

ANGUS COUNCIL

DEVELOPMENT STANDARDS COMMITTEE – 15 AUGUST 2023

PLANNING APPLICATION
GLENSKINNO FARM, GLENSKINNO, MONTROSE

GRID REF: 368033 : 760877

REPORT BY SERVICE LEAD – PLANNING & SUSTAINABLE GROWTH

Abstract: This report deals with application [23/00177/FULL](#) by Mr Iain Gall for the proposed demolition of a derelict steading and the erection of three dwellinghouses at Glenskinno Farm, Glenskinno, Montrose. The application is recommended for conditional approval.

1. RECOMMENDATION

It is recommended that the application be approved for the reason and subject to the conditions given in Section 10 of this report.

2. ALIGNMENT TO THE ANGUS LOCAL OUTCOMES IMPROVEMENT PLAN/CORPORATE PLAN

This report contributes to the following local outcome(s) contained within the Angus Local Outcomes Improvement Plan and Locality Plans:

- Safe, secure, vibrant and sustainable communities
- A reduced carbon footprint
- An enhanced, protected and enjoyed natural and built environment

3. INTRODUCTION

3.1 The applicant seeks full planning permission for the demolition of the remaining parts of Glenskinno Farm Steading, and the erection of three detached dwellinghouses, with associated landscaping and access and drainage arrangements. A plan showing the site location and layout is provided at Appendix 1.

3.2 The site is partly occupied by the external walls of part of the former Glenskinno Farm Steading. The northern part of the site previously housed a large farm building, which was demolished around 2010. The western wing of the former steading has also been fully demolished, and that part of the site currently houses a shepherd's hut, which is to be relocated to the west as part of a recently granted permission.

3.3 The site extends to 4,500sqm. The three proposed dwellings would be of a simple, rectilinear style, orientated with gables at the north and south ends. First floor accommodation would be provided within the roofspaces of the proposed houses, served by rooflight windows.

3.4 The proposed houses all have four-bedrooms, although they vary in footprint – plot 1 is 176sqm, plot 2 200sqm, and plot 3 220sqm. Access to plots 1 and 2 would be taken from the south, and access to plot 3 would be taken from the east. Foul drainage would be accommodated in the field to the south of the development.

3.5 The application has not been subject of variation.

3.6 The application has been subject of statutory neighbour notification and was

advertised in the press as required by legislation.

- 3.7 This application requires to be determined by committee as it has been submitted by an elected member of the council.

4. RELEVANT PLANNING HISTORY

- 4.1 The site and immediate surrounding area has a significant amount of planning history. The list below are those most relevant to the current application.
- 4.2 Permission was granted in 2008 for the conversion of the farm steading to form five dwellings, along with alterations to an adjacent bothy to form a dwellinghouse, under reference [08/01532/FUL](#). This was amended by [10/00768/FUL](#) (relating only to unit 2) and [10/00819/FULL](#) (relating to the bothy only). The permission was partly implemented, with dwelling number 5 at the far south of the site formed, and the bothy converted to a dwellinghouse.
- 4.3 The remainder of the former steading has fallen into a state of disrepair and the roof has been removed at some point and only the external walls remain, with the western wing, and most of the eastern wing demolished in their entirety. The site previously contained a large modern agricultural building which has been demolished.

5. APPLICANT'S CASE

- 5.1 The applicant has provided the following supporting information:
- Supporting Statement including Site History
 - Ground Assessment and Drainage Recommendation Report
 - Demolition Report/Dilapidation Survey
- 5.2 The information submitted in support of the application is available to view on the [Public Access](#) system and is summarised at Appendix 2.

6. CONSULTATIONS

- 6.1 **Angus Council – Roads** – no objection.
- 6.2 **Community Council** – no comment received.
- 6.3 **Scottish Water** – no comment received.
- 6.4 **Historic Environment Scotland** – no objections in respect of impacts on Glenskinno Burial Mound SAM, which is located east of Glenskinno Farmhouse.
- 6.5 **Archaeology** – no objection.
- 6.6 **Angus Council – Environmental Health** – no objection subject to the flues serving each house being a minimum of 1m above the height of the roof ridge of each respective house, which can be secured by planning condition.

7. REPRESENTATIONS

No letters of representation have been received.

