



**NORTH  
LANARKSHIRE  
COUNCIL**

**Department of Planning and Environment**



# Kilsyth Local Plan

WRITTEN STATEMENT

December 1999

DECEMBER | 1999



## FOREWORD

by Councillor James Coyle

This is the Local Plan for Kilsyth and the surrounding area which has been prepared by North Lanarkshire Council. It replaces the Kilsyth Local Plan which was adopted by Cumbernauld and Kilsyth District Council in 1983.

The Plan consists of a Written Statement and a Proposals Map. The Written Statement outlines the wider planning context for the document, identifying proposed objectives for the area, suggesting policies and proposals for future action by the Council and other bodies along with the reasoning that lies behind them. The Proposals Map identifies, on an Ordnance Survey base, the areas in which the proposed policies and proposals apply, and should be read in conjunction with the Written Statement.

The Local Plan has been shaped by the views of a wide range of individuals and organisations who responded to the extensive consultations which took place during the Plan's earlier stages. This document represents the final stage in the local plan adoption process which began in January 1995 with the production of the Consultative Draft, through a Public Local Inquiry in 1998, to the Deposit Version of the Plan which was forwarded to the Scottish Executive in October 1999. The Scottish Ministers considered the Plan and decided not to issue a direction under Section 17(4) or Section 18(1) of the Town and Country Planning (Scotland) Act 1997 which enables the Council to formally adopt the Plan.

The Kilsyth Local Plan is the first Plan to be formally adopted by the Council and as such represents the first in a new family of Plans which will guide the development of North Lanarkshire in the 21st Century.



**Councillor James Coyle**  
Convenor of Planning and Environment Committee

## CONTENTS

<b>Chapter 1</b>	Introduction	Page 5
<b>Chapter 2</b>	The Local Plan Development Strategy	Page 7
<b>Chapter 3</b>	Population	Page 9
<b>Chapter 4</b>	Transportation	Page 11
<b>Chapter 5</b>	Natural Environment	Page 15
<b>Chapter 6</b>	Built Environment	Page 21
<b>Chapter 7</b>	Housing	Page 27
<b>Chapter 8</b>	Industry and Business	Page 35
<b>Chapter 9</b>	Shopping and Commercial	Page 39
<b>Chapter 10</b>	Greenbelt	Page 43
<b>Chapter 11</b>	Minerals and Waste Disposal	Page 47
<b>Chapter 12</b>	Countryside Recreation and Tourism	Page 51
<b>Chapter 13</b>	Community Services	Page 55
<b>Appendix 1</b>	Development in Conservation Areas and Affected Listed Buildings	Page 59
<b>Appendix 2</b>	Listed Buildings in the Kilsyth Local Plan Area	Page 60
<b>Appendix 3</b>	Sites of Importance for Nature Conservation	Page 61
<b>Appendix 4A</b>	Planning Guide to the Positioning and Selection of Satellite Aerials	Page 62
<b>Appendix 4B</b>	Design Guide for House Extensions	Page 64
<b>Appendix 4C</b>	Car Parking Provision	Page 65
<b>Appendix 4D</b>	Open Space Within Residential Areas	Page 66
<b>Glossary</b>		Page 67

# Chapter I

## INTRODUCTION

- I.1 The Plan area lies to the north east of the Glasgow conurbation and includes the entire District north of the Edinburgh-Glasgow railway line. The Plan covers an area of 6,447ha. and contains Kilsyth and the smaller settlements of Queenzieburn, Banton and Croy, together with the surrounding rural area. The remainder of the District is covered by the Cumbernauld Local Plan which was adopted in 1993.
- I.2 Kilsyth has had an important role in the past being a key community in the mineral extracting industry. It is now increasingly a dormitory suburb of Glasgow and Cumbernauld but remains the Plan area's main location for homes, jobs, shops and services. Queenzieburn and Croy are also former quarrying villages, while Banton, developed as a small rural community. The smaller communities, whilst retaining their individuality, now perform a strong dormitory function. No change is expected in the relative function of the Plan area's communities.
- I.3 The rural areas covered by the Plan are of varied character. The upland landscape of the Kilsyth Hills forms part of a Regional Scenic Area. The valley of the River Kelvin also provides a pleasant environment containing in parts an attractive landscape, and the Forth & Clyde Canal. The countryside close to the settlements contains a mixture of poor quality agricultural land and recreational activities. Throughout the Plan area the legacy of former mining activities is evident.

### THE NEED FOR A LOCAL PLAN

- I.4 Under the relevant Planning and Local Government Acts, District Councils must prepare and ensure up-to-date Local Plans for all parts of their area. In addition, the provisions of the Planning and Compensation Act 1991 have made the Plan the prime consideration in decisions on planning applications and appeals. It is essential therefore that Plans are kept up-to-date in order that their central role in the planning system can be sustained.
- I.5 The Kilsyth Local Plan was adopted in 1983. Since that time, however, the Strathclyde Structure Plan has been reviewed, altered, updated, and guidance on new national issues has been issued. In addition, there have been a number of changes within the Plan area which have implications for the policies of the Adopted Plan; some of the policies and proposals have been implemented and others are in progress. There have also been important changes in the context of the Plan e.g. population, employment, retail changes etc. For the above reasons the Council considered it necessary to replace the Plan in order to have an up-to-date and relevant Plan for the area. Once the Plan is adopted it will repeal and replace the existing Plan for the area.

### THE ROLE OF THE LOCAL PLAN

- I.6 The main purpose of the Local Plan is to inform members of the public and other interested parties of the policies and proposals now being put forward for the Kilsyth area. The policies and proposals have the following main purpose:-
  - Policies indicate the Council's intention in discharging its own functions, and in regulating and influencing the actions of others.
  - Proposals set out development opportunities in the form of projects involving the development of land and buildings; recent projects for which consent has been granted, and projects brought forward by the Council or other bodies.
- I.7 In addition, the Plan also makes recommendations to other bodies to undertake action in support of matters stated in the Plan.
- I.8 The Plan also brings together information on all significant constraints such as physical, infrastructure and legislative factors affecting development, e.g. conservation areas and listed buildings.

- I.9 This Plan will be put on deposit for a period of six weeks, after which time if there are any remaining objections a Public Local Plan Enquiry will take place. Following the conclusion of the Public Local Plan Enquiry the Plan will be formally adopted.

### IMPLEMENTATION

- I.10 The Plan has financial implications for the Council, other agencies providing public services, and the private sector. Funds available to local authorities for capital projects are severely limited, and are likely to remain so for the foreseeable future. The Plan therefore only presents proposals which are capable of being implemented. It is hoped that the private and public sectors involved in providing services in the Plan area support the policies and recommendations presented by the Council.
- I.11 In order to permit flexibility the Plan does not cover a specific period. The proposals which are programmed within five years of the Plan's adoption represent commitments by the Council and other public bodies; while in the private sector permission has been granted or investment is fully expected. Beyond this period, proposals represent the intention of public and private bodies either to develop or have sites reserved for future development.
- I.12 Because planning is a continuous process the Plan must be kept up-to-date. Therefore, bi-annual monitoring statements will be produced, and formal alterations to the Plan made as appropriate. Every alteration will be subject to publicity and to the rights of other parties to object.

### NATIONAL AND REGIONAL GUIDANCE

- I.13 The Plan has been prepared in accordance with the statutory requirements of the Town and Country Planning (Scotland) Act 1972 and 1997; the Local Government (Scotland) Act 1973, the Local Government (Miscellaneous Provisions) (Scotland) Act 1981 and the Local Government and Planning (Scotland) Act 1982, along with the Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983.
- I.14 Although the Plan covers a relatively small geographical area, it is affected by a range of national government planning policies. Those come in various forms such as National Planning Guidelines, Planning Advice Notes and Circulars. Where necessary, these are referred to in the Plan.
- I.15 At the regional level, the planning framework was prepared by the Strathclyde Regional Council and established in the Strathclyde Structure Plan. The Local Plan must conform to the policies, proposals and guidance in the Structure Plan. Read together the two plans are the "development plan". The latest update to the Structure Plan prepared in 1992, was approved by the Secretary of State in 1994. Explanatory notes as to how the Plan conforms to the Structure Plan are included in the appropriate sections in the Written Statement.

### THE LOCAL CONTEXT

- I.16 The Plan will incorporate relevant policies presently operated by the Council. These policies such as "Development in Conservation Areas and Affecting Listed Buildings" and "Guidance Notes for Satellite Antennas" have been created by the Council in response to the need to control or accommodate specific forms of development. In addition, policies prepared by the Council in respect of housing, leisure and recreation have addressed specific land use aspects and are also included in the Plan.
- I.17 Within the Plan area the Forth & Clyde Canal runs between Auchinstarry and Banknock. The Forth and Clyde Canal Local Plan has been prepared and adopted by the local authorities and public agencies concerned with promoting the recreational use and amenity of the canal area. Detailed policies and proposals relating to improving access to the canal, removing obstructions to navigation, increasing recreational opportunities, and tackling environmental issues are referred to in the Kilsyth Local Plan but can be found in greater detail in the Forth and Clyde Canal Local Plan which remains a statutory document for the area it covers.

## Chapter 2

### THE LOCAL PLAN DEVELOPMENT STRATEGY

- 2.1 The Strategy is a summary of the Council's aims and objectives for development and conservation in the Plan area. Kilsyth will continue to be promoted as the Plan area's centre of population, employment and recreation, building on its assets and adopting realistic targets for the level of development that can be achieved. To succeed in positively improving the prospects for the Plan area it is essential to secure the interest of the private sector and other public bodies. The Council has therefore identified the following aims which will seek to lead other public bodies and interested private parties.

#### AIMS

- 2.2 The Council's vision for the future aims to achieve the following during the Plan period:-
- The increase of housing choice through the identification and promotion of residential development opportunities.
  - The diversification of the local economy and employment base.
  - The further improvement of living and trading conditions by restoring the townscape quality and attracting new uses for vacant sites.
  - The promotion of the Plan area as a focus and support for tourism and visitor attractions in the District.
  - The conservation and improvement of landscape and townscape and the enhancement of the ecological aspects of the environment which form an important part of the Plan area's heritage.

#### LOCAL PLAN KEY OBJECTIVES

- 2.3 The Council's aims will be progressed through the following range of objectives which sets out a land use basis for the proposed strategy.
- **Housing:**  
To pursue improvements to the existing housing environment and to provide for range and quality of housing opportunities for all tenures within the Plan area.
  - **Business:**  
To safeguard existing employment and attract further business and industrial growth.
  - **Shopping:**  
To improve the quality and increase the level of choice of retail provision in line with consumer expectations within the general framework of the Strathclyde shopping hierarchy.
  - **Greenbelt:**  
To provide a defensible and sustainable greenbelt for the period of the Plan.
  - **Natural Environment:**  
To safeguard and enhance the environment through the protection of wildlife interests and the ecology of the landscape while encouraging appropriate diversification of the rural economy through projects such as the Central Scotland Forest Strategy.
  - **Tourism:**  
To develop and provide existing and new visitor attractions and to raise the profile of the Plan area as a tourist and visitor destination.

- **Transportation:**  
To ensure that the transportation needs of the Plan area are met having particular regard to the need to provide economic and residential development whilst also seeking to minimise the environmental impact of road traffic.
- **Community Services:**  
To safeguard existing community uses, and to co-operate with other bodies in improving provision for all sectors of the community.
- **Recreational Facilities:**  
To provide an adequate range of accessible recreational facilities and to promote participation in recreation.
- **Minerals:**  
To ensure that economically viable mineral resources may be exploited within environmentally sensitive parameters.

## SUSTAINABILITY

- 2.4 In seeking to achieve the above aims and objectives the concept of sustainable development and also of conservation in the broadest sense is fundamental to the strategy. A sustainable future concentrates development where services and facilities are available, reduces the need for movement, and protects and enhances the natural and built environment while seeking to achieve maximum social and community benefit for residents. The following policies and proposals translate the strategy and ensure that development of the right quality occurs in the right place at the right time and subject to the right conditions. The development control process will be used as a positive element to improve the quality of life, and to ensure appropriate levels of amenity, safety, and accessibility in all new development.



## Chapter 3

### POPULATION

- 3.1 The Plan area contains approximately 20% of the District's total population. It appears from comparison of the 1981 and 1991 Census data, that the total number of people living in the Plan area has been decreasing. The decline from 13,348 in 1981 to 12,447 in 1991 represents a fall of 6.8%, whereas the total District population has increased by 3% over the same period.
- 3.2 These figures however, must be treated with some degree of caution since it is accepted that there was some undercutting in the 1991 Census and as many as 240 residents may have been missed in the Kilsyth area. This implies a rate of decline of 5% over the 10 years. Nevertheless, the Census remains the most accurate and comprehensive source of population information for small areas and has been used for analysis purposes in the preparation of this Local Plan.

#### Population Change in Plan Area '81-'91

	Pop '81	Pop '91	Change
Kilsyth	10453	9929	-5.0%
Croy	1443	1165	-19.3%
Queenzieburn	664	504	-24.0%
Banton	407	427	+4.9%
Rural	381	422	+10.8%
	<b>13348</b>	<b>12447</b>	<b>-6.8%</b>

Sources: 1981 & 1991 Census of Population.

- 3.3 Table 1 shows how the declining population has been distributed throughout the Plan area. The settlements described above are as defined by Census Enumeration Districts in 1981. By 1991 some parts of the rural area had been incorporated into the settlements, especially Kilsyth. Most of the decline in population has taken place in Kilsyth and Croy. Queenzieburn had the largest percentage decrease in population although the numbers involved are small due to the settlement's size.

Table 2 shows that the settlements of the Plan area have actually expanded (with the exception of Queenzieburn) due to increased numbers of households over the 1981 to 1991 period, despite the fall in population.

#### Household Change of Plan Area '81 -'91

	1981	1991
Kilsyth	3628	3848
Croy	439	452
Queenzieburn	199	196
Banton	139	157
Rural	149	205
	<b>4554</b>	<b>4858</b>

Source: 1981 & 1991 Census of Population.

- 3.4 The change in age-structure has resulted in an increasingly elderly population although the population structure remains biased towards the younger age groups, in particular aged 10-24, and 40-44. The significant decreases are however in the numbers of children; the totals within the 0-19 age groups have substantially decreased. Although the overall population within the 20-59 age groups has modestly increased, only the 30-49 age-groups displayed any increase amongst the population below pensionable age. The 40-44 age group is now the largest within the Plan area.

**3.6** Tables 4 and 5 show the increasing elderly population in the Plan area. The population within the 65+ age-group has increased substantially, particularly the 85+ age-group. The increase does not however compensate for the overall population loss as the elderly comprises the smallest population numbers. As the population matures this has notable implications on new demands for housing, particularly for special needs dwellings. This reflects national trends as well as local pressures: nationally the average household size is falling as children leave home earlier, divorce or separation occurs more frequently, and the elderly live longer.

