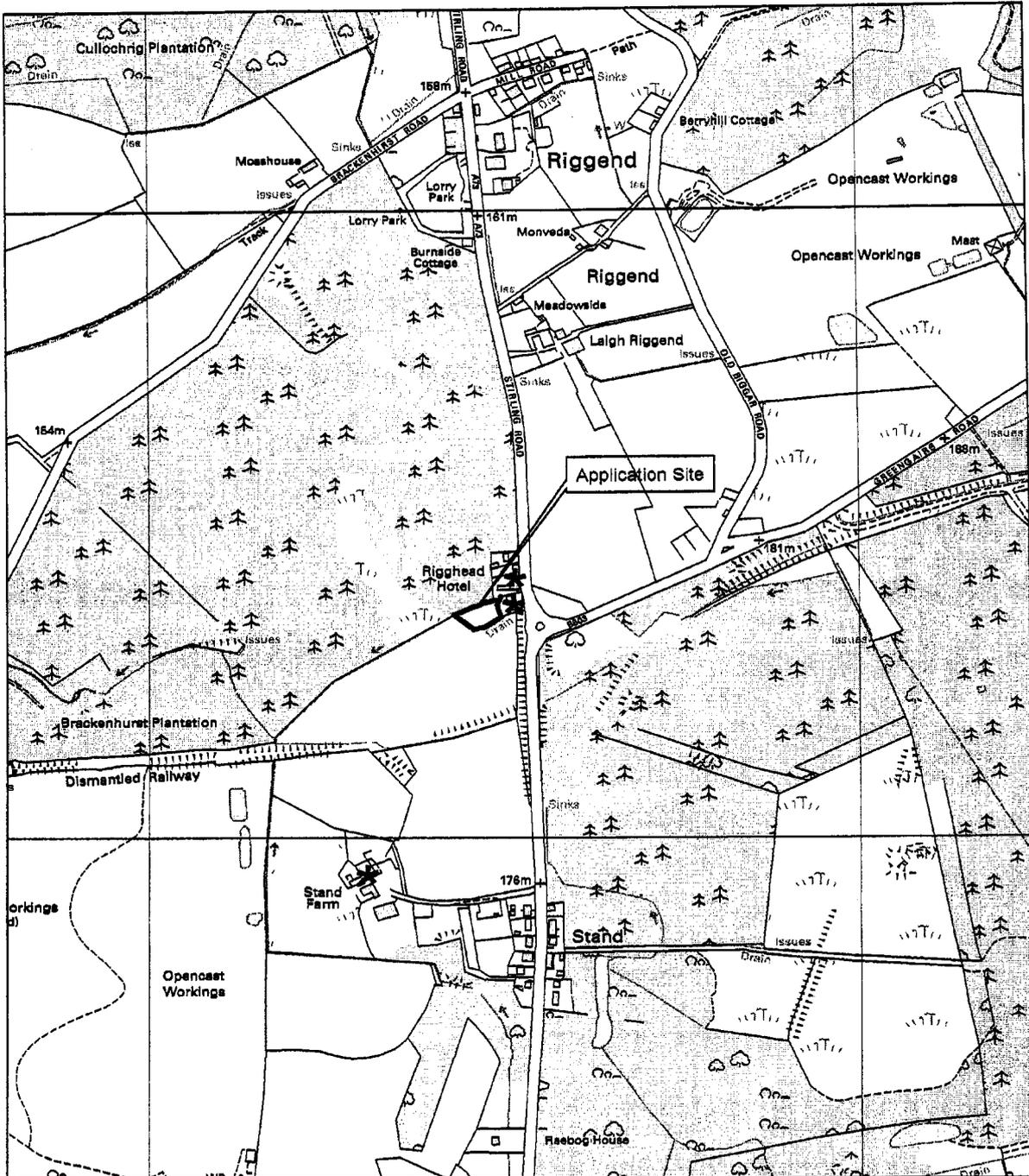


Application No: C/07/00143/OUT
Date Registered: 30th January 2007
Applicant: H McLaughlin
Rowantree Cottage
Waterside
G66 3NL
Development: Construction of Dwellinghouse
Location: Rigghead Hotel
395 Stirling Road
Airdrie
North Lanarkshire
ML6 7SS
Ward: 45 New Monklands West Councillor Sophia Coyle
Grid Reference: 276519 669408
File Reference: C/PL/RGS728395/CM/LR
Site History: 02/00156/FUL Conversion of Former Hotel/Restaurant to Form 6 Residential Units
06/00401/FUL Change of Use Class (6) Storage to Class (9) Dwellinghouse
Development Plan: Glasgow and Clyde Valley Structure Plan 2000
Monklands District Local Plan 1991, Including Finalised First Alterations A, B & C September 1996
Contrary to Development Plan: Yes
Consultations: Scottish Water (No Objection)
British Gas (No Objection)
Scottish Power (No Objection)
British Telecom (No Objection)
Representations: Three letters of representation
Newspaper Advertisement: Advertised on 7th February 2007

Recommendation: Refuse for the Following Reasons:-

1. That the proposed dwellinghouse would be contrary to Policies GB1 and HG10 of the Monklands District Local Plan 1991 and Strategic Policy 1 of the Glasgow and Clyde Valley Structure Plan 2000 as it represents a development in the Greenbelt with no acceptable justification.



Planning Application No C/07/00143/OUT

Construction of Dwellinghouse

Riggend Hotel 395 Stirling Road Airdrie
 Site Area 0.17HA
 * Representations

This map is a reproduction of the original map as submitted with the application for Planning Permission. It is not to be used for any other purpose without the written consent of the Council. The Council is not responsible for any errors or omissions on this map.



2. That the proposed development would be accessed from a de-restricted length of Stirling Road, and the use of the site for an additional dwellinghouse would result in an increase in the use of an already substandard width of access to the detriment of road safety on the A73
3. That the site is intended to provide an area of amenity open space for the residents in the converted Rigghead Hotel and should be developed for that purpose. This is a requirement under the terms of Conditions 5 and 7 of Planning Permission C/02/00156/FUL..

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 30th January 2007
Letters from applicant received 14th and 19th February 2007

Glasgow and Clyde Valley Structure Plan 2000
Monklands District Local Plan 1991, including Finalised First Alterations A, B & C September 1996

Letter from British Gas received 7th February 2007
Letter from British Telecom received 7th February 2007
Letter from Scottish Power received 12 February 2007
Letter from Scottish Water received 13th February 2007
Memo from Transportation Section received 20 February 2007
Memo from Protective Services received 13th February 2007

Letter of Representation from Mr G Lindsay, Stand Farm, Airdrie, ML6 7FP received 14th February 2007
Letter of Representation from Neil Johnston 383 Stirling Road, Airdrie received on 16th February 2007
Letter of Representation from Mr Colin Whyte 385 Stirling Road, Airdrie and co - signatories received on 20th February 2007

Any person wishing to inspect these documents should contact Mr Colin Marshall at 01236 812376.

20 February 2007

APPLICATION NO. C/07/00143/OUT

REPORT

1. Description of Site and Proposal