8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

- 8.2 In this case the development plan comprises:
- [National Planning Framework 4](#) (NPF4) (Adopted 2023)
 - [Angus Local Development Plan](#) (ALDP) (Adopted 2016)
- 8.3 The development plan policies relevant to the determination of the planning application are reproduced at Appendix 3 and have been taken into account in preparing this report.
- 8.4 The ALDP was adopted in September 2016 while NPF4 was adopted in February 2023. Planning legislation indicates that where there is any incompatibility between the provision of the national planning framework and the provision of a local development plan, whichever of them is the later in date is to prevail.
- 8.5 ALDP Policy DS1 indicates that proposals for development outwith development boundaries will be supported where they are of a scale and nature appropriate to the location. It indicates that in all locations proposals that make better use of vacant, derelict or under used brownfield land or buildings will be supported where they are in accordance with relevant policies of the ALDP. Policy 9 in NPF4 states that proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings will be supported.
- 8.6 NPF4 and ALDP seek amongst other things, to maintain and protect the diversity and quality of the rural area and to promote rural revitalisation by encouraging sustainable development in rural areas, recognising the need to grow and support rural communities.
- 8.7 NPF4 Policy 17 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations including proposals that reuse brownfield land where a return to a natural state has not or will not happen without intervention. ALDP Policy TC2 applies to all proposals for residential development and supports housing in countryside locations where it falls within at least one of several categories including the regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination or an incompatible land use. The council's countryside housing supplementary guidance (2016) provides further detail on the application of that policy.
- 8.8 The site has previously included of a range of redundant steadings and more modern agricultural buildings, much of which have now been removed. Only the external walls of the former stone steading remain intact, and their removal is detailed in the submitted demolition report/dilapidation survey. The surrounding area has changed in character over recent years, with the main farming and other business operations moved to the east of the site, and the former farmyard area taking on a much more residential character. The site now sits in the centre of 9 residential properties, one of which operates as a holiday let. In addition, one further steading building has permission for conversion to a one-bedroom dwelling, and two further holiday let properties (a converted jet and a shepherd's hut) also benefit from planning permission. The principle of redevelopment of the brownfield site is compatible with the provisions of the development plan, as the proposal would deliver significant visual and environmental improvement to the area through the removal of derelict buildings.
- 8.9 NPF4 and the ALDP policies require consideration of a number of topics including compatibility of land use; the provision of satisfactory residential environment; amenity impacts; impact on the built and natural environment, including soils; biodiversity; accessibility; infrastructure (including flooding and drainage); developer contributions and affordable housing; and waste. Proposals for housing in the countryside also require to be assessed against the countryside housing supplementary guidance (2016).

- 8.10 As noted above the area has changed over more recent years to a more residential character, with ongoing farming and business operations moved to more modern facilities to the east. The development would be surrounded by mainstream residential and holiday let properties. The addition of three further residential properties in the heart of the building group would successfully consolidate the group and improve the amenity value for existing residents.
- 8.11 Policy requires consideration of amenity impacts, including impacts on existing residential amenity. The most directly affected property to the east would be Glen View, which would have a shared boundary with plot 3. The boundary currently has, and would retain, a 1.8m high timber closed boarded fence. Additional hedge planting is also proposed along the boundary to enhance the level of screening. At the closest point, the properties would be 13m apart. Upper floor accommodation within plot 3 would be served by rooflight windows, with habitable rooms served by windows on the west facing roof. It is considered that the layout would ensure an appropriate level of privacy and amenity is retained for the existing house.
- 8.12 To the west of the site, the proposed converted jet and shepherd's hut holiday lets will be located around 15m distant from plot 1. There is an existing mature beech hedge between the sites which would be retained and would provide some screening between the proposed house and the holiday lets. To the southwest and south, there are existing properties known as the Old Bothy and The Steading, upon which there would be a limited impact due to the separation distance, the location of windows, and existing and proposed fencing/hedging along the boundaries.
- 8.13 Between the three propose houses, stone walls are proposed at a height of 1.3m-2.4m, with hedging planted alongside serving rear gardens. With the generous garden areas, along with the majority of upper floor accommodation being served by rooflight windows, there would be ample privacy afforded to each dwelling.
- 8.14 Environmental health has requested a planning condition to ensure the flues serving the proposed dwellings are appropriately sized to allow smoke dispersal and safeguard air quality. The size of the proposed plots ensures there is ample provision for the storage of refuse on site and the development would create a good residential environment. Assessment suggests there is no conflict with the requirements of development plan policy on the grounds of amenity.
- 8.15 There are no listed buildings in the area. There is a Neolithic or early Bronze Age burial mound to the east of Glenskinno Farmhouse, through which the access track serving plot 3 passes. However, no alterations are proposed to the access track. Historic Environment Scotland has no objections to the proposed development including direct and indirect impacts on the scheduled monument. The proposed house designs are of an appropriate style, with proportions, envelope and orientation of the buildings reflecting the agricultural history of the site, but utilising modern material finishes to give a contemporary character. The walls would be finished in black timber linings, with areas of reclaimed stonework. The reuse of stone on the site from the demolition of the steading building is welcomed and it would assist in reducing waste, but to ensure compliance with NPF4 a condition requiring a scheme to minimise construction waste is proposed. Boundary walls would be of reclaimed stone. The roofs would be natural slate with a 39-degree pitch, and the windows and doors would have dark grey frames. Window openings generally have a strong vertical emphasis, consistent with the traditional proportions of the buildings. The proposal does not give rise to any significant adverse impact on the built environment and the design is acceptable and would provide a positive improvement to an otherwise redundant brownfield site.
- 8.16 With regard to the natural environment, there are unlikely to be any significant direct or indirect impacts on protected species. The remaining part of the steading has no

roof and what remains is unlikely to be suitable for roosting bats. The proposal is accompanied by a landscaping proposal that is acceptable in terms of the quality and quantity of planting proposed and when mature, would soften the visual impact of the development. NPF4 policy 3 requires appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. The design of the buildings and the large garden areas lend themselves to range of opportunities for biodiversity gain, and as such a planning condition is recommended to secure further details prior to development commencing. The site is identified as Class 2 agricultural land based on the Macaulay Land Capability for Agriculture (LCA) classifications, which is prime agricultural land. The proposed site is of a brownfield nature and does not encroach on greenfield or productive agricultural land. The proposed development is relatively small scale and is consistent with the development strategy and policies in the local plan.