**Age Structure in Plan Area 1981-91**

<b>Age</b>	<b>% Pop '81</b>	<b>% Pop '91</b>	<b>% Change</b>
0-4	6.8	6.1	-16.8
5-9	7.8	6.1	-26.5
10-14	9.2	7.2	-27.6
15-19	9.0	7.6	-20.5
20-24	7.4	7.6	-4.7
25-29	6.6	6.9	-1.7
30-34	7.3	6.7	+19.5
35-39	6.1	6.3	+17.6
40-44	5.8	7.7	+2.9
45-49	5.7	6.0	+4.2
50-54	5.4	6.3	-8.1
55-59	5.7	5.3	-19.1
60-64	4.9	4.9	-5.7
65-69	4.4	4.9	+4.4
70-74	3.8	4.3	+3.1
75-79	2.5	2.9	+9.1
80-84	1.1	2.1	+7.4
85+	0.7	1.1	+49.5
			<b>-6.8</b>

**Change in Elderly Population 1981-'91**

<b>Age</b>	<b>1981</b>	<b>1991</b>	<b>Change %</b>
60-69	1237	12287	-0.7
70+	1081	1281	+18.5
	<b>2318</b>	<b>2509</b>	<b>+8.2</b>

**Elderly Population Change by Area**

	<b>1981</b>	<b>1991</b>	<b>% Change</b>
Kilsyth	1863	2020	+8.4
Croy	228	226	-0.9
Queenzieburn	91	110	+20.9
Banton	73	79	+8.2
Rural	2318	74	+17.5

Sources: 1981 & 1991 Census of Population

## Chapter 4

### TRANSPORTATION

#### BACKGROUND

- 4.1 Following Local Government Reorganisation the Council is now the Roads Authority and responsible for transportation issues such as the construction and improvement of roads and traffic management. In addition, Strathclyde Passenger Transport Executive, The Scottish Executive Development Department, Railtrack and a number of private operators also have responsibility for some transport planning and provision. The Council has an important role in relation to transport and seeks to support, encourage and influence policies and the provision of roads, footpaths and transport services. In addition, the management of traffic is a matter required to be identified in Local Plans, and through the Council's planning powers it can secure improvements to the road network relating to planning applications, ensure that proper provision is made for access and parking, and safeguard areas for future transportation purposes.

#### A80/M80 EXTENSION

- 4.2 In December 1995, the Secretary of State announced to Parliament that the M80/M73 missing section of the Central Scotland motorway network should be taken forward within the Scottish Office's three year construction plan. The Scottish Office undertook a major public consultation exercise during 1996 on the basis of two potential routes; the on-line A80 route and the Kelvin Valley route.
- 4.3 The Council, following careful consideration of the opportunities and constraints of each route, decided to support the Kelvin Valley route. It is of the opinion that the on-line A80 route ought not to be preferred on account of the long and short term disruptions which would result within Cumbernauld. The Kelvin Valley route would improve the accessibility of Kilsyth and assist the promotion of development activity within the Plan area. However, as the route would also affect the Forth and Clyde Canal, the setting of the Antonine Wall, the Greenbelt and other features in the Kelvin Valley, the Council is anxious that the road is designed to minimise its environmental impact.
- 4.4 Following the public consultation exercise, the Secretary of State confirmed the on-line A80 route as the preferred route in February 1997. As that conflicts with the Council's view, it has sought a commitment from the Secretary of State that a public inquiry will be held to consider the issue. However, the scheme is among those included in the subsequently announced strategic review of the trunk road programme on which further procedural work has been suspended. The Proposals Map therefore shows the Kelvin Valley route which will be subject to an interim policy, TR2. The outcome of the review and of any public inquiry regarding the extension will be incorporated into a future alteration or review of the Local Plan.

#### ROADS

- 4.5 Good transport links within the District and with other areas are important for the convenience and safety of residents, and because accessibility can be a factor in attracting investment.
- 4.6 There are no motorways or trunk roads within the Plan area. The principal route is provided by the A803 which runs east-west from Glasgow via Kirkintilloch, Kilsyth and Bonnybridge to Falkirk and provides access to the M8 at Glasgow and M80 at Haggs. The B802 which joins the A803 in the centre of Kilsyth is the main north-south route and this links the Plan area with the remainder of North Lanarkshire, in particular the Cumbernauld area where access to the A80, which links to the M80 and M73, is obtained. The Council considers there is scope to improve the B802 link. Queenzieburn and Banton are accessible from the A803 and Croy from the B802.
- 4.7 The Council's transport policies and programmes are included in the NLC Local Transport Strategy Document (LTSD) which details the major projects on roads and transportation on an annual basis. The LTSD does not contain any specific commitment to the Plan area in terms of investment in new road links or improvements

to the existing road network. the upgrading of the B802 between Croy and Howe Road in Kilsyth at Auchinstarry is necessary to improve road safety. The council will liaise with British Waterways to design a scheme which improves road safety while allowing the re-opening of the Forth and Clyde Canal to navigation via the construction of a new bridge over the canal to be designed and constructed in a manner which respects local landscape character, minimises visual impact and does not destroy valuable habitats.

- 4.8 Particular problems from the impact of commercial lorry traffic have been identified in Croy and Tak-Ma-Doon Road, Kilsyth. The Council is keen to see solutions for those areas, and traffic calming has been introduced in Croy by SRC.

### **PARKING**

- 4.9 It is important that all changes and additions to the road network are carried out to a satisfactory standard, and any new road should, therefore, be considered in accordance with a Construction Consent from the Council. In addition, new developments which intensify the use of land may impose undue strain on the existing road network and may make parking matters worse. The traffic implications of new development, particularly commercial, will be taken fully into account when considering development proposals. In the case of large scale development, or where in the opinion of the roads authority the development will have road implications, a Traffic Impact Analysis will be required. The provision of parking will accord with the SRC "Guidelines for Development Roads (1986)" in the absence of an approved NLC Guideline.

### **ACCESSIBILITY**

- 4.10 The Council regards accessibility as a major issue and is aware of the needs of disadvantaged groups including the handicapped and disabled. The Council will use its development control and building regulation powers in order to ensure suitable access in and to all new developments intended to be open to the public including convenient provision for the elderly and the disabled. In particular, it is important to ensure adequate and dedicated parking facilities are made available close to public buildings. Wherever possible, physical improvements which improve safety and convenience, such as better lighting, signposting, and road crossings will be encouraged. The Council makes varied provision to aid accessibility and mobility e.g. dropped kerbs for wheelchair and pram users, permit exemptions from parking restrictions for disabled drivers.
- 4.11 The footpath network can enhance the quality of life for residents, and the Council is committed to achieving good pedestrian access throughout the Plan area. The Council will seek to encourage improvements for pedestrians in assessing development proposals.
- 4.12 Cycling has been enjoying a resurgence of interest in recent years, and may have transportation and recreational benefits for the local community. The Council is therefore keen to encourage the provision of off-road cycle routes and cycle facilities wherever possible.

### **PUBLIC TRANSPORT**

- 4.13 An effective public transport system is relied on by many residents and workers in the Plan area, particularly for those sections of the community who do not have access to a car. The 1991 Census provides the most recent, accurate information on car ownership levels. Only in Banton is there a higher level of car ownership than the District average. Car ownership in Croy and Queenzieburn are well below the District and Plan area average, so public transport is important to many people. A good public transport system is therefore vital in the Plan area, and the Council will continue to monitor the transport service requirement.

Car ownership in the Plan area is as follows: - Households with no Car

Kilsyth	47%
Croy	66%
Banton	32%
Queenzieburn	55%
Plan Area	49%

Source: 1991 Census of Population.

The above figures compare favourably with the District average of 40%.

- 4.14** The Council in its role as Roads Authority will support the Strathclyde Passenger Transport Executive in the promotion and maintenance of public transport services. The Council recognises, however, that as a consequence of the de-regulation of bus services, the privatisation of bus operators, and lack of finance are constraints which will limit its ability to take appropriate action.
- 4.15** Analysis of bus timetables indicates that the villages are served by a reasonable public transport provision. Local and regional bus services are mainly provided by Midland Scottish, Strathclyde Buses, and Kelvin Central Buses. SPTe ensures that where necessary supported 'Tendered Services' are provided to maintain certain links. Although the Council is no longer consulted in changes to unsubsidised services, it would like to see the co-ordination of bus links with train services at Croy Station and services which fulfil a social need retained and improved, particularly to the outlying neighbourhoods and to Monklands Hospital. The nearest railway station is at Croy which forms the Plan boundary and is covered by the policies in the Cumbernauld Local Plan.
- 4.16** Access by public transport should be considered by developers in the design and layout of major development schemes. In some circumstances the Council may seek the provision of a bus layby.

#### GLASGOW AIRPORT

- 4.17** The council operates Special Development Control procedures to safeguard an area around Glasgow Airport identified by the Civil Aviation Authority. The safeguarding area extends into the District only around a small area of the Kilsyth Hills.

#### POLICIES & PROPOSALS

##### ROADS AND PARKING

**TR1:** The Council supports the completion of the motorway network within Scotland through the construction of a motorway along the Kelvin Valley route between Stepps and Haggs to link the M80 and M73 and has requested a public inquiry to consider the line of the proposed route following the announcement that the Secretary of State supports the on-line A80 route. However, the Council will also have regard to the outcome of the strategic review of the trunk road programme referred to in the approved structure plan. In the meantime, development proposals for land adjacent to the Kelvin Valley route will be brought to the attention of The Scottish Executive.

**TR2:** The Council will bring to the attention of The Scottish Executive Development Department major proposals which affect the proposed line of the M80 extension route through the Kelvin Valley as indicated on the proposals Map.

**TR3:**The Council will endeavour to undertake the realignment of the B802 between Croy and Howe Road, Kilsyth at the earliest opportunity.

**TR4:**All new developments will be expected to be sited close to the Main Road network or linked adequately by the existing secondary network. New roads, including any associated footway and verge, should be designed in accordance with a Construction Consent from the Council as roads authority.

**TR5:**The Council in conjunction with the local community groups will endeavour to identify areas suffering most from problems of poor traffic circulation and encourage the introduction of traffic management schemes where they will increase road safety and improve traffic movement traffic movement.

**TR6:**There will be a presumption against development which would adversely affect the road safety of the surrounding area by virtue of the traffic generation implications.

**TR7:**Adequate provision of parking in all new development or change of use must be made by developers in conformity with SRC's adopted standards.

#### **PUBLIC TRANSPORT**

**TR8:**The Council supports the transport operators in their contribution to public transport provision, and will endeavour strongly to maintain and encourage the improvement and co-ordination of the current level of public transport provision, particularly the socially necessary bus services, and to the less accessible areas. The Council will also require the need for convenient public transport operation to be taken into account in new development.

#### **ACCESSIBILITY**

**TR9:**The Council in conjunction will seek to improve conditions for pedestrians by encouraging the provision of additional footpaths where appropriate, and encouraging improved provision for crossing roads. In particular, the Council will seek to ensure that within new development areas a system of safe pedestrian access is established, linking the new areas with the existing town network.

**TR10:**The Council will encourage the provision of cycle routes and facilities both as a means of personal transport and as a leisure activity within the Plan area.

**TR11:**The Council will seek to secure suitable access for disabled persons and specifically identified and convenience parking provision for all new and exiting developments designed for public use.

#### **GLASGOW AIRPORT SAFEGUARDING ZONE**

**TR12**The Council will consult with the Civil Aviation Authority with regard to any development proposal within the Airport Safety Zone identified on the Proposals Map. 2318 2509 +8.2

## Chapter 5

# NATURAL ENVIRONMENT

### BACKGROUND

5.1 In recent years interest in and concern for the environment in the widest sense, both global and local has grown rapidly. This is reflected in the Government White Paper “This Common Inheritance” which introduces environmental considerations into the whole range of policy making and implementation. The broad objectives for natural resources are as follows:-

- To maintain and where necessary strengthen measures to preserve wildlife habitats;
- To integrate agricultural and environmental policy;
- To maintain Greenbelt (See also GREENBELT), and where necessary extend protected areas;
- To conserve our heritage (See also BUILT ENVIRONMENT) and protect the environment.

5.2 Part of the overall strategy of the Plan is to safeguard and improve the environment, and the Council will endeavour to ensure that the Plan area’s natural resources are retained and improved for future generations. The Council also recognises that there is a relationship between the quality of the area, and its attractiveness to investors.

### AGRICULTURE

5.3 The Plan area is overwhelmingly rural in character and agricultural land accounts for the majority of land use. The soils of the area are however, not excellent and there are only a few pockets of prime quality agricultural land. The Kilsyth Hills to the north are mainly above the level of economic farming and the vegetation consists of acid grassland grazed by sheep, and coniferous plantations. To the south of these hills lies the Outwash Plain of the Kelvin Valley, a broad, fertile swathe of alluvium within which there are pockets of “prime” land. Some of the lower lying fields are however, hummocky and undulating, and cattle rearing with some cropping chiefly for animal fodder are the main agricultural activities.

5.4 Farming is highly responsive to government policy which prior to 1987 was generally restrictive in order to conserve higher quality land for food production. In light of substantial surplus of agricultural products within the European context, government policy was reviewed and new planning advice was issued. The Scottish Office Circular 18/1987 “Development Involving Agricultural Land” seeks to encourage diversification of the rural economy and thus remove the need for poorer quality agricultural land to be retained in production. Planning authorities are now advised, when considering applications for planning permission which affect agricultural land, to consider the implications for economic development and for the environment. Consequently, less weight should now be given to retaining agricultural land in production, although there is a continuing need to protect the scenic value of the countryside.

5.5 Agricultural land of prime quality is limited and remains a valuable national resource, and should therefore continue to be protected from irreversible development. Although no longer afforded a generally comparable level of protection, lesser quality land may be important to the local economy and may also require protection. In general, government advice continues to prioritise the re-use of vacant and derelict land within urban areas in order to reduce the pressure of development on prime land and in Greenbelts.

5.6 The National Planning Guidelines 1987 summarise the government’s policy as follows:-

- “There is a presumption against the development of prime land. Where prime land would be affected by development there should be reasonable justification for doing so”.
- “In areas of non-prime land there is a need to diversify the rural economy. Plans should provide for a range of economic activities and locations which will complement farming and not detract from the appearance and environmental quality of the countryside”.

- 5.7** The agricultural industry is undergoing a process of fundamental change and in order to meet the government's policy objectives a number of schemes have been introduced to encourage diversification of the rural economy. All of these schemes raise planning issues concerning the future use and appearance of the countryside. "Set Aside", operated under the Arable Area Payments Scheme, is a voluntary scheme designed to reduce agricultural surpluses where a percentage of land used for growing relevant arable crops is set aside. The percentage of land and the period set aside varies according to the classification of the land and annual reviews by SOAFD. The "Farm and Conservation Grant Scheme" is designed to give high priority to conservation measures at a time of agricultural surpluses when it no longer makes good sense to focus grant expenditure on the expansion of production. There has been little interest, however, among the Plan Area's farmers regarding these schemes.
- 5.8** In light of agriculture policies and government advice, and the decline of rural industries, there is a need to encourage diversification of the rural economy. Poorer quality land may no longer be required for productive purposes, and this provides scope for introducing new types of employment of a scale and character suitable to the rural areas. Consideration should therefore be given to providing for a range of economic activities and locations which will not detract from the appearance or environmental quality of the countryside.

### WOODLAND

- 5.9** Although woodland cover is fairly limited in the Plan area, the northern part around the Carron Valley Reservoir has been afforested by the Forestry Authority as part of the government's policy to promote afforestation for visual amenity, wildlife conservation and timber production. The government has introduced radical changes to the support arrangements for forestry. Commercial Woodlands were removed from the scope of income and corporation tax, and the "Forestry Grant Scheme" and "Broadleaf Woodland Grant Scheme" were replaced with the Forestry Authority's "Woodland Grant Scheme" (WGS).
- 5.10** The WGS encourages timber production and promoting the role of new woodlands in the creation of rural employment, as an alternative use for redundant agricultural land and as a method of enhancing landscape, recreation and wildlife conservation. Under this scheme Barbegs Wood, Croy; Faughlin Wood; Kilsyth Hills; Kilsyth Lennox Golf Club and Wester Dullatur Farm have been planted. In addition, a "Better Land" supplement is available which encourages new planting on either arable land or improved grassland, and a "Farm Woodland Premium" also encourages new planting by farmers for converting part of their agricultural land to woodland. In general, the main land use implications of these changes are likely to be a movement away from blanket conifer afforestation in the uplands to a more varied and better designed pattern of forestry in the lowlands. The Council has no direct control over afforestation, but is a consultee in respect of planting proposals submitted to the Forest authority for grant assistance.
- 5.11** Indicative Forestry Strategies for new planting were introduced in the 1988 Structure Plan Update, and The Scottish Office ratified this approach with the publication of Circular 13/1990 "Indicative Forestry Strategies". The Strathclyde IFS identifies preferred and potential areas for future planting, along with sensitive areas which require constraint due to their scenic or ecological importance.
- 5.12** In addition, a Local Forestry Framework for the Campsie Hills has been prepared by Central and Strathclyde Regional Councils. The "favoured" and "intermediate" areas for new planting are consistent with the aims of the CSCT (see below), and cover the lower slopes of the Kilsyth Hills and around the settlements of Kilsyth, Banton and Queenzieburn, and areas currently dominated by commercial forestry such as the Carron Forest. Particular scrutiny will be given to planting proposals in the "sensitive areas" such as most of the Kilsyth Hills which are a Regional Scenic Area, and certain localised areas such as water catchment areas, prime quality agricultural land, Wildlife sites/SINC's and Sites of Special Scientific Interest.

