

## **Stirling Council**

Agenda Item No. 6

Planning & Regulation Panel

Date of Meeting: 3 August 2021

Not Exempt

### **Creation Of Dwellinghouse Mostly On The Footprint Of An Existing Redundant Stone And Brick Farm Building At Land And Building At Fordhead Farm, Stirling - Mr Richard Lamb - 21/00096/FUL**

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#### **Purpose & Summary**

The proposal is being considered by Planning & Regulation Panel as the local ward member, Councillor Davies, has referred the application to Panel to discuss the impacts on the A811 without a site visit being undertaken.

This report forms the Report of Handling for the planning application in compliance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

After the initial presentation of this application at Planning & Regulation Panel on 1 June 2021, the Panel deferred decision to a future meeting to allow information on road safety statistics and vehicle movements in the vicinity to be brought forward for consideration.

#### **Recommendations**

Planning & Regulation Panel is asked to refuse the application for the following reasons:

1. in the opinion of the Planning Authority, the proposal fails to comply with Policy 1.1 of the Local Development Plan, specifically criteria (e), since the proposal cannot be accessed safely and would result in an unacceptable impact on road safety.

#### **Resource Implications**

Not applicable.

#### **Legal & Risk Implications**

Not applicable

#### **1. Background**

- 1.1. Not applicable.

## 2. Considerations

### **The Site**

- 2.1. The site is located at Fordhead Farm, located approximately 2.5km north east of Kippen. The site is currently occupied by traditional vernacular farm building. The building is a traditional stone built agricultural building. There are a number of openings in the original building for windows and doors.

### **The Proposal**

- 2.2. The proposal seeks planning permission for the conversion of the existing building to form a dwellinghouse, and the erection of an extension to this building.
- 2.3. The existing building will see the existing asbestos roof removed and replaced with slate roofing, the walls finished in a white render and timber windows and doors installed. The roof will be extended to form a walled garden supported by pillars.
- 2.4. The extension will be installed perpendicular to the original building, be two storey in height, finished in a terracotta render, random stone rubble walls and larch cladding, with timber windows and doors installed, and a slate roof. The smaller connecting extension will have a lead finish to the roof.

### **Previous History**

- 2.5. None.

### **Consultations**

#### **Roads Development Control:**

- 2.6. Stirling Council's Transportation Development Management have been consulted on the proposed development and object. This has been addressed in full within paragraph 2.20 of the report below.

#### **Environmental Health:**

- 2.7. Stirling Council's Environmental Health team have commented on the proposal and raised no objection.

### **Representations**

- 2.8. None received.

### **Local Development Plan**

- 2.9. Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The following provisions of the Development Plan are considered relevant to the consideration of this application.

- 2.10. Policy 1.1, Policy 2.10.

### **Other Planning Policy**

- 2.11. Supplementary Guidance: Housing in the Countryside.

### **Assessment**

- 2.12. In connection with this application, the following documents have been submitted by the applicant and their content is summarised in the following section.

- 2.13. A Planning Statement has been provided providing a background and narrative to the proposal.

### **Principle of the Development**

- 2.14. In order for the principle of this proposal to be viewed as acceptable, the proposal must demonstrate compliance with Policy 2.10: Housing in the Countryside
- 2.15. Policy 2.10 states that proposals for dwellinghouses in the countryside can be supported when the proposal is for the conversion, redevelopment or replacement of a farm steading or other range or cluster of non-domestic buildings. The building is a derelict farm building of vernacular style. As such, it is considered that the building would constitute as a development circumstance that is supported by policy. As such, the principle of the conversion and redevelopment of this farm building complies with Policy 2.10.

### **Design of Dwellinghouse**

- 2.16. The existing building will see a number of additions removed which was not part of the original building. These removals are welcomed and will reduce the overall scale of the built development as a result. The works include the removal of the asbestos roofing and replaced with slate tiles. It is deemed that the removal of the asbestos roof is welcomed, and the proposed slate is an acceptable material given the countryside location. The roof itself will be extended westward to cover part of the proposed walled garden area. The extension is minor in scale, and will visually fit in with the existing building, being integrated to the construction of the walled garden. The windows and doors proposed are to be of timber construction, and these are generally considered to be acceptable given its countryside location. Furthermore, their location, size and shape largely respects the historic openings of the buildings, or which would be found in vernacular agricultural buildings, thus allowing the buildings history to be easily interpreted through its architecture. The rooflights proposed are minimal in scale, and can be viewed as acceptable. The walls will be finished in a mix of white render, terracotta render and random rubble sandstone wall. It is deemed that the use of natural stone is acceptable, and is currently located on the building itself. The render will replace cover the existing brick of the building. The terracotta render is deemed to be acceptable, introducing a soft finish to the proposed building. A condition would be attached to any approval to ensure an acceptable shade is used, with a light terracotta preferred over a dark colour. The white render on this building results in an interesting visual contrast of the terracotta and stone. It is minimal in nature, and provides the building a more contemporary feel, whilst remaining visually historic. As such, the works proposed to the existing building is deemed to be acceptable.