- 8.17 In relation to accessibility, the development would be accessed from an established private track which connects Glenskinno to the C39 public road at Wellhill, around 950m to the southeast. The track is in reasonable condition and there are opportunities along it for vehicles to pass safely. Plots 1 and 2 would be accessed from the south, and Plot 3 accessed from the east, using existing tracks. The roads service has been consulted on the proposal and has offered no objection in respect of road traffic and pedestrian safety arrangements. Public transport availability close to the site is limited. There are bus stops on the C39 at Pugeston 1.4km to the southeast with a limited bus service on that route, but the majority of journeys to and from the site would be via private car. The location provides access to the natural environment with informal pedestrian connections to the wider area available nearby.
- 8.18 The application form indicates that the development would connect to the public water supply. Foul drainage would be dealt with by means of a private system. Scottish Water has not objected to the proposal, and there is no evidence to suggest that there would be any issues in terms of capacity in the public water supply to serve the development.
- 8.19 There are no requirements for developer contributions towards improvements to community infrastructure for a development of this scale and nature in terms of the council's developer contributions and affordable housing supplementary guidance.
- 8.20 In terms of the countryside housing supplementary guidance detailed development criteria, the proposal would not create a gap or rounding off opportunity for further greenfield development. The site is around 4,500sqm and has been configured at the to ensure the plot sizes would be within acceptable limits, with appropriate private garden ground and privacy. The proposal would not result in the coalescence of building groups. The proposal does not extend ribbon development. The proposed house designs are of an appropriate style, with proportions, envelope and orientation of the buildings reflecting the agricultural history of the site, but utilising modern material finishes to give a contemporary character. The proposal does not give rise to any significant issues in terms of Appendix 3 of the supplementary guidance.
- 8.21 In conclusion, the redevelopment of the brownfield site which contains derelict buildings for a small scale housing development is in accordance with the relevant development plan policy and the details provided demonstrate compliance with the development plan in all regards. The proposal can be delivered without significant detriment to the residential amenity of existing residents at Glenskinno, nor to the built or natural environment. The fact that the vacant brownfield site sits in between established and consented residential and holiday let uses means it would result in a significant positive change in the quality of the area. Technical matters dealing with access and infrastructure have also been addressed acceptably in the submission. The proposal complies with relevant policies of the development plan and there are no material considerations that justify refusal of the planning application contrary to the provisions of the development plan.

9. OTHER MATTERS

HUMAN RIGHTS IMPLICATIONS

The recommendation in this report for grant of permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

10. CONCLUSION

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

Reason for Approval:

The proposal provides for the redevelopment of a redundant rural brownfield site which contains derelict buildings. The detail of the proposed development illustrates that, subject to appropriate planning conditions, it could be delivered in a way which would result in no unacceptable impacts on amenity, the natural or built environment, access and infrastructure and would provide an appropriate design for housing in the countryside. The proposal complies with the development plan and there are no material considerations which justify refusal of planning permission.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason: In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. Prior to the commencement of development, the following shall be submitted to and approved in writing by the planning authority: -

(i) a scheme of measures to enhance biodiversity within the site, which shall be in accordance with the NatureScot Developing with Nature Guidance. Thereafter the development shall be carried in accordance with the approved scheme and any timescales contained therein.

(ii) a scheme which sets out measures to reduce, reuse or recycle waste associated with the construction of the development. Thereafter the development shall be carried in accordance with the approved scheme.

Reason: In the interests of securing an appropriate level of biodiversity enhancement; and in the interests of reducing waste from the development; both in line with the requirements of development plan policy.

3. Prior to the occupation of any dwellinghouse hereby approved, the flue serving the biomass system for that dwellinghouse shall be increased in height so that it terminates 1m above the highest part of the roof of that dwellinghouse.

Reason: In order to ensure the suitable disposal of products combustion in the interests of safeguarding air quality.

4. All planting indicated on the approved plans and as amended by the approved scheme of measures to enhance biodiversity shall be carried out no later than the end of the first planting season following the completion of the development or occupation of each respective house (whichever occurs first). Any plants or trees which within a period of five years from the end of that planting season die; are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the delivery of the landscaping scheme proposed in order to ensure that the proposal is integrated into the landscape and delivers biodiversity enhancement.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

REPORT AUTHOR: JILL PATERSON
EMAIL DETAILS: PLANNING@angus.gov.uk

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APPENDIX 1: LOCATION PLAN

APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION

APPENDIX 3: DEVELOPMENT PLAN POLICIES