### ENVIRONMENTAL IMPROVEMENTS:

- 5.13** The Council has for some years been an active partner in the Central Scotland Woodlands Initiative, which aims to greatly enhance the environment of Scotland's Central Belt. This initiative is led and co-ordinated by the Central Scotland Countryside Trust and includes all the local authorities in the area, Local Enterprise Companies, National Agencies and others. The Council acknowledges that there is a relationship between the



quality of an area, and the attractiveness to investors, and by improving the amenity of the plan area at key locations it is hoped that this will stimulate development. The Council in conjunction with CSCT and Dunbartonshire Enterprise has already made significant improvements to the environment through the District Landscape Initiative throughout the Plan area, particularly in the Croy and Kilsyth areas. Further planting programmes are therefore being prepared, concentrating particularly on the main transport routes, Kilsyth central area, key visitor attractions, Greenbelt, Burnside Industrial Estate and other development opportunities. Opportunities to enhance and improve the villages are also important in order to create an attractive location for residents, and it is intended to bring forward detailed environmental improvement proposals for each village.

#### COMMUNITY WOODLANDS:

- 5.14** A recent development encouraging woodland planting close to towns and cities is a new supplement to the WGS, the Community Woodland Supplement. This grant is administered by the Forestry Authority, and its availability is determined by a Plan which has been jointly prepared by the CSCT, the Forestry Authority and the local authorities. The Plan identifies the areas of greatest potential for new community woodland, and includes land within the Plan area to the south of the Regional Scenic Area. In fact the Community Woodland Supplement Plan for the Central Scotland area was launched at Kilsyth, and Townhead Wood. Kilsyth was the first CWS to be approved by the Forestry Authority in Central Scotland. The focus is on encouraging improved woodland cover in the urban fringe. The Greenbelt is the preferred area for woodland planting thus assisting in creating a clear and defensible Greenbelt boundary (see also GREENBELT).

#### SITES OF ECOLOGICAL INTEREST

- 5.15** The Plan area contains a number of sites of ecological interest which represent a wide variety of habitat types and include sites of local and national importance. It is essential that the importance of ecological sites is fully recognised and that the Plan policies ensure adequate protection from development pressures. There are a number of non-statutory Sites of Importance for Nature Conservation with the Plan area. These sites were originally identified by the former Nature Conservancy Council in 1990, and have been updated by the Council's Community Services Department. These sites are outlined in Appendix 3.

#### SITES OF SPECIAL SCIENTIFIC INTEREST:

- 5.16** SSSI's are areas with statutory protection which have been notified by Scottish Natural Heritage or its predecessor bodies, Nature Conservancy Council for Scotland and the Countryside Commission for Scotland to take account of the special interest of their flora, fauna or geological or physiographical features. Under the Wildlife and Countryside Act 1981, the SNH must notify an SSSI to owners and occupiers, to the local planning authority, the water authority and the Secretary of State. The notification includes a description of the features for which the land is of special interest and a list of operations which might be damaging to that interest. Owners and occupiers must give notice to the SNH before carrying out or permitting any listed operations and local planning authorities are required to consult the SNH before granting an application for development which may affect an SSSI. Part VIII of the Environmental Protection Act 1990, Scottish Office Circular 13/1991 on Nature Conservation, the EU Habitats and Species Directive 1992 and Section 37 of the Conservation (Natural Habitats and Conservation) Regulations 1994 sets out Government policy in relation to internationally and nationally important sites for nature conservation and the management of landscape features which are important for wild flora and fauna respectively. It also clarifies the role and functions of Local Authorities with regard to Nature Conservation.
- 5.17** Two SSSI's have been notified within the Plan area. The 64ha. at the Corrie Burn, north west of Kilsyth, is of interest to geologists, being one of the few examples of exposure of the upper part of the Calciferous Sandstone Series and Lower Limestone Group in the Glasgow area.
- 5.18** Dullatur Marsh was designated an SSSI in 1991 and is one of the few remnants of the once extensive Kelvin Valley Marshes adjacent to the Forth and Clyde Canal. The site extends to 90.5ha and is of particular biological interest based on marshland and peatland. Part of the site floods regularly, and has two areas of permanent open water with fringing vegetation and extensive swamp communities. This vegetation is dominated by bottle

sedge, water horsetail and various types of reeds. The site provides extensive breeding habitat for water rail, snipe, teal, grasshopper warbler, whinchat and mute swan. During the winter the bog is of importance for jacksnipe as well as supporting good numbers of other wintering species such as passage waders and wildfowl.

### REGIONAL SCENIC AREA

- 5.19** The Kilsyth Hills to the north of Kilsyth are of considerable landscape and scenic importance by virtue of relief, vegetation cover and other natural features. The area also offers excellent opportunities for informal recreational pursuits. The Hills are therefore worthy of protection from development pressures and are designated as a Regional Scenic Area in the Structure Plan. Within this area there is a general presumption against any development which is not directly related to rural land uses. Unfortunately, however, a number of active mineral workings and derelict sites have scarred the landscape, particularly along the base of the Kilsyth Hills.

### TREE PRESERVATION ORDERS

- 5.20** Trees make a substantial contribution to the quality of the environment. Natural tree cover is therefore an important component of the landscape in the Plan area, and as a result the local authority has a duty to retain trees that make a valuable contribution to the general environment. There are three TPO's within the Plan area; two in Kilsyth at the Kilsyth Primary School and Coachman Hotel, and at Croy to the north of the course of the Antonine Wall.

## POLICIES AND PROPOSALS

### AGRICULTURE

**NE1:** There will be a presumption against the development of prime quality agricultural land (Classes 1,2 and 3.1) unless there are over-riding national or local circumstances.

**NE2:** The Council will encourage suitable farm diversification projects involving agricultural land and farm buildings which are no longer required for agriculture. Special regard will be paid to the potential environmental impact, especially siting, design, and landscaping, provided:-

- There is no significant loss of amenity to the surrounding area;
- The proposed use is ancillary to the rural character of the area;
- There is no need for a replacement farm dwelling;
- The proposed use conforms with the other Plan policies, in particular Greenbelt policy.

### WOODLAND

**NE3:** The Council acknowledge the commercial and non-commercial aspects of forestry and supports proper management of woodland which requires selective and regular felling, however, there will be a presumption against large scale felling applications unless they are supported by a Woodland Management Plan. Where felling is permitted, conditions may be imposed requiring replacement planting of woods composed of native species.

**NE4:** When consulted on forestry planting proposals, the Council will support planting and management proposals which conforms to the environmental aims of the Indicative Forestry Strategy in the Structure Plan, and the Campsie Touch Hills Local Forestry Strategy prepared by Central and Strathclyde Regional Councils.

Planting proposals should adhere to the Forestry Commission Design Guidelines series. In general, broad leaved trees of a native species planted in small woods, shelter belts or in hedgerows will be particularly welcomed through the Plan area other than on the Kilsyth Hills, and in certain localised areas such as SSSI's.

**NE5:** Subject to suitable finance being made available the Council will, in conjunction with other agencies encourage the planting of new community woodland, and continue its programme of implementing environmental improvements as a positive element in areas at appropriate locations, particularly within the Greenbelt, along main transport corridors, Kilsyth central area, key visitor attractions, Burnside Industrial Estate and other development opportunities. Planting schemes employing native species will be encouraged. Where planting takes place along public roads it should be designed to avoid road safety and construction problems.

**NE6:** All the villages will be subject to environmental appraisals, and subject to finance being made available the Council will put forward a programme of enhancement works for each village and surrounding landscape, where required.

#### SITES OF ECOLOGICAL INTEREST

**NE7:** There will be a presumption against development which could adversely affect sites designated as Sites of Social Scientific Interest or the Dumbreck Local Nature Reserve.

**NE8:** The Council will enhance the Dumbreck Local Nature Reserve in accordance with the Management Plan which aims to benefit wildlife, and provide interpretative facilities.

**NE9:** There will be a general presumption against development which could affect the Sites of Importance for Nature Conservation listed in Appendix 3 in accordance with NPPG 14 Natural Heritage (January 1999). Where development is to be approved which could affect such a site, the Council will seek to ensure that the interests for which the site has been designated are adequately protected and to provide for suitable replacement habitats or features where damage is unavoidable.

**NE10:** The Council in conjunction with the appropriate bodies will continue to seek to identify and expand areas of nature conservation value, and will seek both the conservation and enhancement of such land through management agreements and other initiatives.

#### KILSYTH HILLS REGIONAL SCENIC AREA

**NE11:** Within the Regional Scenic Area, there will be a presumption against any development which is not directly related to rural land uses, and which may have an adverse impact on the landscape setting and rural character of the area. An exception will be made to the general presumption against development in respect to telecommunications development where it can be shown that there is no suitable alternative location outwith the RSA. All development proposals will be subject to strict control in relation to design and landscape considerations as well as timescale, traffic generation and access, and environmental impact. Proposals for

telecommunications development, should also satisfy the criteria in policy CF11 and equipment should be sited so as to minimise its impact on the landscape, subject to technical and operational considerations.

#### TREE PRESERVATION ORDERS

**NE12:** The Council will make Tree Preservation Orders in order to prevent the loss or destruction of any trees which form a notable feature of the landscape or townscape. Within an area covered by a TPO there will be a presumption against development unless it can be shown that the proposal would not adversely affect the stability or appearance of protected trees or that the advantages of the development would outweigh the adverse effect on the trees. In considering whether to grant consent for works to protected trees, there will be a presumption against felling, lopping or topping unless required for proper management or unless the tree or trees concerned are proved to be dangerous.

## Chapter 6

### BUILT ENVIRONMENT

#### BACKGROUND

- 6.1 In recent years public awareness of environmental issues has increased rapidly. The Government White Paper “This Common Inheritance” sets out broad objectives for protecting the environment, and introduces environmental considerations in policy making and implementation. The Council's wide responsibilities in relation to the environment encompass the protection and enhancement of both the built and natural environments. The Plan area is a diverse area containing a variety of contrasting urban and rural environments, while there is some decay and dereliction resulting from its economic past. There are also attractive areas of countryside and many interesting historical and environmental features. The Plan provides policies and proposals aimed at achieving significant and sustainable improvements in environmental quality in order to support economic development and generally promote environmental awareness.

#### IMPACT ON LOCALITY AND SITE

- 6.2 Many proposals may appear to be acceptable on a particular site when viewed in isolation. However, planning permission will be refused if the development is likely to have an unacceptable impact on the surrounding area.
- 6.3 Increased traffic levels, as a result of a development proposal, may cause unacceptable congestion and/or danger on adjacent roads, or disturbance late at night or in the early morning. Drainage is normally the responsibility of East/West of Scotland Water, and in cases where connection to the mains sewer is not envisaged, the Scottish Environmental Protection Agency. Each agency will be consulted on development proposals as appropriate. In assessing noise and pollution issues, the views of the Council's Planning and Environmental Services Department will be important.
- 6.4 In addition to an assessment of the impact of a development proposal on the surrounding area, it is necessary to consider how the proposal relates to its site e.g. the relationship between the new development and the existing features of the site and the proposals for landscaping the new development. Proposals will be expected to show that attention has been given to these matters.
- 6.5 Throughout the Plan area, the Council will encourage a high standard of design. Most new development requires planning permission and even relatively minor proposals can have an impact on the appearance of an area. By encouraging a high standard of design in all new developments and paying attention to the amenities of an area, the Council can effect substantial improvements to the appearance of streets and environmental quality. The Council has policies to control the location of satellite dishes and will seek to publish a number of advisory leaflets on specific design issues.

#### ADVERTISEMENTS

- 6.6 The Council recognises that poorly designed and cluttered advertising detracts from the attractiveness of areas, and can create potentially dangerous situations for road users. Therefore, adverts must be in keeping with the character and appearance of the area or the buildings to which they are attached. Hoardings often represent a traffic hazard and will not be acceptable due to their obtrusive and alien appearance within the built environment and on road verges. Similarly unrelated, excessive or poorly located adverts will be opposed. Special attention will be paid to proposed advertisements on Listed Buildings or in Conservation Areas, where the Council's policy on advertisements will be applied.
- 6.7 Under Section 262 of the Town and Country Planning (Scotland) Act 1972, planning authorities are required “to determine which parts of their District are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate such areas as conservation

areas". Within these areas particular attention is given to the design and visual elements of development proposals and attempts are made to improve and enhance the environment.

- 6.8** In the Kilsyth Plan area there is only the one designated Conservation Area. The previous Plan rationalised the Kilsyth Conservation Area boundary which includes most of the old town with the addition of Burngreen and an adjacent group of buildings to the north east. There are many interesting 19th. century buildings and five listed buildings within the Conservation Area boundary. There are, however, some modern additions such as the public library, shopping re-development and public sector housing. Although a large proportion of the shop fronts in the Main Street have been modernised, the original character of the old town remains.
- 6.9** The conservation policies and proposals contained within the previous Plan have been implemented which has helped to enhance the aesthetic and historic value of the conservation area. In particular, the pedestrianisation, landscaping and car parking improvements provide a suitable background to a revitalised central area. Property owners have also been assisted to renovate their buildings, and a number of gap sites have been developed. Detailed development control guidelines and policies have also been adopted to control development affecting conservation areas and Listed Buildings.
- 6.10** Many of the older buildings are still unfortunately in a state of poor repair and some have structural problems. There is therefore a need to continue to enhance the environment of the central area.

#### LISTED BUILDINGS

- 6.11** The Secretary of State has a duty to compile lists of buildings of special architectural and historic interest under Section 52 of the Town and Country Planning (Scotland) Act 1972. Listed Building Consent is required for the demolition, alteration or extension of Listed Buildings, thus providing additional protection from development pressures.
- 6.12** Within the Plan area there are a total of 15 Listed Buildings, the majority of which are located in Kilsyth. There are no Category A Listed Buildings, but there are 11 Category B, and 4 Category C(S). Five buildings have been listed since the adoption of the existing Plan at Bentend, Carronbridge; Brownville, Kilsyth; White House, Main Street, Kilsyth; Glen Cottage, High Banton; and the Lock-Keeper's Cottage Wyndford.
- 6.13** A number of old properties worthy of preservation have been identified in the Plan area, and these should be considered for inclusion in the Secretary of State's statutory list for protection.