- 1.1 Planning permission is being sought in outline, for the erection of a dwellinghouse at a site located to the rear of 379 and 383 Stirling Road, Rigghead, Airdrie.
- 1.2 The site was previously used as a car park for the former Rigghead Hotel/Restaurant. This building, located north east of the site, was recently converted to residential use. (Refer to planning permissions C/02/00156/FUL and 06/00401/FUL noted above. Part of the former car park site is gated and is used to accommodate a gas supply compound and SUDS drainage arrangement (reed bed) as required by the approved conversion works. Access to both of these elements would be retained and the proposed dwellinghouse would be located adjacent to them
- 1.3 The proposed site extends to some 0.17ha, and has a flat hard surface with some peripheral planting around its perimeter. The site is bounded to the north by a woodland area, to the north east by the, former hotel building, to the east by two existing dwellinghouses and to the south and west by areas of rough grazing.
- 1.4 The site is entered via a private access road which forms a junction with Stirling Road (A73). The residents of the converted hotel, share the private access road to gain access to a dedicated parking area to the rear of the building.
- 1.5 The applicant has advised that the proposed 4 bedroom dwellinghouse would also be used to provide an ancillary bed and breakfast accommodation. Indicative sketches show that the dwellinghouse would L shaped, would be no more than 1½ storeys on height, with integral double garage and stable. A service vehicle access and vehicle turning area would be retained at the gas supply compound and reed bed. The proposed dwellinghouse would have its own front and rear garden area and driveway.
- 1.6 In support of the application the applicant has asked the following summary points to be considered.
 - The dwellinghouse would be used as a bed and breakfast for tourists and visitors.
 - The site was an integral part of the former hotel site and therefore should not be considered as a valued part of the greenbelt.
 - The site can easily accommodate the proposed dwellinghouse without detriment to the amenity of the surrounding properties.
 - The proposed dwellinghouse would be in keeping with the other residential uses in the area.
 - Development of the site would prevent this vacant site being utilised for unauthorised and/or potential bad neighbour uses, including fly tipping area.
 - The site is 50% part of the original Rigghead Hotel and was changed to residential use some years ago, before the main conversion.
 - All the residents support the proposals as this would prevent the use of the site for inappropriate development
 - Only one house is proposed, and the remaining part would be landscaped.
 - The residents do not want this site to be sold as a yard
 - An investment of nearly £500,000 was made in developing the former hotel site. This was an eyesore to visitors passing on the A73 and even after a major fire, the proposals were completed and all six family properties are now happily occupied. The current application is to benefit these residents and the site value is concurrent with the value of land that has outline planning permission. The applicant feels a moral obligation to make this application as the ground could have been sold many times over leaving the community to