- 2.17. The proposed extension will be located to the north at a perpendicular angle to the existing building. Although it is accepted that the proposed extension is large in scale, the design approach lessens its visual impact. The form of the extension is traditional in style, with a traditional roof pitch, and the finishing materials soften the proposed building. This allows the building to be viewed as visually lighter than the existing building. There is also a lead link between the existing building and the main extension. This helps to create a clear differentiation between the old and new elements, and softens the transition between the two elements. As such, due to its design approach, it is deemed to be visually a high quality extension to the existing building. The use of slate for the main roof is deemed to be an acceptable material, and the lead roof linking extension is also deemed to be acceptable, as this element is minor in scale, but greatly contributes to the integration of the proposed with the existing. The window and doors are to be of timber construction, and this is deemed to be an acceptable approach for a building within the countryside. The finish materials is to be largely similar to the existing building, thus linking the proposed and existing building aesthetically. The use of the terracotta render softens the visual prominence of the proposed extension. The extension will feature random rubble sandstone wall, which demonstrates an extension of the visual approach to the existing extension. The timber cladding, although extensive, allows the proposed extension to merge into the surrounding landscape, reducing the visual mass of the extension, as well as providing a visually high quality element. The rooflights proposed are minimal in scale, and can be viewed as acceptable.
- 2.18. The walled garden extends the level of the stone found in the existing building west ward. It is considered to be minimal in height, and results in a visual extension of the existing building. It is considered to be sympathetic in scale, and creates an interesting architectural feature.

### **Residential Amenity**

- 2.19. Due to the location of the proposed development in comparison to neighbouring properties, it is deemed that there will be minimal impact on neighbouring amenity, in relation to daylight, sunlight or privacy impact. Given the plot size, it is considered there is sufficient space for useable garden ground. No landscaping or boundary treatments are proposed as part of this application, and a condition would be attached to any approval to ensure an acceptable approach is agreed. However, it is considered that sufficient space is within the plot to accommodate a high quality landscaping scheme, boundary treatment, as well as acceptable hardstanding.

### **Roads**

- 2.20. Stirling Council's Transport Development Team have been consulted on the proposed development and they have lodged their objection to the current proposals on the grounds of safety. The composition of traffic using this road includes a proportion of non-local drivers. It is reasonable for these non-local drivers to expect to encounter few direct accesses on a road of this nature and they will tailor their speed and driving behaviour accordingly. The existing access onto the A811 is located in the middle of a long overtaking straight section where traffic tends to travel at or in excess of the national speed limit (60 mph). Given these factors, it is likely that any vehicle conflict could have serious consequences in terms of accident severity. It is expected that any increase in turning traffic will result in an increased risk of accidents occurring and due to high vehicle speeds, the potential for serious injury also increases.

- 2.21. After the initial presentation of this application at Planning & Regulation Panel on 1 June 2021, the decision was deferred to allow information on road safety statistics and vehicle movements in the vicinity to be brought forward for consideration.
- 2.22. As such, the Council's Transport Development Team have compiled the crash and speed statistics in relation to the development site at Fordhead Farm, which is summarised below.
- 2.23. Based on the latest speed survey conducted in September 2012, 24% of vehicles were found to travel in excess of the national speed limit, with the 85<sup>th</sup> percentile being in excess of the national speed limit.
- 2.24. In relation to accident statistics, since 2010, between B8075 junction and B8037 Junction there has been ten recorded road traffic accidents, with two of them being classified as serious. 60% of these accidents was found to be due to turning vehicle movements off the A811. One of the serious accidents was due to turning vehicles.
- 2.25. With regards to vehicle manoeuvres, this would be usually requested for the applicant to submit as it would be for them to demonstrate how their proposed access arrangements would be safely facilitated. However, it is considered that this is an overly onerous task for the scale of the development being proposed, so has not been pursued.
- 2.26. It should be noted that the applicant has provided ownership details of the land surrounding the junction. This has confirmed that securing any mitigation at this junction may not be possible, and could not be competently conditioned.
- 2.27. Based on the above narrative, the subsequent collection of data, as well as receipt of land ownership of the applicant, it is still considered that the proposed development could not be supported due to the potential road safety impact, and the minimal opportunity available to mitigate safety concerns due to ownership issues.

### 3. Implications

#### **Equalities Impact**

- 3.1 This application was assessed in terms of equality and human rights. Any impact has been identified in the Consideration/Assessment section of this report.

#### **Fairer Scotland Duty**

- 3.2 This section is not applicable.

#### **Climate Change, Sustainability and Environmental Impact**

- 3.3 An Environmental Impact Assessment is not required.

#### **Other Policy Implications**

- 3.4 All relevant policies have been set out in Considerations within this report.

#### **Consultations**

- 3.5 As set out in Considerations within this report.