#### SCHEDULED ANCIENT MONUMENTS & ARCHAEOLOGICAL SITES

- 6.14** The broad theme of the new NPPG5 Archaeology and Planning is that, where possible, any conflicts between the interests of development and archaeology should be detailed through the development plan process. More detailed advice is set out in a supporting PAN42 'Archaeology - the Planning process and Scheduled Monument Procedures'.
- 6.15** The preservation of nationally important sites is a key policy aim. The guidelines stress that Local Plans should protect these sites and importantly their settings. Sites of regional and local importance may also be defined in Local Plans, with a priority given to their preservation; the strength of their protection will not however be as strong as for sites of national importance.
- 6.16** Within the Plan area there are a total of 12 sites of Archaeological Interest; six are Scheduled Ancient Monuments, as designated by Historic Scotland, an executive agency within The SEDD. The Strathclyde Joint Archaeology Service have identified a total of 24 archaeological sites, including the above, on an Archaeological Consultation Trigger Map to assist in the assessment of developments affecting known archaeology. More than half of the total number of Ancient Monuments relate to individual stretches of the Antonine Wall. As mentioned in the "Outdoor Recreation" section the stretch of wall between Croy and Dullatur is scheduled. Although certain areas of the wall have been eroded and little of the rampart remains above ground, substantial lengths of the great ditch remain. Croy Hill was the location of a fort and is of particular archaeological interest. There are

two of the six signalling expansions hitherto recognised, on the west slope of Croy Hill. The other Scheduled Monuments in the Plan area are the Mottes at Balcastle, Kilsyth, and Castle Hill, Colzium.

### VACANT & CONTAMINATED LAND

- 6.17** Within the Plan area there are 37 vacant and derelict sites amounting to around 105.36 hectares which is a matter of some concern. The Plan has a key role to play in encouraging and facilitating the re-use of vacant and derelict land by guiding certain forms of development and promoting environmental improvement. The Council will seek to promote the efficient use of land and where possible the redevelopment of derelict land where it has no significant detrimental impact on the value of the site for Nature Conservation. This is consistent with the sustainability aims and urban renewal objectives of the Plan. Development of this nature is energy efficient in contrast to peripheral expansion in greenfield locations.
- 6.18** The Government is undertaking a wide ranging review of the powers and duties of public authorities to tackle contaminated land and the liabilities and costs of dealing with any actual problems. The initial reasons for this review and for Environmental Protection Legislation are increasing concerns about the effects of contamination on both human health and the protection of the environment. The lack of current legislation and guidance in relation to contamination and reclamation is far from helpful to the Council. As the actual extent of any possible contamination uses within the Plan area is not known, this could be a major constraint on development or redevelopment of sites due to uncertainty rather than the actual physical problems. Further analysis of derelict land to identify potential problems of contamination is therefore necessary.
- 6.19** The reclamation and treatment of contaminated sites to a standard appropriate for the development proposed, can contribute towards urban renewal and regeneration. In this respect, one of the main roles of the Plan will be to ensure that development on contaminated land does not give rise to any public health and safety risks. However, to assess potential risks, the Council require to obtain information on the extent of contaminated land across the Plan area. One means of achieving this is to require developers to investigate the site and supply this information to the Council prior to planning permission being granted for developments on sites where contamination is known or suspected. In all cases, the Council will continue to assess sites on an individual basis in accordance with existing Environmental protection legislation where development is proposed or a planning application is received for such sites.

## POLICIES AND PROPOSALS

### IMPACT OF DEVELOPMENT ON LOCALITY AND SITE

**BE1: All new development will be expected to be compatible with the quality of the local environment and, in prominent or sensitive locations, will be expected to make a positive contribution to its overall appearance through its design, materials and landscaping. In all cases, regard should be paid to setting and relationship with neighbouring development.**

**BE2: In determining the suitability of new developments, the Council will require to be satisfied that:-**

- Any additional traffic generation will be within acceptable levels;
- The proposed drainage system is adequate, in terms of surface water disposal and foul drainage;
- Pollution by noise, smell or other emissions is minimised;
- The proposal will not result in an unacceptable loss or reduction in the amenity of neighbouring property, including through the loss or reduction of privacy, sunlight or daylight.

**BE3:** In determining the suitability of new developments, the Council will require to be satisfied that a development:-

- Is well related to the landscape or townscape in which it is set by virtue of its location on the site and/or planting proposals;
- Provides adequate protection for any features on the site which could be retained in the interests of public amenity;
- Comply with the requirements or recommendations of the roads authority regarding access on vehicle movement within the site;
- Comply with the requirements and recommendations of the authorities responsible for sewerage, gas, water, electricity and telecommunications.

Where these requirements are material considerations in planning terms.

#### ADVERTISEMENTS

**BE4:** There will be a presumption against advance signage advertisements and free standing or gable mounted hoardings. Advertisements in the conservation area will conform to the Council's policies "Development Affecting Conservation Areas and Listed Buildings" (see APPENDIX I). Where the need for a sign is accepted, size, design, and siting of the structure must take account of both amenity and road safety.

#### CONSERVATION AREAS & LISTED BUILDINGS

**BE5:** Development in the Kilsyth Conservation Area should preserve or enhance the character or appearance of the conservation area and accord with the relevant guidance set out in 'Development Affecting Conservation Areas and Listed Buildings' (see APPENDIX I). There will be a presumption against development which would have an adverse effect on the setting of the conservation area.

**BE6:** There will be a presumption against any development, or demolition, which could adversely affect the character, appearance and setting of a Listed Building. Development will be in accordance with the approved policies set out in "Development Affecting Conservation Areas and Listed Buildings"(see Appendix I).

**BE7:** The council will pursue the listing of further buildings and consider the need to designate or amend Conservation Areas where appropriate. Where justified, the Council will seek to obtain an Article 4 Direction to control development at particular locations within conservation areas, having regard to national planning advice.

#### SCHEDULED ANCIENT MONUMENTS & ARCHAEOLOGICAL SITES

**BE8:** The Council will oppose any development which would adversely affect or threaten a Scheduled Ancient Monument or its setting, in particular in the vicinity of the Antonine Wall. Historic Scotland will be consulted on all proposals affecting the Antonine Wall, having particular regard to the area identified in the Proposals Map. Where planning permission is granted for development affecting the setting of a scheduled monument, it will normally be restricted by conditions or be subject to a Legal Agreement providing for the protection and preservation in situ of the archaeological remains.



**BE9:** Other sites of unscheduled archaeological value which are considered to be of sufficient interest to be protected from disturbance will be safeguarded wherever possible. On sites where development is permitted, consent will normally be subject to a Legal Agreement and/or conditions to ensure that archaeological remains are preserved in situ. Where this cannot be justified, the Council will seek to ensure through the use of planning agreements that the developer has made provision at the developer's expense for the excavation and recording of remains prior to and during development.

#### VACANT AND CONTAMINATED LAND

##### **BE10**

The Council will promote the re-use of vacant and derelict land, particularly within urban areas by:-

- Undertaking a programme of land reclamation in partnership with other agencies and private land owners;
- Identifying appropriate after-uses for vacant and derelict sites, and
- Encouraging developers to exploit the development opportunities arising on vacant and derelict land sites.

**BE11:** The council will require developers to investigate the site conditions of land which is known or suspected to be contaminated prior to detailed planning permission being granted. Such investigations should identify the nature of the contamination and detail the remedial measures to be undertaken to treat or remove the contamination in accordance with the best practicable environmental option appropriate to the proposed development and nature of the site.



## Chapter 7

### HOUSING

#### BACKGROUND

- 7.1 The government's broad objectives for housebuilding are set out in the "National Planning Policy Guideline" (NPPG3) "Land for Housing". The prime role of the Local Plan is to identify an effective five year land supply for housing without adversely affecting the existing environment. In addition, the Plan should achieve "a good quality environment through the identification of objectives and design criteria". "Planning Advice Note (PAN36) - The Study and Design of New Housing in the Countryside" and "Planning Advice Note (PAN44) - Fitting New Housing Developments into the Landscape" provide design guidance for rural areas.
- 7.2 The Strathclyde Structure Plan provides regional guidance, and emphasises the need to bring forward and maintain a range of opportunities for private housebuilding (RES1). In addition, residential development on infill will take preference over "greenfield" sites (RES2).
- 7.3 The Council's intention is to enable all those who need housing to have access to accommodation which is appropriate to them in terms of cost, standard, tenure and location. With reference to private properties the Council's intention is to upgrade the remaining sub-standard houses with Improvement Grant Assistance. The Council also provides Repairs Grants to help owner occupiers maintain private housing.

#### HOUSING TENURE

- 7.4 In terms of housing tenure, the Plan area has always had an above average proportion of public rented housing and lower levels of owner occupation than the rest of the Cumbernauld and Kilsyth Housing Market Area. However, Census figures illustrate the significant changes in the Plan area's housing stock which took place between 1981 and 1991 (see Table 6). Most of the substantial rise in owner occupation and the subsequent decline in public rented stock was a result of the sale of local authority houses to tenants and the lack of public sector new build, rather than new private housing construction. This trend has continued to the present day, by 1996 there were more owner occupied homes than rented homes, and in 1998 the level of owner occupation stood at 53.5%. Housing association dwellings increased from 0% to 1.85% of total stock between 1981 and 1998 but remain still notably under-represented within the Plan area.

#### T.6 Households by Tenure 1981-1991

	<b>1981</b>		<b>1991</b>	
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>
Local authority	3724	78	2515	48
Other Public	121	2	13	0.25
Private	950	20	1259	24
Public Sector Sold	-	-	1332	25.75
Housing Assoc	-	-	61	2
	<b>4795</b>	<b>100</b>	<b>5180</b>	<b>100</b>

Sources: 1981 & 1991 Census of Population, Council Records.

- 7.5 As a result of increases in household forming age groups, there is likely to be an increase in households in forthcoming years. This will lead to a gross housing shortfall and new building will be therefore required to meet this need (see also 'Population').

## RECENT HOUSING DEVELOPMENT

- 7.6** Over the period 1991-1998 a total of 462 new dwellings (public sector, private special build, Housing Association and private plots) were completed in the Plan area, representing a 10% increase in the housing stock. Nearly 90% of this new housing has been family sized dwellings built by the private sector, with the remainder split between Cumbernauld and Kilsyth District Council and housing associations. Private developers built 260 dwellings for sale on a speculative basis; and the remaining smaller private plot developments made an important contribution to the overall total
- 7.7** Within the Plan area the Council has controlled the release of housing land to ensure that it is sensitively located. Since the adoption of the previous Plan there has been a clear policy against development outwith established urban areas, or adversely affecting the environment, and most of the new housing development has been developed within existing residential areas. This helps to avoid pressure on important greenbelt and restricts the spread of settlements to prevent coalescence and resulting loss of identity. The majority of new houses in the countryside have been justified in terms of need for countryside related employment activities.

## T.7 Housing Take-up (Sites 4 + units) 3/83-3/98

Site	Tenure	Completed
<b>Kilsyth:</b>		
Burngreen	Private	6
UP Road	Private	16
39-49 Charles St	Hsg Assoc	14
Market Close	Hsg.Assoc	10
North Dumbreck	Private	69
South Dumbreck	Private	110
Woodside Avenue	Private	10
Stirling Rd	Private	8
Old Piggery, Barrwood	Private	7
Innsbridge works	Private	24
Highland Park	Private	6
Ladeside Drive	Private	24
22-26 Newton St	Private	9
34-36 Market St	Private	15
Coach Rd	Private	4
Arnbrae Farm	Private	5
Co-op Bakery	Private	12
Neilston Walk	Private	3
<b>Banton:</b>		
Kelvinhead Road	Private	4
Mailings Rd	Public	6
<b>Croy:</b>		
Drumglass View	Private	12
McSparran Rd	Private	1

- 7.8** Most of the new housing has been built within Kilsyth (94%). The North and South Dumbreck development sites which were housing proposals when the previous Plan was adopted, have now been completed. Elsewhere the most significant housing development occurred at Innsbridge and within the Barrwood area with the proviso under the previous Plan's policy that there was a connection to mains sewerage.
- 7.9** A number of gap sites proposed in the previous Plan have been developed and contributed to a modest growth in new private housing within Banton, Croy and Queenzieburn.

- 7.10** 28 dwellings were built for amenity housing; 14 built by the West of Scotland Housing Association at Charles Street, Kilsyth and the remainder built by the Council. The gap site proposed in the previous Plan for amenity housing within Banton has been developed but none of the proposed sites at Westfield or Central Kilsyth have been completed.

## NEW HOUSING DEVELOPMENT

### PRIVATE HOUSING

- 7.11** In terms of availability of land for new housing, the government's aim has been to ensure that there is a five year supply of private housing land available by allocating sites and granting planning permission, in line with the overall housing allocations approved in the Structure Plan.
- 7.12** Within the District as a whole there is a substantial capacity for housing which is more than sufficient to meet this requirement. The Structure Plan recommends therefore that no new allocations be made for private housing in the District. The Council considers, however, that the Plan area's housing market should be considered separately from the remainder of the District. The Cumbernauld housing market functions on a different level contributing exclusively to the District's supply for certain categories of private housing.
- 7.13** The survey for the Plan area has identified existing sites where planning permission has been granted (whether under construction or not acted upon), and sites with outline planning permission. At 31.03.1998, the private housing land supply (four or more housing units) see T.8 was 287 housing units which is sufficient to ensure an adequate range of housing opportunities over the plan period. The 287 housing units represent 62% of the housing completions in the preceding 15 years. There is, however, significant uncertainty over the developability of a number of sites due to ground condition problems e.g. Barrwood, and a large part of the housing supply may cease to be effective thereby creating a position where there is a very limited supply of potential housing sites within the built-up area.

#### T.8 Sites with planning permission or allocated for housing (4 + units) at 31.03.98-31.3.2003

	Ownership		Capacity 98-2003	Programmed
<b>Kilsyth:</b>				
Ladeside	Private	31	7	UC
Ladeside Ext	Private	18	18	Con
Neilston Walk	Private	12	9	UC
Kirklands Cres	Private	23	7	Con
South of Victoria Park	Private	50	50	Pot
Barr Farm	Private	90	50	Pot
Low Craigends	NLC	200	20	Pot
Old Piggery	Private	8	1	UC
Edward St/Kingston Rd	Private	20	20	Con
Mossview/High Barrwood	Private	4	2	Pot
Heatheryknowe/ High Barrwood	Private	5	3	Pot
Hosiery Factory	Private	15	15	Pot
Barrwood Quarry	Private	8	0	Pot
Register Rd	Private	8	0	Con
The Broch Car Park	Private	12	0	Con
<b>Croy:</b>				
Overcroy	Private	12	0	Con
Drumglass Cottages	Private	5	3	Con
McSparran Rd	Private	5	4	UC
Barbegs	NLC	16	8	Pot
<b>Total</b>		<b>534</b>	<b>287</b>	

Note: UC- Under Construction; Con- Planning Consent Obtained; Pot- Potential site

**7.14** The Council is seeking to provide a positive strategy for the Plan area, particularly regarding its economic role, and it is considered appropriate therefore to identify additional land for housing. Additional housing sites also complement the Council's initiatives to regenerate Kilsyth Town Centre, and could assist local service retention and influence the success of the central area initiatives. The Council considers however, that there must be areas where housing development should be contained such as Queenzieburn and Banton. The following potential housing sites have therefore been identified:-

- **Brownfield Sites:**

The Plan allocates land at Kirklands Crescent, Kilsyth for family sized houses and land at Edward Street, Kilsyth for housing developments which are suitable for first time buyers and the elderly.

- **Greenfield Sites:**

The Plan identifies land at Ladeside and Barr Farm in Kilsyth, and Barbegs and Overcroy in Croy for housing developments for family sized houses. The sites are on the whole greenfield in character however they are not located within the Greenbelt. Given their location on the edge of the urban area these sites should be developed in such a way as to define the urban edge via significant structure planting.

- **Greenbelt Sites:**

The Plan does not allocate any Greenbelt sites in accordance with Structure Plan Policy. The only area suitable or capable of housing development is to the east of Kilsyth. The Council will only consider the release of sites in this area on the basis of a strategic review of housing land supply and the Greenbelt boundary.

