
Report To:	The Planning Board	Date:	6th April 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0001/IC Plan04/11
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Erection of dwellinghouse with ancillary flat at Lukeston Farm, Branchal Road, nr Quarriers Village		

SITE DESCRIPTION

The site at Lukeston is remote, lying to the south of Kilmacolm with farm steadings at Barnshake and High Branchal to the north and east, respectively. In March 2008 the Planning Board decided to grant planning permission for the erection of a house, subject to the applicant entering into a Section 75 Agreement restricting the occupancy of the house to a person employed in agriculture. The Section 75 Agreement was signed in May last year, after which planning permission was issued.

PROPOSAL

It is proposed to revise the previously approved house design to incorporate a one bedroomed flat in the roofspace, accessed via a stair from the integral garage. The flat occupies approximately 25% of the total roof space. The proposed flat is to provide accommodation for two agricultural apprentices and will also serve as occasional accommodation for veterinary students.

The submitted plans indicate the development of the remaining roofspace to provide additional living accommodation in association with the main house accessed by an internal stair. Ridge height and roof pitch remain as previously approved, however additional rooflights are proposed. In the approved design there is a bank of four rooflights on the north elevation. As proposed there are rooflights in all four elevations comprising:- four banks of four and a single rooflight in the north elevation, two banks of four and one double rooflight on the south elevation, a bank of four and a double rooflight on the west elevation and two banks of four rooflights and two double units on the east elevation.

LOCAL PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections.

Clyde Muirshiel Park Manager - Site is 1km outwith the park and unlikely to have any effect on its landscape environment.

PUBLICITY

The application was advertised in the Greenock Telegraph on 18th February 2011 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the planning history of the site and the consultation responses.

Policy DS8 of the Local Plan advises development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 "for the Countryside" can be satisfied.

Policy DS10 advises that development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to a range of criteria including:-

- (a) it is required for the purposes of agricultural and forestry. The proposal is for the formation of a flat for agricultural apprentices and for occasional occupation by veterinary students in

association with the pedigree highland cattle herd at Lukeston. I consider such occupation to be a bona fide agricultural use, in accordance with criterion (a). The Section 75 Agreement, previously signed requires occupation of the house by a person employed in agriculture. To ensure occupation of the house and proposed flat by persons occupied in agriculture a new Section 75 Agreement requires to be concluded before planning permission is granted. The applicant has indicated his willingness to enter into such an agreement.

The visual impact of the proposed large number of rooflights is significant to the roof design, however, given Lukeston's remote location and lack of any overlooking houses I consider this to be acceptable.

None of the consulted parties have offered any objections.

Overall, I consider that the imposition of a Section 75 Agreement restricting the occupancy of the house and flat to agricultural workers secures a residential development appropriate to the Green Belt, in accordance with Policy DS8 of the Local Plan.

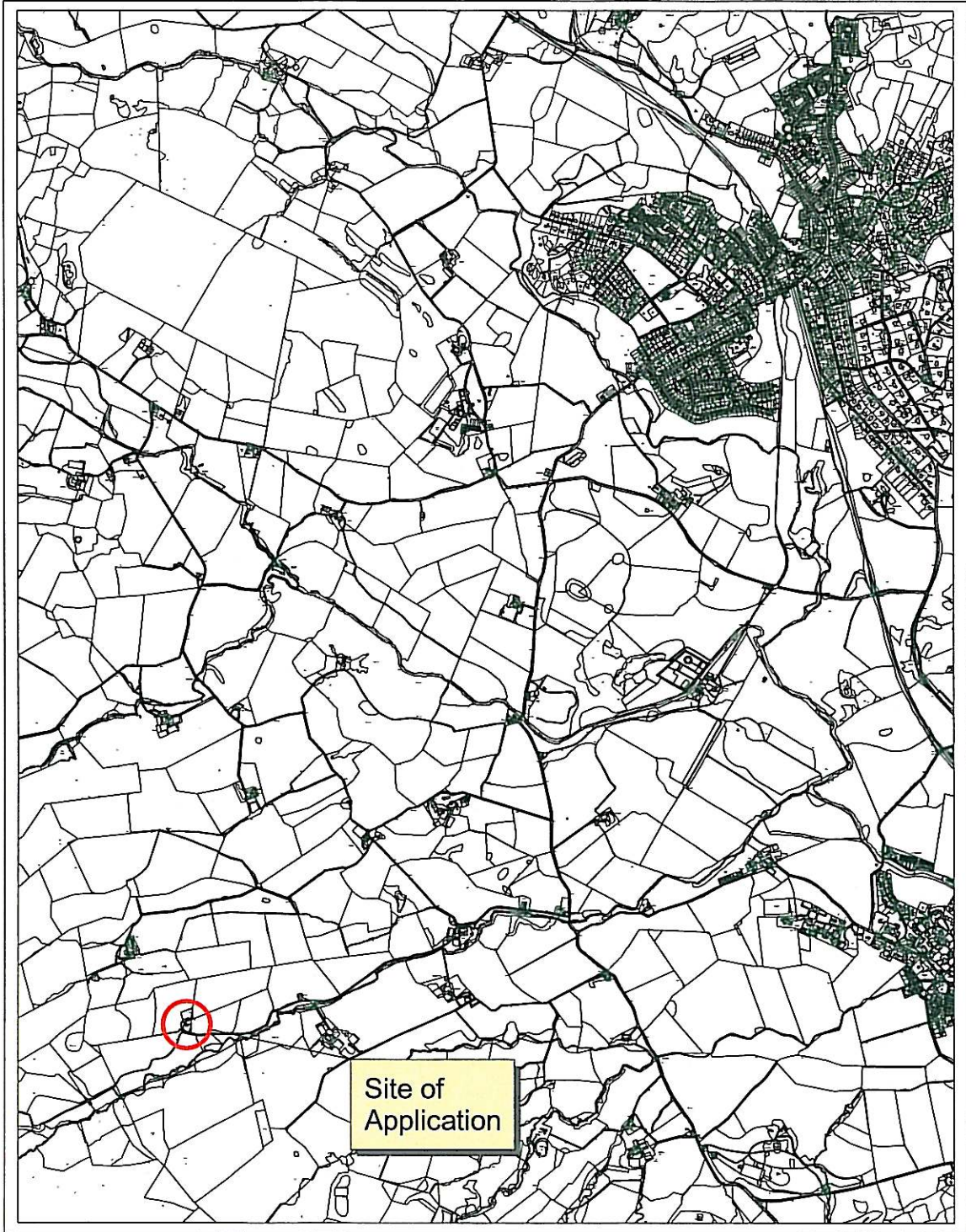
RECOMMENDATION

That subject to the applicants entering into a Section 75 Agreement under the Town & Country Planning (Scotland) Act 1997 restricting the occupancy of the house and flat to persons employed in agriculture planning permission be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Plans
3. Inverclyde Local Plan
4. Consultation responses
5. Planning application IC/07/252



Drawing No. 11/0001/IC Lukeston Farm, Branchal Road, Quarrier's Village.

Drawn by: JML

Date: 10:03:11