deal with all the extra problems that could arise.

2. Development Plan

- 2.1 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 into the countryside. Whilst a single house site 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 and represents the continued pressure for development in the Greenbelt, the cumulative effect of which would be significant.
- 2.2 In terms of the adopted Monklands District Local Plan 1991 the site lies within an area designated as Greenbelt. Policy GB1 (Restrict Development in Greenbelt) states that no development will be permitted except for (amongst other things) new houses for full time workers in connection with forestry or agriculture. Policy HG10 (Residential Development out-with Residential Areas) states that new build residential development will not be permitted out-with existing residential areas unless it is justified under (amongst other things) Policy GB1 as noted above.
- 2.3 The proposals would also need to meet the terms of the Council's design guidance on Housing In-fill developments.

3. Consultations and Representations

- 3.1 There was no objection from Scottish Power, BT, Scottish Water or Scottish Gas. The Transportation Section objected to the proposals on traffic safety grounds due to the substandard width of the site access. Protective Services advised that should planning permission be granted a ground contamination survey would be required.
- 3.2 A letter of representation was received from Mr G Lindsay, Stand Farm, Airdrie. This neighbour supports the proposals. This has been augmented by a further letter of support which has 6 signatures of residents occupying the converted Rigghead Hotel. With regard to the second letter of support, its terms indicate that the residents are supportive of a dwellinghouse on the site as they do not wish the area to be used as a travelling persons site or a storage yard.
- 3.3 A further letter of representation was received from the resident at 383 Stirling Road, Airdrie. The material terms of objection can be fairly summarised as follows.
- The proposals are contrary to the development plan.
 - The proposals would constitute a backland development and would not be in keeping with the houses in the area.
 - The proposals would be detrimental to the privacy and general amenity of adjacent residents
 - The proposed dwellinghouse would affect access to the drainage system at the locus.
 - The proposed dwellinghouse would be situated close to existing fuel gas tanks, which would be an increased safety risk for the inhabitants of the proposed house.

4. Planning Assessment and Conclusions

- 4.1 Section 25 of the 1997 Town and Country Planning (Scotland) Act states that all planning applications must be determined in accordance with the development plan unless material considerations would justify a departure. In this instance the proposed site is located within the Green Belt and relevant planning policies in both the Structure Plan and Local Plan presume against new housing unless suitable justification can be provided.