**7.15** The Council wish to ensure that the sites identified for housing allow for a wide range of choice in terms of both tenure and price. While the key aim of the Plan is to focus development on the brownfield sites within the urban area of Kilsyth, the Council recognises that the brownfield sites currently available in Kilsyth may not be suited to certain types of housing development and certain market sectors. Following the development of brownfield sites or major changes to the physical environment, including changes resulting from any decision to select the Kelvin Valley route for the M80 extension, the Council will consider the release of greenfield sites to the east of Kilsyth as part of a strategic review of housing land supply and the Greenbelt boundary. The review will be undertaken in conjunction with the Structure Plan Core Team and any developments to the east of Kilsyth will be brought forward in the form of a Masterplan which will consider the environmental and infrastructure impacts of housing on the urban fringe. The area to the east of Kilsyth shall therefore remain within the Greenbelt and be subject to Greenbelt policy until sufficient development takes place to necessitate a review of the Greenbelt.

**7.16** The Council sees these proposals as assisting in the generation of the central area initiatives, and also provides opportunities for consolidating the urban edge east of Kilsyth.

## RENTED HOUSING

**7.17** Analysis of demographic information has revealed an increasing elderly population, and a decreasing household size (see also Population) which is likely to result in a continued increase in the number of households in forthcoming years. These trends suggest a gross housing shortfall and new building for smaller house sizes will therefore be required to meet this need for single person households, particularly pensioners. In addition, there will also be demands from young people seeking their own accommodation, and family households.

**7.18** The majority of new housing development will be for owner occupation as developers are building middle of the range private housing types. The household trends described above are unlikely to be met by the Council because of financial constraints, or the private sector due to high risks and marginal financial gains. The Council considers that it should have a role in the provision of such housing and will seek to protect its future interests in that sector. The Council will, therefore, continue to work with Scottish Homes and housing associations in order to satisfy requirements for local needs/amenity housing in the Plan area.

- 7.19** Planning permission has been granted for 10 amenity houses at Market Close. In addition the Council has identified opportunities for local needs / amenity housing development at Low Craighends, Shuttle Street, and Westfield Road Kilsyth. A proposal for housing at the Archways is likely to contribute to the rented housing stock. Based on past trends there is therefore sufficient land allocations to meet the needs of this form of housing.

#### **IMPROVEMENT OF HOUSING AREAS DEVELOPMENT CONTROL IN HOUSING AREAS**

- 7.20** The protection of residential amenity and the securing of a high standard of new development are basic planning aims. In order to protect and enhance residential areas the Plan establishes the necessary criteria to ensure that new development conforms to the highest standards of design, and is well laid out in terms of access, car parking, open space provision and is sympathetic to landscaping, adjacent land form and buildings. Appropriate Council policies are incorporated in the Plan and additional guidance is available in the Appendix.
- 7.21** In established housing areas where little change or development is expected the Council has a general concern to protect amenity by excluding un-neighbourly uses. The predominantly residential areas in which this policy will apply is defined on the Proposals Map.
- 7.22** The Council seeks to ensure that houses in multiple occupation are maintained to an acceptable standard. Sub-division or alteration for forms of multiple occupation must therefore meet the Council's existing standards.

#### **IMPROVEMENT PROGRAMMES**

- 7.23** While the provision, siting and design of new housing are key issues, the condition of the existing housing stock is also of prime concern to the Council. It is recognised therefore that the maintenance and upgrading of the housing stock to acceptable standards are important and extend the life of the dwellings, which in turn provides continuity for established communities and relieves pressure for further housing land. The Council along with other housing agencies intend to pursue further improvements in line with available resources and the legal powers of the Council through initiatives such as Housing Action Areas.
- 7.24** A number of houses in the central area of Kilsyth fall below the Tolerable Standard. A Housing Action Area was designated in 1988, and Phase I of the upgrading complete by 1990. The second phase of the HAA was commenced in early 1995 and completed in December 1996. The third phase of the HAA will commence in 1998 with a completion date of 2000, at which time every house in the HAA will:
- Meet Tolerable Standard
  - Be in a good state of repair having regard to the age, character and locality of the house
  - Have all the standard amenities
  - Have a future life of not less than 10 years.
- 7.25** The HAA is being progressed through a multi-agency partnership involving the Council, Scottish Homes and Lanarkshire Development Agency. The HAA falls within the Conservation Area, and all works to the buildings are in accordance with the Council's policy on Development in Conservation Area (See also ENVIRONMENT and APPENDIX I).

## POLICIES AND PROPOSALS

## NEW HOUSING DEVELOPMENT

**HGI** New housing will be directed to those sites detailed in Tables A and B and shown on the Proposals Map. Elsewhere, preference will be given to residential development, or change of use and re-development of vacant property for housing within the built-up areas of Kilsyth and surrounding villages provided that it is in accordance with other Plan policies.

The following sites provide for an adequate range and choice of housing sites in the Local Plan area over the next five years.

TABLE A

Sites with planning permission or allocated for housing (4 + Units) at 31.03.1998-31.03.2003

	Ownership		Capacity 98-2003	Programmed
<b>Kilsyth:</b>				
Ladeside	Private	31	7	UC
Ladeside Ext	Private	18	18	Con
Neilston Walk	Private	12	9	UC
Kirklands Cres	private	23	7	Con
South Victoria Park	Private	60	60	Con
Barr Farm	Private	50	50	Pot
Low Craigends *	NLC	20	20	Pot
Old Piggery	Private	8	1	UC
Edward St/KingstonRd	Private	20	20	Con
Mossview/High Barrwood	Private	4	2	Pot
Heatheryknowe/ High Barrwood	Private	6	3	Pot
Hosiery Factory	Private	15	15	Pot
Barrwood Quarry	Private	210	60	Pot
Register Rd	Private	8	0	Pot
The Broch Car Park	Private	12	0	Con
Croy:	Private	12	0	Con
Drumglass Cottages	private	5	3	Con
McSparran Rd	Private	5	4	UC
Barbegs	NLC	16	8	Pot
<b>Total</b>		<b>534</b>	<b>287</b>	

Note: UC- Under Construction; Con- Planning Consent Obtained; Pot- Potential site

\* The Low Craigends site is also suitable for special needs/amenity housing development.

TABLE B

The following sites are identified for amenity housing or special needs housing development.

Capacity	Status	
<b>Kilsyth:</b>		
Westfield Rd	10	Allocated
Shuttle St	18	Allocated
	<b>28</b>	



**DEVELOPMENT CONTROL IN HOUSING AREAS**

**HG2:** Within areas identified for primarily residential uses there will be a presumption against the loss of houses to other uses, and any developments which could be detrimental to residential amenity. There will be, however, a presumption in favour of developments of an ancillary nature which enhance the provision of local facilities and services subject to their impact on the environment. The introduction or extension of a non-residential activity will not be acceptable if likely to lead to a loss of amenity.

**HG3:** New residential development and alterations/extensions to existing residential properties will be in keeping with the scale and character of the surrounding area. In particular:

- The site must provide a satisfactory living environment by accommodating a reasonable size of dwellinghouse, landscaping and with acceptable garden area remaining, and with no detrimental effect on existing residential amenity.
- New residential development should provide roads and off-street parking to meet Roads Department guidelines.
- The site must comply with the Council's policy on open space for private housing development, and provide quality open space appropriate to the development area in which it is situated.
- House extensions must relate to the design of the original building and should be in accordance with the policies set out in 'House Extension - A Design Guide'.
- Houses should properly front onto an adjacent road and should acceptably relate to a suitable orderly disposition of buildings.
- Vehicle driveways should be constructed to the side of dwellings, front garden parking will only be acceptable if there are over-riding road safety reasons and the amenity of the buildings and streetscape is not severely damaged.
- Developments of three or more houses should be served by a road constructed and designed to adoptable standard.

**HG4:** The Council will assess planning applications for houses in multiple occupation on their individual merits and according to the following planning criteria:

- There should be enough off-street parking to serve the increased number of occupants.
- There should be reasonable garden facilities to cope with the increased number of occupants.
- The building should be separated from the other properties i.e. it should not be a residential flat or part of a terraced row or semi-detached.
- There should not be a concentration of houses in multiple occupancy in close proximity to one another.

**HG5** New housing refurbishment schemes will take place at:

- All residential properties within the Housing Action Area; which will be upgraded by 2000.
- Various locations throughout the Plan area as detailed in the "Warm Homes" programme. This programme is generally designed to improve the older areas first.



## Chapter 8

### INDUSTRY AND BUSINESS

#### BACKGROUND

- 8.1 Government policy aims to provide a planning and financial framework which enables business to flourish and have choice in its locational decisions. The 1997 Use Classes Order does not distinguish between light industrial and office use, other than financial, professional and other services, which has reduced the control that planning authorities may exercise over industrial and commercial activity. NPPG2 "Business and Industry" advises that the Local Plan should define industrial sites identified in the Structure Plan, and that land identified for business and industry can be targeted at different sectors within the overall Use Class. The NPPG also stresses that allocated land should be of "marketable" quality. In 1992 the government issued "Rural Framework" urging diversification of the rural economy through support for local community initiatives.

#### EMPLOYMENT TRENDS

- 8.2 The Plan is covered by the Kilsyth/Croy Employment Exchange. Included in the Kilsyth/Croy figures are also those for Queenzieburn and Banton, and it is not therefore possible to obtain accurate information on unemployment in particular settlements covered by the Plan area which is now lower than the figure for the District, and considerably lower than the rate for Strathclyde and Scotland.
- 8.3 Although the Plan area is an integral part of the District's economy its economic base has suffered from the demise of traditional industries. Kilsyth is increasingly a dormitory suburb of Glasgow, and Cumbernauld, and exports much of its labour force to the adjacent communities. The level of commuting suggests that the desire to live in the Plan area outweighs the costs of travelling to other employment centres. Therefore, the availability and price of housing and good communications are major factors in economic viability (see also HOUSING and TRANSPORTATION).

#### Unemployment (%) 1984-1994

	1984			1994		
	male	female	total	male	female	total
Plan Area	18.6	10.9	15.5	12.3	4.5	8.9
CKDC	16.8	12.3	15.0	12.3	4.7	9.0
Strathclyde	23.0	12.9	18.6	16.4	5.7	11.7
Scotland	18.5	11.4	15.5	13.6	5.1	9.9

Source: *Strathclyde Economic Trends*.

- 8.4 The Council is keen to encourage the development of locally based employment, and broaden the representation and extent of industrial activities in the Plan area. The expansion of industrial activities also compliments the wider initiatives to regenerate Kilsyth Town Centre. The Council's ability to combat unemployment and alleviate industrial problems is restricted to determining or influencing the supply of industrial land and suitable premises. Attracting new business to the Plan area is however rendered difficult as Cumbernauld enjoys several advantages over Kilsyth in the attraction of incoming industry. Restricted communications and housing choice have also contributed to little economic growth in the Plan area (see also HOUSING and TRANSPORTATION). In the medium term, therefore, the Council may have to accept that the Plan area will not receive the levels of industrial aid and development for which other nearby areas qualify, but could be promoted as a suitable local alternative to Cumbernauld.

#### INDUSTRIAL LAND SUPPLY

- 8.5 Since the adoption of the previous Plan the vacant industrial land at Stirling Road has been developed for housing, and the industrial units at the Archways have been relocated to allow the site to be developed for

housing. Planning permission has been approved for light industrial units at the eastern end of Queenzieburn Industrial Estate towards Kilsyth. In order to prevent Kilsyth merging with Queenzieburn, the remaining undeveloped ground at the Estate is rezoned Greenbelt. Further expansion to the west of the Queenzieburn Industrial Estate is not possible due to insufficient mains drainage.

- 8.6** The current vacant land within Burnside Industrial Estate is 3.9ha which is more than sufficient to meet the Structure Plan 10 year industrial supply requirement. With most of the Plan area's industrial sites concentrated in Burnside, future development opportunities for employment uses will come from the re-development of redundant industrial units and vacant sites within the Estate. This approach is favoured as it helps to concentrate the supply of industrial land within the traditional industrial area, and because the costs of service provision and impact on the environment are minimised. As it is essential that the potential of Burnside is fully exploited, non-industrial uses will therefore be resisted.
- 8.7** Burnside, located as it is immediately adjacent to the town centre, has the potential to become a key element in the regeneration strategies for central Kilsyth. The Estate has however substantial problems, and one of the main obstacles to be overcome is the lack of a high profile marketing image resulting from property ownership patterns, lack of interest, direction and cohesion. The bulk of the property which includes land in Council ownership is derelict and undeveloped. In order to sustain its employment appeal, and to contribute to the local economy, Burnside Industrial Estate requires to be radically improved.
- 8.8** Due to the council's very restricted capacity to directly finance industrial sites and premises it will rely on partnerships or purely private financial ventures to provide serviced sites and general improvements. The local enterprise company for the Plan area is the Lanarkshire Development Agency who provide a number of functions including property development, economic development, land reclamation, environmental improvements, business advice and training. The Council have previously worked with Dunbartonshire Enterprise to regenerate both the economy and the fabric of Kilsyth via joint schemes such as the conversion of industrial properties to smaller units and environmental improvements to provide car parking bays, new footpaths and landscaping.
- 8.9** In order to make the Burnside Industrial Estate more visually attractive to potential developers, the Council considers that the following opportunities exist to further upgrade the area:-
- A new roundabout is required at the west end of Burnside to allow traffic easy turning.
  - Upgrading and rationalisation of the existing dilapidated fencing/boundaries.
  - Face-lifting/re-cladding some of the buildings.
  - Establishing a formal footpath/pavement through the estate at Haugh Road.
  - Upgrading and extending the Garrell Vale Community Centre.
  - Provision of directory board.
- 8.10** The Council will continue to work in partnership with Lanarkshire Development Agency in order to secure improvements to the local economy and environment, conducive to economic growth.
- 8.11** There are also employment opportunities outwith the industrial estates shown on the Proposals Map, and a number of planning applications are submitted for employment use or extensions to existing enterprises outwith the established areas. This helps to widen the range of locally available job opportunities, but may have adverse consequences for residential or environmental amenity. The expansion of business is to be encouraged in principle provided that there are no detrimental effects on the neighbouring properties. Larger businesses will however be directed towards the Burnside Industrial Estate, where they can be most easily accommodated.
- 8.12** Trends in agriculture have resulted in many redundant rural buildings. If these buildings are to continue to contribute to the character and amenity of the countryside, alternative uses will need to be found for them. The Council has adopted a positive approach for the re-use of rural buildings which may provide further employment opportunities. (See also NATURAL ENVIRONMENT and GREENBELT).

**POLICIES AND PROPOSALS**

**IB1:** Within the defined “Industrial Areas” there will be a presumption in favour of industrial and business development. Proposals for development incompatible with the primary industrial and business use of these areas will not normally be allowed. Proposals for retail use, unless supporting or ancillary to an industrial or business use, shall require to be justified in terms of the criteria in policy SC2.

**IB2:** The Council will seek to promote the Burnside Industrial Estate for major industrial investment by supporting the development for industrial purpose vacant sites, and subject to finance being made available seek to improve in conjunction with other bodies a co-ordinated programme of improvements including:-

- A new roundabout at the west end of Burnside.
- Upgrading and rationalisation of fencing/boundaries.
- Facelifting/recladding some of the buildings.
- Provision of Directory Board.
- Establishing a formal footpath/pavement at Haugh Road.
- provision and maintenance of landscaped areas.

**IB3:** The Council will further support the development for industrial purposes those sites detailed below, and identified on the proposals map.

<b>Location</b>	<b>Role</b>	<b>Area(ha)</b>
Burnside	General industry	3.9
Queenzieburn	Light industrial	0.45
		<b>4.64.</b>

In order to move away from the negative associations of the term “Industrial” the Gavell Road site will be renamed and remarketed as “Kilsyth Business Park” for Class 4 Business Use only.

**IB4:** There will be a presumption in favour of the expansion of existing industrial and business developments in suitable locations outwith the defined “Industrial Areas” provided that there is no adverse effects on residential amenity with regard to noise, smell, traffic generation and other forms of pollution. In particular, sympathetic consideration will be given to appropriate business or individual use of vacant buildings in both urban and rural areas. (See also GREENBELT and NATURAL ENVIRONMENT).