#### 4. Background Papers

4.1 Planning Application file 21/00096/FUL. File can be viewed online at: [View Application](#)

4.2 List of determining plans:

<b>Stirling Council Plan No.</b>	<b>Name</b>	<b>Ref on Plan</b>
01	Location Plan	
06	Site Plan	2047/PL2
07	Site Plan	2047/PL9
08A	Floor Plans	2047/PL5-B
09	Floor Plans	2047/PL6
10A	Elevations	2047-PL7-B
11A	Elevations	2047/PL8-B

#### 5. Appendices

5.1 Appendix 1 – Location of Development.

Author(s)

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Report of Handing approved by Chief Planning Officer

Name	Designation	Date
Christina Cox	Planning & Building Standards Manager	21 July 2021

Approved by

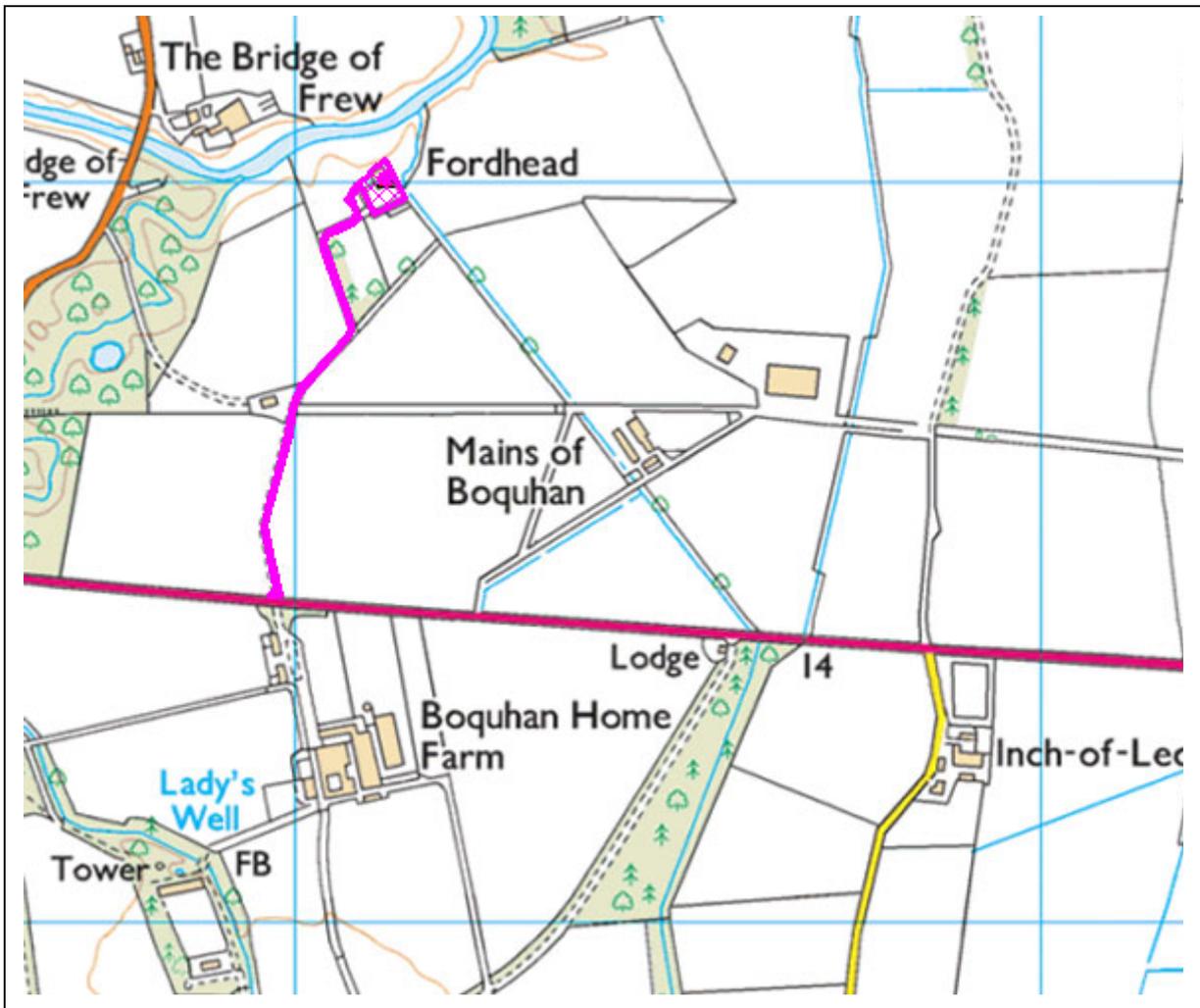
Name	Designation	Date
Drew Leslie	Senior Manager – Infrastructure	22 July 2021

Details of Convener(s), Vice Convener(s), Portfolio Holder and Depute Portfolio Holders (as appropriate) consulted on this report:	Cllr Alasdair MacPherson Cllr Danny Gibson
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Wards affected:	Ward 2 Forth & Endrick
Key Priorities:	N/A
Key Priority Considerations:	N/A
Stirling Plan Priority Outcomes: (Local Outcomes Improvement Plan)	N/A



Location of Development



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