- 4.2 As noted above, the applicant has requested that specific site characteristics are considered in support of the proposals in principle and these can be addressed as follows.
- Although the proposed dwellinghouse would be (in part) utilised as a bed and breakfast, tourist/visitor accommodation, the level of use, (2 of the 4 bedrooms) would fall within Class 9 (Houses) of the Town and Country Planning (Use Classes)(Scotland) Order 1997. As such, the proposed dwellinghouse, even with an ancillary bed and breakfast use would, not accord with the terms of the development plan.
 - Whilst the site previously formed part of a hotel car park, any proposals involving its redevelopment would need to be considered under the terms of the green belt policy, where there is a presumption against new build dwellinghouses, unless they are for specified workers or support accommodation for acceptable greenbelt uses. The earlier proposal for the redevelopment of the hotel to form 6 terraced houses was acceptable as this involved the conversion of the existing building.
 - It is accepted that the proposed dwellinghouse would not have a detrimental impact on the privacy of the surrounding properties. However the Transportation Section advised that increased use of the private access road would be detrimental to road safety, which in turn may affect existing residents. It is also noted that under the terms of planning permission C/02/00156/FUL, it is conditional that this part of the former hotel site would be subject to landscaping works with this part of the site used as a shared residential amenity area. This has not yet been fully implemented, although it is noted some tree planting has been completed on the periphery of the site.
 - It is accepted that the proposed dwellinghouse could be of a design that would be in keeping with the surrounding properties, however it is the principle of the proposal that is not acceptable.
 - The site forms an area of hard standing, accessed from a public road, which may arguably attract other uses. However this is preventable by the use of security measures and the completion of landscape works required under the terms of the previous permission for the hotel conversion.
 - The hotel was last used as a restaurant before it was converted to a residential use. There is no record of outline planning permission being granted for a residential use for the car park.
 - There has been one letter of support for the proposal.
 - It is a condition of planning permission C/02/00152/FUL that the application site be landscaped as a communal amenity area to be shared by the residents.
 - Any proposals to use the site as a yard would require planning permission.
 - The outstanding landscaping works required for this part of the site would be for the benefit of the residents as this would serve as a communal landscape feature. Any alternative uses proposed for the site would require formal planning permission.
- 4.3 The applicant has not in this instance provided any material justification for the granting of permission of a house in the Green Belt and as such the proposal must be deemed to be contrary to the development plan.
- 4.4 The proposals are also contrary to Policy HG10 Residential Development Outwith Residential Areas. In particular, part B of this policy states that a number of HG9 policies should be applied where relevant. As such policies HG9 (G) and (I) which relate to Development Control Design Guidance need to be considered as follows.
- 4.5 Although the proposals are in outline, the design guidance on In-fill Housing is relevant. The site has no road frontage and the proposed house would be located to the rear of two existing houses at 379 and 383 Stirling Road. As such the proposals constitute an inappropriate 'backland' development, which should be assessed for acceptability. The proposed house would need to be accessed via a private access road, which is already shared by 6 houses. Usually only 2 houses are allowed to share such an arrangement. The additional use of this access

would not be acceptable on traffic safety grounds. These concerns may be exacerbated with additional visitors seeking bed and breakfast accommodation.

4.6 The Transportation Section objected to the proposals on traffic safety grounds. Whilst the private access off Stirling Road was previously used by visitors to the former hotel/restaurant, and continues to be used by the existing residents, the access onto Stirling Road has poor visibility to the left and is close to a roundabout on the A73. The proposed development would be accessed from this existing substandard access which is only 4.5 metres wide to the detriment of road safety. It is therefore considered that the proposal would lead to increased concerns over road safety in this area.

4.7 With regard to the letter of objection the following comments can be made.

- The proposals are contrary to the terms of the development plan
- The proposals would constitute a backland development behind the established building line on Stirling Road.
- The proposed house would have no significant impact on privacy at the locus, however the additional use of the private access would be detrimental to road safety.
- The proposed indicative layout plan suggests that access to the drainage reed bed and gas tanks would be maintained.
- The two private gas supply storage tanks situated to the rear of the site provide a gas supply to the converted hotel. The tanks are located within a 3m² fenced compound. These tanks would be situated approximately 10m from the proposed dwellinghouse. The Councils Building Control Section have advised that domestic gas storage tanks of up to 4 tonne capacity can be positioned at least 7m from any dwellinghouse without the need for a protective fire-wall. As such the perceived safety issue is not considered to be significant.

With regard to the letter of support, the uses which the residents fear may develop would be subject to planning control and if the planning conditions for the site are fulfilled, the site would be landscaped and available for use by those residents.

4.7 In conclusion, it has been determined that the proposals are contrary to the terms of the development plan and there are no material considerations that would justify an acceptable departure from the constraints imposed by the green belt policies. In addition there are concerns that the proposed development would be detrimental to road safety and that the development constitutes unacceptable backland development due to the compromised access arrangements. These aspects would be contrary to the Council's design guidance. Taken together the proposals are unacceptable and it is recommended that planning permission be refused. If the Committee is minded to grant planning permission, the application should be referred to the Scottish Ministers in view of the site's location in the Greenbelt.