## Chapter 9

### SHOPPING AND COMMERCIAL

#### BACKGROUND

- 9.1 The Kilsyth town centre is the only shopping centre in the Plan area, and is identified in the Strathclyde Structure Plan as a fourth tier centre which serves local populations. Further down the shopping hierarchy there are villages and corner shops. In general, the overall approach from national to regional level is to direct new investment into existing centres, the reason being that such an approach provides the best prospects for meeting the shopping needs of communities. In recognition of the importance which the Council places on maintaining Kilsyth's role, a number of central area initiatives have been undertaken in order to improve the quality of the shopping environment. (See also HOUSING and NATURAL ENVIRONMENT).

#### KILSYTH TOWN CENTRE

- 9.2 41% of employment in the Plan area is in administration and other services including the retailing and financial sectors which is concentrated in the Kilsyth central area. Retailing is particularly important for the employment generated, and because it makes a contribution to the attractiveness of Kilsyth for securing employment opportunities. In the past Kirkintilloch, Queenzieburn, Croy, Banton and Banknock residents shopped in Kilsyth, and the Main Street was a recognised meeting place. This has, however, long gone and many residents of the Plan area, including Kilsyth, use the major regional centre of Glasgow, and sub-regional centres of Cumbernauld and Falkirk.
- 9.3 Kilsyth town centre now has a very localised catchment area serving only a small proportion of its local population. The Council considers, however, that the catchment could be increased especially with the current growth northwards of Cumbernauld. There is the opportunity for traders to address new markets, and the Cumbernauld and Kilsyth Enterprise Trust should be encouraged to promote new businesses in the retail sector.
- 9.4 In order to improve the retailing role of Kilsyth, the town centre requires major action, and a number of initiatives have already been undertaken to increase the attraction of the central area for shoppers. The town centre has been pedestrianised and subject to a range of environmental improvements, including the upgrading of the Garrell Burn. Whilst these improvements have been a bonus to the pedestrian and resident, the quality of the retail provision remains poor within many of the businesses considered very marginal.
- 9.5 Major retail provision is through the Co-op, Presto and Shoprite. The Co-op trades from a range of properties of differing ages, catering for a predominantly elderly population. Presto trades from a purpose built unit which is aesthetically very unattractive, and is adjacent to a small parade of shops, the majority of which are tenanted by short term lets. The Presto store does have parking close by, however, the provision lacks any definition of spaces or landscaping. There are opportunities therefore to upgrade some of the existing stores and potentially secure a sense of quality to the area.
- 9.6 The 1995 Structure Plan, incorporating the 1990 update indicated that Kilsyth could accommodate an additional large food store which has recently been completed by Shoprite on the Main Street. In order to safeguard the town centre and prevent the undermining of the Council's initiatives for the area, the Council will require to be satisfied that the proposals for out-of-centre retail development satisfy the criteria in policy SC2. In addition, the Plan aims to ensure that the retail vitality of the town centre is not compromised by the loss of retail units by defining a core shopping area (see Proposals Map) where only a limited range of non-retail uses will be permitted.
- 9.7 It is hoped that the above initiatives will re-capture an increasing proportion of the trade lost to other centres. It is not considered realistic that Kilsyth will retain its former levels due to the growth of Cumbernauld, however, an attractive centre could attract traditional retailers currently absent from Kilsyth. The Council in, particular,

will encourage the change of use of ground floor properties for retail use, and the uptake of vacant units with residential use on the upper floors within the core shopping area.

- 9.8** The success of the town centre initiatives will in no small measure be assisted by the development of new housing, and the Council proposes to make new housing land available to cater for all sectors of the market. (See also HOUSING). In addition the encouragement of industrial activities also complements the initiatives to regenerate the Kilsyth town centre.

### OTHER SHOPPING FACILITIES

- 9.9** The existing shopping provision in the other villages and elsewhere in Kilsyth, especially for essential goods, will be of increasing local importance with rising transport costs. Local shops, sub-post offices and mobile shops also provide an important service to rural communities and contribute to residential amenity and community life. Unfortunately the number of such shops is in decline, and the Council will therefore look sympathetically upon new village shop proposals and will encourage the retention of existing local shops.

### COMMERCIAL ACTIVITIES

- 9.10** The Plan area outwith retail has very little that could be considered commercial activities other than a small number of Class 2 uses (financial, professions and other services), and public houses. The potential to develop commercial activities including Class 2 (financial, professional and other services) and Class 4 (office) in Kilsyth is therefore relatively untapped and with a close relationship to Cumbernauld, a good labour supply, good access to Central Scotland and available low cost premises, there appears to be limited potential for office development which should have benefits for the local economy and advance the town centre's role as the commercial centre of the Plan area.
- 9.11** The Plan does not identify a minimum or maximum number of sites to be developed for office use but rather indicates areas where office development would be acceptable. Office developments are to be encouraged to locate in the central area, in particular, outwith the core retail area. In addition, conversions such as upper floors in the retail street will be acceptable in appropriate locations. There is not considered to be sufficient demand to justify a Business Centre.
- 9.12** It should be noted that the Use Classes Order (Scotland) 1997 introduced the Business Class (Class 4) to allow greater flexibility in the use of land and buildings by removing traditional divisions between offices and light industrial units. This flexibility will allow additional opportunities for office development subject to development control criteria.

### POLICIES AND PROPOSALS

**SC1:** There will be a presumption in favour of new shopping development in Kilsyth town centre of a scale and type appropriate to its existing role. In particular, the Council will encourage the change of use of ground floor properties for retail use and the uptake of vacant units within the core shopping area.

**SC2:** In considering proposals for out-of-centre retail development, the Council will require to be satisfied that:-

- Proposals will not individually or cumulatively prejudice the viability and vitality of existing shopping centres;
- The availability of an alternative site in or adjacent to the town centre has been fully considered;
- Proposals are compatible with surrounding land uses and are acceptable in terms of the environmental impact, including on the Greenbelt;



- Sites are accessible by public transport;
- Parking and highway requirements are met and substantial infrastructure investment by the public sector is avoided; and
- Local Plan business and industry policies are not prejudiced.

**SC3:** Within the core shopping area of the Kilsyth town centre there will be a presumption against the loss of shops for the sale of retail goods (Class 1). The Council accepts, however, that there may be limited scope for changes of use from retail to other uses compatible with a retail environment, such as Class 2 (financial, professional and other services) and Class 3 (food and drink). Changes of Use between all classes will have to be justified against the following criteria:

- The effect of the proposals on the viability and vitality of the core shopping area;
- The compatibility with surrounding land uses, especially residential;
- The avoidance of non-retail frontages, which could be detrimental to the retail performance and character of the core shopping area;
- Other Plan policies.

**SC4:** Outwith the core retail area of the Kilsyth town centre, the Council will look favourably on the re-use of vacant shops for other uses which compliment the character of the area, especially office use, provided the proposed use conforms with other Plan policies.

**SC5:** Within the central area there will be a presumption against hot-food shops located directly below or in close proximity to residential properties or in such other locations as nuisance conditions are likely to occur.

**SC6:** There will be a presumption in favour of proposals for improved local shopping facilities subject to their impact on the residential environment, and a presumption against the loss of individual shops outwith the Kilsyth town centre.

**SC7:** The Council will continue to seek to secure improvements for the Plan area's shopping facilities by all means available, and subject to finance being made available will bring forward schemes for various improvement in partnership with the retail trade, the local Enterprise Company and other public bodies.



## Chapter 10

### GREENBELT

#### BACKGROUND

- 10.1** Greenbelt policy is currently operated under Circular 24/85. In conjunction with general policy guidance on development in the countryside, this sets out the three main purposes of Greenbelts in Scotland as:
- To maintain the identity of towns by establishing a clear definition of their physical boundaries and prevent coalescence;
  - To provide countryside for recreation or institutional purposes of various kinds;
  - To maintain the landscape setting of towns.
- 10.2** Circular 24/85 also states that towns and villages within greenbelts should not be allowed to expand beyond the detailed limits established in local plans. Greenbelt designation is also intended to protect agricultural land to enhance the landscape. In introducing a presumption against greenfield development, therefore, greenbelt policy encourages the re-development of sites within the urban areas, thus reducing the extent of vacant redundant land.

#### THE PLAN AREA'S GREEN BELT

- 10.3** The Greenbelt covers the entire rural Plan area with the exception of the Regional Scenic Area. The predominant land use within the Greenbelt is agricultural, generally of lower quality, although there are small pockets of prime quality agricultural land. There are various outdoor recreational pursuits provided for at the Forth and Clyde Canal, Colzium Park and Kilsyth Golf Course. Other land uses within the Greenbelt include sites of importance for nature conservation and the Dullatur Marsh Site of Special Scientific Interest and Dumbreck Local Nature Reserve.
- 10.4** The Greenbelt was first designated in the Plan area in 1983. The Structure Plan recommended that the area south of the Kilsyth Hills Regional Scenic Area be designated Greenbelt, and this recommendation was integrated into the existing Plan. The Council also gave Greenbelt status to the villages of Croy, Banton and Queenzieburn. The current Structure Plan continues to recognise the importance of Greenbelt policy but requires the Council to define precise Greenbelt boundaries around these villages. The Council will continue to maintain the basic strict principles of the Greenbelt policy.
- 10.5** The Greenbelt however, particularly at its urban edges around Kilsyth is always appropriate for review to ensure its continued relevance and defensibility. As there are doubts regarding the developability of some brownfield housing proposals, the Council recognises the need for extending the housing land supply through the release of greenfield sites at Croy and Kilsyth. The Council has therefore accepted that some rationalisation of the existing Greenbelt boundaries is desirable to ensure the long term sustainability of Greenbelt policy. (See also HOUSING).
- 10.6** The Greenbelt has protected the Plan area's urban fringe and countryside from inappropriate developments, and directed development into the urban area. The Greenbelt has also served to prevent any trend towards the coalescence of the urban areas. The potential of the Greenbelts for landscape improvement has been demonstrated with the designation of two SSSI's and an LNR, and a number of planting improvements. The Council will take any opportunity to augment the permanence of the Greenbelt, and in this respect tree planting is seen as an important method by which a clear distinction between the rural and urban areas can be created. (See also NATURAL ENVIRONMENT). It is recognised however that some diversification of the rural economy and re-use of existing vacant buildings might occur, but they should be undertaken in a manner which is sympathetic and appropriate to Greenbelt and countryside policies. Un-used or neglected agricultural land, whether or not officially designated as "set-aside" should not be regarded as having any development potential other than within the terms of Greenbelt policy.

## INCHTERF

- 10.7** The former MOD Inchterf Proof and Experimental Establishment Centre which comprises 76 ha and over 8,000 sq.m. of buildings is currently unoccupied. As a former MOD property it enjoys deemed consent and any successor use will require planning permission. Inchterf's relative isolation from the built-up-area, its remoteness from the strategic road network, its location within the Greenbelt and the inherent restrictions of the site will influence the range of acceptable uses. However, the scale and extent of the existing development make it unrealistic to expect restoration to a greenfield use. Alternative uses for the site will therefore be considered on the basis of policy GB5. In assessing any proposals the protection of the lowland raised bog and the watertable within the site will be given high priority.

## POLICIES AND PROPOSALS

**GB1: The Greenbelt will be maintained within the boundaries shown on the Proposals Map which provides for:-**

- Boundaries around Banton, Croy and Queenzieburn;
- The addition of 11.4ha of land between Queenzieburn Industrial Estate and South Dumbreck, Kilsyth, and 3.0ha of land at Allanfauld, Kilsyth;
- The deletion of 6.1ha of land at Barr Farm, 1.3ha of land at Kirklands Crescent, 5.6ha at Dumbreck, Duncansfield and 0.9ha at Balcastle Road, Kilsyth.

**GB2: There will be a presumption against new development in the Greenbelt unless required for agriculture, forestry, horticulture, nature conservation, appropriate countryside recreation and tourism dependent upon a countryside location, and other development, such as telecommunications development, which can be shown to require to be located in the Greenbelt. Proposals for telecommunications development which satisfy that requirement should also meet the criteria in policy CF11.**

**GB3: There will be a presumption against residential development in the Greenbelt unless it is shown to be necessary for furtherance of agriculture, forestry, and horticulture or other uses appropriate only to a rural area. where a proposal meets these criteria, the following will apply:-**

- The design and siting of the development will have regard to guidance published by The Scottish Office in "Siting and Design of New Housing in the Countryside" (PAN36) in that it reflects a functional, and visual association with existing buildings or some other significant feature, and should be sited in proximity to existing farm groups
- The occupancy of the house will be subject to a planning condition or, if necessary, a Section 75 Agreement, to the effect that the house must remain in the occupation of a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 277 of the Town and Country Planning (Scotland) Act 1997 or in forestry or any other appropriate rural use, or a dependent of such a person residing with him or her, or a widow or widower of such a person.
- Where an existing agricultural dwelling has been sold separately from the associated unit, there can be no assumption that consent will be allowed for the construction of a replacement dwelling.
- There is an onus on the applicant to provide supporting information from an independent agricultural expert to justify the need for additional dwellings on farmsteadings.

**GB4:** There will be a presumption in favour of the restoration and renovation of existing redundant buildings which are of some vernacular interest to form buildings for a use considered appropriate by the Council, provided:-

- Any proposed extension is of an appropriate scale and design with particular regard to materials of the original building;
- The existing buildings have external walls and a roof which is substantially complete in its present form, and the development would not amount to the effective reconstruction of the building;
- The Council is satisfied that the building is no longer capable of reasonably beneficial use for the purpose for which it was designed or last used and is capable of accommodating the proposed conversion. However, when a building makes a particular contribution to the local environment due to its appearance, the Council may exercise, at their discretion, a relaxation of this policy in the interests of restoring the property to a viable condition. Generally only stone or other masonry built, and traditionally roofed buildings will be considered acceptable for use.
- The proposed re-use will be compatible with the location of the building and existing adjoining land uses;
- The building in its proposed use must satisfy any requirements of the sewerage and water authorities and must not involve those or any other statutory bodies in unnecessary or costly expenditure in providing basic services.

**GB5:** A specific locational exception to the Greenbelt restrictions is the Inchterf Proof and Experimental Establishment site where the following uses will be acceptable in principle provided that access and drainage arrangements are satisfactory and there is no undue impact on local residential amenity due to increased traffic, noise or visual intrusion:-

- A leisure use compatible with the Greenbelt;
- Industrial uses requiring a location detached from built-up-areas;
- Office, retail and residential uses will not be considered as acceptable alternative uses for the site. Other uses will be considered on their merits, subject to servicing and amenity considerations. In considering any proposals, the Council will also require to be satisfied that the lowland raised bog and the watertable within the site will be protected.

**GB6:** Within the Greenbelt, proposals for the extension of existing residential, industrial or commercial premises shall only be given favourable consideration when the proposals are small in scale, well integrated with the existing buildings, and do not create adverse traffic or environmental conditions.

**GB7:** The Council, in conjunction with other bodies will encourage and support urban fringe planting which improves the appearance of the Greenbelt, promotes nature conservation, helps to reinforce local landscape character, improve visual amenity or increase public access to the countryside.



## Chapter 11

### MINERALS AND WASTE DISPOSAL

#### BACKGROUND

- 11.1 Of all the activities usually found in the Greenbelt, mineral extraction or waste disposal operations are perhaps the most intrusive. It has to be remembered that minerals can only be worked where they can be found in economic quantities and with the minimum of physical constraints. The inevitable result is that such sites tend to be found within the Greenbelt.
- 11.2 The preferred method of disposing of waste within this country has been to dispose of it to landfill. Worked out mineral sites have often provided the ideal solution not only to the waste problems but in allowing the effective restoration of otherwise derelict sites. Such land uses can provide particular problems for the planning process, but as everyone within society creates a demand for minerals (for the building of roads, houses, hospitals etc.), and generates waste which needs to be disposed of, both land uses need to be addressed in this Local Plan.

