

Our Ref: 21/00111/FUL
Your Ref:
Contact: Lisa Smith
Tel: 01236 632500
E-mail: Planningenquiry@northlan.gov.uk
Date: 25 August 2021



Mr Gordon Sweeny
c/o CD Architects
Studio 5, The Old School Business Centre
40 Rochsolloch Road
Airdrie
ML6 9BG

Enterprise And Communities

Lorna Bowden
Planning And Place Manager
Fleming House
2 Tryst Road
Cumbernauld G67 1JW

Dear Sir/Madam,

Town and Country Planning (Scotland) Act 1997
Proposal: Single dwellinghouse, stable and horse paddocks including Associated Infrastructure, Landscaping, Access and Parking
Address: Site To Rear Of, Gartness Cottage, Bowhousebrae Road, Airdrie, North Lanarkshire, ML6 8PS

I advise you that this application was **refused** on 25 August 2021.

I enclose a copy of the Decision Notice.

Should you wish to seek a review of this decision, please read the attached guidance notes to applicant. Any request for a review must be made within three months of the date of this decision.

Yours faithfully,

A handwritten signature in black ink that reads "L. Bowden".

Lorna Bowden
Planning And Place Manager





**REFUSAL OF PLANNING
PERMISSION**

Delegated Decision

Town and Country Planning (Scotland) Act 1997

No: 21/00111/FUL
Date: 25 August 2021
To: Mr Gordon Sweeny
c/o CD Architects
Studio 5, The Old School Business Centre
40 Rochsolloch Road
Airdrie
ML6 9BG

With reference to your application dated 28 January 2021 for planning permission under the above Act for the following development:

**Proposal: Single dwellinghouse, stable and horse paddocks including Associated Infrastructure, Landscaping, Access and Parking,
Address: Site To Rear Of, Gartness Cottage, Bowhousebrae Road, Airdrie, North Lanarkshire, ML6 8PS**

North Lanarkshire Council, in exercise of its powers under the above Act, hereby **REFUSES** planning permission for the reasons indicated in the paper apart.

The council's reasoning for arriving at the above decision is as follows:-

Reasoned Justification

The proposed development fails to meet the criteria set out in the relevant policies contained within the North Lanarkshire Local Development Plan. The proposed development does not comply with acceptable development types within the Green Belt and is unacceptable in principle and would set an undesirable precedent for the further erosion of the Green Belt. In addition, key requirements and criteria of DSP 2, DSP 4 and SPG 07 have not been met.

Lorna Bowden
Planning And Place Manager

Reasons

1. That the proposed development is contrary to Policies NBE 3 A, DSP 2 and Supplementary Guidance "Assessing Development in the Green Belt," (SPG 07) as it constitutes inappropriate development within the Green Belt, does not provide sufficient justification that suggests that the development plan should not prevail and would set an undesirable precedent for the further erosion of the Green Belt.
2. That the proposed development is contrary to Policy DSP 4 as it fails to meet key design and roads related criteria in that the access proposed is not satisfactory in terms of road safety, and the house and plot design fails to integrate suitably in the location.

Additional Notes to Applicant:

PLEASE READ THESE NOTES CAREFULLY.

These notes do not constitute legal advice, and are not intended to be a comprehensive guide to laws which may apply to the development which you propose to carry out.

If you wish to obtain advice on which you will be entitled to rely, you must consult a solicitor or other appropriate professional adviser, e.g. an architect or chartered surveyor.

1. A copy of the plan which accompanied your application is returned docketed appropriately.
2. **Rights of aggrieved applicants to seek review of the decision:** If the applicant is aggrieved by this decision taken under delegated powers by the planning authority they may request that a review of the decision is undertaken by the council's Local Review Body. Any request for a review (Notice of Review) must be made within **three months** of the date of this decision and should be addressed to Committee Services, Civic Centre, Windmillhill Street, Motherwell ML1 1AB. The appropriate Notice of Review form is available online at www.eplanning.scotland.gov.uk. In the event of a review, the Local Review Body may uphold the original decision or may reverse or vary any part of it and may deal with the application as if it had been made to them in the first instance, regardless of the specific issues raised in the Notice of Review.
3. If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice of his interest in the land in accordance with the provisions of Sections 88 to 94 of the Town and Country Planning (Scotland) Act 1997.
4. Where it appears to the planning authority that there has been a breach of planning control, they may serve enforcement and stop notices requiring the breach to be remedied.