#### MINERALS

- 11.3 Within the Plan area mineral extraction has been and still is an important activity and a variety of minerals have been worked in the past including coal, blaes, clay, sand, gravel and hard rock (whinstone).
- 11.4 Currently hard rock is the most prominent mineral extracted with four sites having planning permission. Beltmoss, Riskend and Croy Quarries are operational at present, whereas Craigmarnloch Quarry has planning permission but is not currently being worked. All of these sites are affected by Section 96 of the Environment Act 1995 and as a result the planning permissions are subject to review.
- 11.5 With reference to aggregate minerals (hard rock, sand and gravel) the Strathclyde Structure Plan states that with the exception of sand and gravel there is no overall need to add to the permitted reserves of aggregate minerals. Accordingly, there will be a presumption against adding to the existing reserves of hard rock within the Plan area.
- 11.6 The Structure Plan instructs that within the Kelvin Valley to the east of Kilsyth, land should be identified for sand and gravel extraction in order that the Regional land bank of 10 years can be maintained. Having examined the situation and with regard to other policies within the Plan (particularly those relating to the Regional Scenic Area, the Antonine Wall and Forth and Clyde Canal Amenity Zones) two areas of search have been chosen where, subject to normal environmental and amenity considerations being satisfied, sand and gravel extraction is likely to be acceptable. It is envisaged that due to the sensitive environmental nature of both areas that only small scale workings are likely to be acceptable. Any proposals to extract within the 'areas of search' will need to be designed in such a way as to reduce impacts on the surroundings to the minimum. In the first instance preference will be given to applications to work within the Cowden Hill Area of Search as this area is considered to be less sensitive than the area at Banton.
- 11.7 It is considered that mineral extraction if not properly controlled can have significant impacts on the environment and amenity of an area. As a result, the Council will take all necessary steps to ensure that the impacts of such operations are kept to a minimum. This will be achieved by the rigorous examination of all proposals for mineral extraction, with strong emphasis being placed on ensuring the effective and appropriate restoration of sites following extraction. Through the imposition of planning conditions and where appropriate, Legal Agreements, the Council will ensure that amenity and the environment are safeguarded.
- 11.8 Within the Local Plan area a number of privately run sites have been operated and these have all been licensed to accept only inert waste (builders' rubble, soils and the like). This infilling has resulted in the restoration of a number of former quarries e.g. Neilston Quarry on Tak-Ma-Doon Road and Hope Park Quarry by Croy.

**WASTE DISPOSAL**

- 11.9** The Council recognises that if not properly controlled, waste disposal operations can have a significant impact on the environment and amenity of an area. As such the Council will direct such operations to locations whereby the maximum benefit will be achieved, whilst at the same time ensuring the effects on the environment and amenity are minimised. Subject to a wide range of environmental and amenity considerations being satisfied, such acceptable locations are considered to be man made voids such as disused or worked out mineral extraction sites. Great emphasis will be placed on the appropriate restoration and afteruse of the site being addressed as part of any proposal for waste disposal. Planning conditions and, where appropriate, Legal Agreements will be utilised to safeguard the environment and amenity, as well as the restoration of a site, if considered necessary.

**GENERAL GUIDANCE**

- 11.10** All applications for minerals and waste disposal shall require to be supported by such technical information as the Council may determine. Notes for guidance on such applications are available from the Council's Planning Department.

**POLICIES and PROPOSALS****MINERALS**

**MW1:** There will be a presumption against proposals to extend the supply of land with planning permission for the winning and working of minerals except where:-

- The proposal is for sand and gravel extraction and the site lies within the sand and gravel 'areas of search' or it can be demonstrated that there is a need for the mineral which cannot be reasonably met from available alternative sites elsewhere;
- The proposal does not raise any undue locational, infrastructure, environmental or amenity issues;
- The proposal has regard to the opportunity to conserve associated minerals, restore dereliction and review associated consents.

**MW2:** Planning applications for mineral extraction will be considered in relation to:-

- The need to safeguard and enhance the Regional Scenic Area, the Forth and Clyde Canal Local Plan area, and the Antonine Wall Amenity Zone;
- The need to protect woodland, moorland, agricultural land, scheduled ancient monuments, archaeological sites, listed buildings, Sites of Special Scientific Interest, sites of importance for nature conservation value, and local nature reserves;
- The effects on the environment and open countryside, and on the amenities of residents in the area, of undue visual intrusion and of possible noise, dust and blasting from mineral extraction operations;
- The length of time of the proposed operations;
- The number of proposed traffic movements and the effect on the transportation network;
- The effect on drainage, water supply and nearby surface and underground watercourses;
- The effects of the development on the character of the area;
- The effects of the development on farm structure and viability;



- The potential after-use of the site and the scheme for the appropriate restoration of the land;
- The need to ensure that finished levels are compatible with the surrounding landscape character and are suitable for the proposed after-use;
- The number, type, reserves remaining at other existing or proposed mineral workings in the locality;
- The possible sterilisation of minerals as a result of over development;
- The extent, quality and quantity of the reserve.
- The aim of this policy is to direct mineral extractions to appropriate locations within the Local Plan area.

**MW3:** The Council will seek to protect mineral resources from sterilisation by other forms of development and where appropriate the extraction of the minerals prior to development taking place will be encouraged.

### WASTE DISPOSAL

**MW4:** There will be a presumption against the disposal of waste by means of landfill onto agricultural land, moorland or woodland. There will be a presumption in favour of landfill into disused or worked out mineral extraction sites or other man made voids. Planning applications for waste disposal will be considered in relation to:-

- The need to safeguard and enhance the Regional Scenic Area and the Forth and Clyde Canal and Antonine Wall Amenity Zone;
- The need to protect woodland, moorland, agricultural land, scheduled ancient monuments, archaeological sites, listed buildings, Sites of Special Scientific Interest, LNR's and Sites of Importance for Nature Conservation;
- The effect on the environment and on the open countryside, and on the amenities of residents in the area, of undue visual intrusion and of possible noise, dust and smell from waste disposal operations;
- The length of time of the proposed operations;
- The number of proposed traffic movements and the effects on the transportation network, including road safety;
- The type of waste to be disposed at the site and suitability of the site and its environs for receiving it;
- The effect on drainage, water supply and nearby surface and underground watercourses;
- The effect of the development on the character of the area.
- The effects of the development on farm structure and viability;
- The potential after-use of the site and the schemes for the restoration of the land where appropriate;
- The opportunity for restoration or reclamation created by waste disposal at the site;
- The need to ensure that finished levels are compatible with the character of the surrounding landscape and are suitable for the proposed after-use.



## Chapter 12

# COUNTRYSIDE RECREATION AND TOURISM

### BACKGROUND

- 12.1 The Council recognises the role of countryside recreation in the promotion of tourism, and the importance of the tourist industry in the local economy. In light of recent government advice on agriculture which encourages the diversification of poorer quality farmland, increased opportunities are emerging for the development of countryside recreation. It is important however that recreation and tourism developments do not create unnecessary environmental conflicts. There are already a wide range of recreation facilities and opportunities within the Plan area which are used by the local population, connections with important historical events, and attractive scenery which attracts visitors to the District. The Plan area is well placed therefore to benefit from increased job creation and contributions to the local economy arising from the expansion of tourism. The recreation and tourism potential of the Plan area has however not been fully realised, and a Tourism Strategy is required to reflect this.

### KEY ATTRACTIONS

- 12.2 A number of key attractions exist within the Plan area which has undeveloped potential for outdoor recreation. The area has a wealth of historic and archaeological sites of importance and some industrial heritage offering ideal opportunities for recreational development. Consideration should be given to improving and promoting these facilities in order that they realise fully their recreation and tourism potential.

### DUMBRECK LOCAL NATURE RESERVE:

- 12.3 Dumbreck Marshes was designated a Local Nature Reserve in October 1993. The site lies to the west of Kilsyth, and is one of a complex of wetland sites along the flood plain of the River Kelvin which includes Dullatur Bog Site of Special Scientific Interest, Netherinch Marsh and Twechar Marsh. These wetland sites support a considerable breeding population of bird species and together represent one of the most important wetland complexes for birds in Central Scotland. In order to provide protection and enhancement, a Management Plan to establish the reserve over a five year period 1993-1998 has been prepared by CSCT in conjunction with the Council and other interested bodies. The Plan aims to benefit wildlife, allow access, and the provision of educational/interpretative facilities.

### COLZIUM-LENNOX ESTATE:

- 12.4 The park is open to the public and has many excellent features including woodland walks, picnic sites and car parking, walled garden and curling/boating pond. Colzium House is used for functions and also accommodates a small museum of local history incorporating a cafe and a small theatre. Banton Loch which is adjacent to the Colzium Lennox Estate is used for fishing and walking.

### ANTONINE WALL:

- 12.5 The wall was built in the 2nd. Century AD and formed the most north westerly frontier of the Roman Empire. It stretched for 38 miles from Bo'ness on the Forth to Old Kilpatrick on the Clyde and was constructed of turf. The rampart was built on a heavy stone base alongside a large ditch and forts were located at roughly two mile intervals along its length. Certain areas of the Wall have been eroded and little of the rampart remains, but substantial lengths of the great ditch remain to be seen and good deal of the archaeology of the Wall, and its associated forts and camp remain below ground. Croy Hill is of particular archaeological interest.
- 12.6 Proposals to develop the area around the Antonine Wall have been under discussion for a number of years, and a Tourism Development Strategy for the Antonine Wall has recently been published by Scottish Enterprise

along with Dunbartonshire Enterprise and Forth Valley Enterprise. The Council will undertake further investigations regarding the possibility for a high profile visitor attraction as part of the Tourism Strategy for the District. In the meantime, Croy Hill can play a significant role in the understanding of the Romans in Central Scotland, and facilities such as a car park with tourist interpretative panels and picnic sites can provide a desirable starting point for visitors to the Wall.

- 12.7** Careful consideration must be given to achieving a satisfactory balance between increasing the number of visitors and minimising erosion and damage. the preservation of the actual monument is paramount and should not be sacrificed to enhance its marketability.

#### **THE FORTH & CLYDE CANAL:**

- 12.8** The Forth and Clyde Canal which crosses the District between Auchinstarry and Wyndford offers great potential as a major recreation and tourist attraction. At present the canal is used for boating and the towpath provides an attractive walkway. Fishing is also a popular activity. The Canal has a ranger service appointed by British Waterways.

- 12.9** The Canal was built in the 18th Century to permit the passage of goods from Bowling in the west to Grangemouth in the east, and was finally closed in 1962. The Canal is no longer fully navigable since some parts have been culverted. A Working Party was set up in 1977 consisting of all the local authorities affected by the Canal and other interested bodies, and as a result, the Forth and Clyde Canal Plan was prepared which identifies policies and proposals to improve the recreational use and amenity of the Canal. The Plan was adopted by Strathclyde Regional Council and Falkirk District Council in 1988. Since 1989 annual Monitoring Reports have been published outlining the successes of the policies and proposals to date. Over recent years various bodies, including British Waterways, Local Authorities, Dunbartonshire Enterprise and the Forth and Clyde Canal Society have been actively involved in improving the environmental, recreational and accessibility aspects of the Canal. Recent developments have included the re-introduction of a passenger carrying boat which is moored at Auchinstarry; environmental improvement projects; resurfacing the towpath; provision of slipways; and car parking and landscaping at Craigmarnoch. Various other schemes are envisaged including the formation of a picnic site at Craigmarnoch; landing stages for trip boats and canoeists at Wyndford, Auchinstarry, and Craigmarnoch; picnic site and replacement of lock gate at Wyndford, and further landscaping at key sites.

- 12.10** British Waterways in conjunction with Scottish Enterprise and the relevant Local Authorities have obtained Millennium Fund monies of £3.2 million towards a total project cost of £78.5 million for "The Millennium Link: Unlocking Scotland's Potential" project. The project will restore Scotland's Lowland Canals to navigation and promote a range of developments throughout the Central Belt of Scotland. The Forth and Clyde Canal will benefit from this much needed investment boost which it is hoped will bring forward improvement schemes in the Plan area.

#### **AUCHINSTARRY QUARRY**

- 12.11** The park was a former derelict quarry which was rehabilitated in the early 1980's; car parking and picnic sites are provided, and the site offers considerable potential for fishing, rock climbing and canoeing and has proved to be extremely popular.

#### **ACTIVE OUTDOOR RECREATION**

- 12.12** Within the Plan area, there are opportunities provided for fishing, golf, watersports and cycling. Although in general the facilities for fishing and golfing are adequate and well distributed, some deficiencies have been identified for the other sports. There are no formal cycle routes, and the opportunities for cycling are restricted to suitably surfaced disused railwaylines, claimed rights of way, and the Forth and Clyde Canal towpath (subject to permit). Opportunities for watersports are limited to boat trip/canoeing facilities on the Forth and Clyde Canal and canoeing at Auchinstarry. Other than fishing, there is no scope for the introduction of water related activities at Banton Loch or the Carron Valley Reservoir. The Council is aware that horse riders require safe off-road riding routes and that participation in horse riding is on the increase. There are however no formal

bridlepaths or riding establishments/trekking centres or known negotiated riding routes within the Plan area. Opportunities for riding are therefore limited to a small number of roads and other routes suitable for riders.

### INFORMAL COUNTRYSIDE RECREATION

- 12.13** At present the Plan area offers limited informal recreation opportunities, however, there are a number of countryside features which could be further exploited as recreational assets. A large number of claimed rights of way occur throughout the Plan area, however, many people are unaware of their existence. Considerations should be given to the development and promotion of footpaths in an organised network, providing links between settlements and between key attractions. Important paths that could be developed are between Banton - Colzium - Craigmarnock; Antonine Wall - Forth & Clyde Canal; Queenzieburn & Kilsyth - Kilsyth Hills - Carron Reservoir. Disused railwaylines could be incorporated into the path networks and, if suitably surfaced, could also be used as cycle ways.
- 12.14** Better signposting and interpretation facilities at key locations are important in ensuring that visitors are aware of the tourist facilities and attractions on offer in the Plan area. The Council recognises the importance of this basic infrastructure including the need to identify sufficient sites for parking, picnic sites and viewpoints. At the highest point of the Tak-Ma-Doon Road, a formal car park and picnic site to enjoy the view which extends to the Ochil Hills and the Forth Bridges in the east and to the Clyde coast in the west has been developed. In addition, the Council will pursue a facility for the disabled, to include the formation of suitable car parks, and the provision of seating and picnic areas on land adjacent to the Carron Reservoir.
- 12.15** The promotion of the above developments will be undertaken as part of a comprehensive and co-ordinated approach to the management of the countryside and urban fringes. The Council will take a lead role in formulating a management system for the countryside and urban fringe in conjunction with bodies such as Central Scotland Countryside Trust, Scottish Natural Heritage and the Scottish Wildlife Trust. The Tourism Strategy for the District will also have a role to play in the promotion of countryside access, nature conservation and environmental education.

### POLICIES AND PROPOSALS

**CT1: The Council will seek to enhance and expand tourism through the improvement of existing visitor attractions and infrastructure, such as signposting and interpretation facilities, identifying potential sites, and by encouraging and promoting new visitor attractions within the Plan area, provided that these proposals are sympathetically designed and there is no significant loss of amenity to the surrounding area and are consistent with appropriate Local Plan policies.**

**CT2: The Council will seek to provide interpretative facilities, picnic sites and car parking at Croy Hill, Croy and pursue further investigations regarding the possibility for a high profile Antonine Wall Visitor Centre.**

**CT3: The Council will seek to protect and maintain all existing rights of way, and where routes are affected by new development, will ensure that the established rights of way are maintained, or, if necessary, diverted to a suitable alternative route.**

**CT4: The Council will pursue opportunities to expand access to the countryside by providing new footpaths, cycle routes and bridlepaths with a special emphasis on organised networks, providing links between settlements and key attractions, together with associated signposting.**

**CT5: The Council will continue to support the policies and proposals within the Forth and Clyde Canal Local Plan affecting the Kilsyth Plan area. Canal related development will be undertaken at the following locations:-**

- **Picnic sites, Craigmarloch - Wyndford;**
- **Landing stages for trip boats/canoists - Wyndford, Auchinstarry & Craigmarloch;**
- **Replacement lock gate, Wyndford.**
- **Reference should be made to the Forth and Clyde Canal Local Plan for detailed policies and proposals.**

## Chapter 13

### COMMUNITY SERVICES

#### BACKGROUND

- 13.1 As a unitary authority the Council is now a key agency in the provision of community facilities. This includes the provision of schools, social services and facilities such as libraries, community halls and cemeteries. The provision of a range of community facilities has land use implications and various needs have been identified to be provided by the Council itself or by other organisations.

#### COMMUNITY FACILITIES

- 13.2 A variety of social and community facilities have been established in the Plan area. There are currently two Community Centres and three Community Halls in the Kilsyth and Croy areas. The Council considers that there is an adequate range of community centre/halls/club rooms which should be safeguarded to cater for the needs of the Plan area's residents. The Council recognises however that there is a continuing need to maintain and improve services, and it is envisaged that the needs of the Plan area will largely be met by the upgrading of existing facilities. In light of various restrictions, primarily financial, the Council will encourage the voluntary and commercial sector to provide services to meet the needs of the community. The Council will therefore look favourably upon the provision of these services where they make a positive contribution towards local neighbourhood services.
- 13.3 Although Kilsyth is the only settlement in the Plan area with a library the Council also operates a mobile library, providing a service to the Plan area's outlying settlements. In addition, the Council operates a home readership service, and also deposits books at the Croy and Kilsyth community centres.
- 13.4 There is a hospital (Kilsyth Victoria Cottage Hospital) and Health Centre (Burngreen) in Kilsyth, and an NHS clinic in Croy. Dental services are located in Kilsyth. In light of the small population size of the Plan area and its relative proximity to Cumbernauld, it is considered unlikely that any additional clinics or surgeries will be established. In the event that they are required, the Council will require such services to be well located for the communities they serve in relation to existing associated services and facilities. In particular, homes for the elderly/nursing home developments will normally only be acceptable if they are close to local facilities and provide a comfortable living environment.
- 13.5 It is likely that from time to time part or all of a community facility may become surplus to requirements, and that a non-community use is proposed. The Council will need to be satisfied that there is no longer a need for this facility or that there is an acceptable alternative elsewhere. The Council will therefore encourage the re-use for community purposes where a need can be shown for such uses.

#### EDUCATION

- 13.6 Although there is only one secondary school serving the Plan area, there are six primary schools - three are located in Kilsyth, and the remainder in Croy, Queenzieburn and Banton. School rolls do not appear to be near or at capacity.
- 13.7 The Council is keen to promote the full and integrated use of schools within communities. Many of the schools and halls in the Plan area are used for meetings and leisure activities, and also have a wide range of facilities which in some instances may be under utilised. It is considered that these resources should be used as effectively as possible in order to benefit the community as a whole. The Council is therefore keen to promote the maximum use of facilities for community purposes.

**RECREATION AND OPEN SPACE**

- 13.8** One of the functions of the Council is the provision and maintenance of open space and recreational facilities. Such provision can assist in the positive development of the Plan area and help improve the quality of life for those who live in the area. The Council aims therefore, to ensure an adequate provision for playing fields and other formal sport/recreational/open space in appropriate locations throughout the Plan area. Countryside recreation is closely related and reference should also be made to “Outdoor Recreation and Tourism”.
- 13.9** In general, the Plan area has sufficient recreation and open space provision. Major facilities are located at the Kilsyth Lennox Golf Club, St. Patrick’s Sportsfield, and the Burngreen Park. There is also purely spectator facilities at Duncansfield Park (Kilsyth Rangers Football Club). In addition, the Plan area contains tennis courts at Banton and Kilsyth, and bowling greens at Kilsyth, Croy and Banton. The Council recognises however that there is a need to continue the programme of improvement and upgrading of these facilities, particularly play areas, pitches, pavilions, bowling greens and tennis courts. There is a need to provide modern recreational facilities within the Plan area, and to this end a swimming pool has recently been opened in Kilsyth which will provide wet weather recreational facilities that should enhance the local tourist trade. New recreational and open space provision including a football pitch/pavilion and park are also proposed in Croy which does not have a suitable football pitch or similar recreational facilities.
- 13.10** In order to ensure that maintenance of open space in private housing developments is to an agreed standard, the Council will adopt open space for maintenance purposes provided that the areas are planted/equipped in accordance with the specifications of the Community Services Department. In addition, a lump sum equivalent to 20 years maintenance is paid to the Council, and the titles of the land transferred to the Council with all the legal costs being met by the owner(s) wishing to transfer. The Council will endeavour to seek play provision in accordance with the Council’s draft guidelines on “Open Space Within Residential Areas” which is currently being prepared. Following its approval by the Council, the guidelines will be used to assess the provision of these facilities.
- 13.11** The Council recognises that open space, in particular childrens play areas, may come under threat from development. The Plan therefore safeguards existing parks, amenity open space and play areas.

**PUBLIC UTILITIES**

- 13.12** The Council is not directly responsible for the range of public utilities (gas, water electricity, drainage and telecommunications) which are vital to the maintenance of living standards. It is recognised however that the requirements of the various statutory undertakers responsible for the range of utilities should be taken into account in all new development. (See also BUILT ENVIRONMENT). As restrictions on public expenditure increase, statutory undertakers are less able to service sites for new development. Developers should therefore meet the cost of any capital works required to accommodate the development.
- 13.13** There is also a need to minimise safety risks in relation to pipelines. In order to ensure that the number of people exposed to the risks from pipelines is not significantly increased, and that the operational safety of a pipeline is not adversely affected, both the Health and Safety Executive and British Gas will be consulted on any planning applications within the safeguarding zones of the pipeline.
- 13.14** In accordance with the provisions of Circular 25/85 “Telecommunications Development” there will be a presumption in favour of development required in connection with telecommunications, whilst at the same time minimising the visual impact on the environment.



**POLICIES & PROPOSALS****COMMUNITY FACILITIES**

**CF1:** The Council will assist in the improvement of community facilities subject to the availability of finance in accordance with areas shown to have the greatest needs, demands and shortfalls. The Council will encourage the co-operation of other public or private sector agencies, and community led initiatives in the improvement and future development of such facilities which should be well located in relation to existing associated services and facilities.

**CF2:** There will be a presumption against proposals involving the loss of community facilities unless the Council is satisfied that there is no longer a need for them or an acceptable alternative facility is available.

**CF3:** The Council will support proposals which serve to improve local health or care provision where they have the endorsement of the Health Authorities, and they conform with all other Plan policies.

**CF4:** The Council will support the dual use of school playing fields and recreational facilities and will encourage greater use of Council buildings where practical and desirable.

**CF5:** There will be a presumption against development affecting the existing network of open spaces, especially sports facilities within and adjacent to built-up areas, except where the development provides for outdoor recreation, nature conservation or landscape protection or enhancement.

**CF6:** The Council will require that all new housing developments should have adequate provision for open space in accordance with its approved guidelines which will be set out in the Council's "Open Space Within Residential Areas" policy document.

**CF7:** The Plan, specifically reserves a site for a football pitch, changing facilities and public park in Croy. The Council will seek assistance from the appropriate bodies in the development and implementation of this project.

**CF8:** Where appropriate the Council will continue to improve playgrounds, bowling areas and tennis courts within the Plan area.

**PUBLIC UTILITIES**

**CF9:** Development will not normally be permitted until there has been a commitment by the developer or other body to meet the cost of infrastructure or other capital works whether on or off-site, which would not have been necessary but for the development.

**CF10:** The Council will consult with the Health and Safety Executive and British Gas with regard to any development proposal within the safeguarding zone of the pipeline identified on the Proposals Map.

**CF11:** Subject to the provisions of policies GB2 and NE11, there will be a presumption in favour of development required in connection with telecommunications where:-

1. There are no more satisfactory alternative sites available
2. There is no reasonable possibility of sharing existing facilities
3. In the case of radio masts, there is no reasonable possibility of erecting antennae on an existing building or other structure.

Proposals for telecommunications development in the Greenbelt and in the RSA will also require to satisfy policies GB2 and NE11.

Any development should be sited and designed so as to minimise its visual impact, subject to technical and operational considerations.

**DEVELOPMENT IN CONSERVATION AREAS AND AFFECTING LISTED BUILDINGS:**

The aim of these guidelines is to establish the importance of good design in the preservation and enhancement of Conservation Areas and Listed Buildings. In addition, it provides a policy framework which it is hoped will assist the proprietor, designer and advertiser in making a positive and sympathetic contribution towards enhancement in these areas, providing a sense of pride rather than frustration.

Developers must be aware that within these areas virtually all works require the specific approval of the Planning Department and thus before starting any work it is recommended that you contact the planning staff for advice.

**List of Policies**

The following planning controls apply to all Conservation Areas and Listed Buildings and are designed to help protect their character. They are:

1. The Council will require all forms of application to be sufficiently detailed to give an accurate representation of the proposed design and its relationship to adjoining developments.
2. The Council will not accept developments which include the use of inappropriate materials and which fail to harmonise with the existing range of materials in terms of colour and texture.
3. The Council will only consider proposals for demolition works which include a full structural report and explanation of why renovation is not an achievable option and which are linked by an appropriate timescale to approved re-development proposals.
4. The Council will seek to ensure that the design of new or altered shop fronts is sympathetic to their surroundings in terms of scale, proportions and materials.
5. The Council will seek to ensure that the design of advertising is appropriate in scale, proportions, materials and means of illumination, to the character of the vicinity.
6. The Council will resist the use of dutch canopies preferring instead traditional horizontal blinds.
7. The Council will generally resist the use of solid metal roller shutters preferring instead the use of open mesh type grilles.
8. The Council will resist the use of satellite dishes where they are physically attached to a listed building. Elsewhere the Council will seek to ensure that in all instances dishes are adequately screened in order that they cause no detriment to residential or visual amenity.
9. The Council will seek to ensure that the design of all new or altered buildings is sympathetic to their surroundings in terms of scale, proportion and materials.
10. The Council will resist wholesale demolition, unless it can be established that any property subject of such an application has deteriorated to such an extent that it has become a danger and/or that the building is no longer capable of beneficial use.

***For specific information refer to the Council's planning advice contained in "Development in Conservation Areas and Affecting Listed Buildings".***

## APPENDIX 2

### Listed Buildings in the Kilsyth Local Plan Area

<b>Kilsyth Burgh:</b>	<b>Category</b>
Parish Church, Backbrae St	B
Old Graveyard & Watchhouse, Howe Rd	B
Market Chambers, 6-10 Market Square	B
Pump, Market St	C(S)
48 & 50 Market St	C(S)
Garrell Mill House, Tak-Ma-Doon Rd	B
Garrell Mill, Tak-Ma-Doon Rd	B
Colzium House	B
55-63 Main Street (including the Imperial Restaurant)	B
36-42 Main Street (White House Building)	B
“Brownville”, Balmalloch Rd	B
St. Patrick’s RC Church, 30 Low Craigends	A
<b>Kilsyth Parish:</b>	
Carron Bridge	B
Bentend Steading, Near Carron bridge	C(S)
Glenhead Cottage, High Banton	C(S)
<b>Cumbernauld Parish:</b>	
Lock-Keeper’s Cottage, Wyndford	B

*Based upon records held by the Planning Department.*

**APPENDIX 3****Sites of Importance for Nature Conservation**

<b>I. Kilsyth Hill Sites:</b>	<b>Grid Reference</b>
Hailstane Muir	675805
Plea Muir	688807
Grey Mare Muir	688802
Yellow Muir	711809
Katie Fristy Muir	736815
Green Bank Waterfall	723807
Tomtain Waterfall	727808
Berryhill Waterfall	731804
White Craig	697800
Black Craig	701802
Garrel Craig	705804
2. Forth & Clyde Canal	
3. Auchinvalley Meadow	740790
4. Balcastle Glen & Arnbrae Wood	703780
5. Banton Burn Glen	735804
6. Banton Loch	740785
7. Banton Swamp	745786
8. Banton Mill Pond	746788
9. Barr Braes	723772
10. Boiling Glen	753804
11. Cast Burn Glen	685775
12. Colzium - Lennox Estate	728786
13. Colzium Burn	727793
14. Corrie Burn Glen	676788
15. Corrie Wood	688794
16. Craigdouffie Burn	757807
17. Craigmarnloch Wood	735774
18. Croy Hill	734764
19. Drumglass Marsh	724758
20. Garrel Burn Glen	716796
21. Gledstane March	748787
22. Inchterf Bog & Marsh	688757
23. Kilsyth Marsh	728772
24. Nethercroy Marsh	725745
25. Netherinch Pools and Marsh	688764
26. North Auchinloch Marsh	765796
27. Queenzieburn Glen & Craigroot Quarry	696777
28. Stoneree Glen	695786
29. Townhead Scrub	714773
30. Wellshot	717771
31. Wham Glen	682774
32. Whin Loan	687775

**Sites of Importance for Education:**

1. Kilsyth Primary School	720777
2. Balmalloch Primary School	716785

**Sites of Special Scientific Interest**

1. Dullatur Marsh	750775
2. Corrie Burn	680780

**Planning Guide to the Positioning and Siting of Satellite Aerials**

Satellite dish aerials are usually unattractive and obtrusive features which can spoil the appearance of buildings and streetscapes. Sensitive siting and dish selection can however lessen their adverse affect whilst still allowing satellite services to be enjoyed.

Prior to installation a check should always be made with the Planning Department as to whether the consent of the local authority is required. Any such consent must be obtained before works commence.

Poor siting may lead to the Council requiring that the satellite dish aerial be removed or re-sited at the owner's expense.

**Is a Planning Application Required?**

A general permission for satellite dish aerials is contained in the Town and Country Planning (General Permitted Development (Scotland) Order 1992. The permission varies according to the type of house and area. Planning law makes a distinction between a house and a flat.

**Planning permission is not required in the following instances:**

If the house is outwith a conservation area, then planning permission is not required provided that:

- There will not be more than one dish on the house or in the garden;
- The dish does not exceed 90cm in size;
- The dish does not protrude above the highest part of the roof;
- The dish is sited with the minimum of visual intrusion.

If the house is in a conservation area, then planning permission is not required provided that:-

- The dish will not be on the roof slope or wall of the house facing the road;
- There will be not more than one dish on the house or in the garden;
- The dish does not exceed 90cm in size;
- The dish does not protrude above the highest part of the roof;
- The dish is sited with the minimum of visual intrusion.

If the dish is to be on any other residential building such as a block of flats or tenement then planning permission is not required provided that:-

- The number of dishes on the building as a whole does not exceed two;
- The dishes do not exceed 90cm in size;
- The dish is sited with the minimum of visual intrusion.

If the flat or tenement is in a conservation area, then planning permission is required to install any satellite dish aerial.

In the case of flats or tenements, these limits refer to the building as a whole and not to each separate flat. If, therefore, two flat dwellers have already installed a dish, planning permission is required for further installations. In such cases, the flat dweller may wish to examine the possibility of a shared dish.

**Is Listed Building Consent Required**

Some buildings are "listed" because of their special historic or architectural interest. If the dish is to be located on a Listed Building then Listed Building Consent will be required. Listed Building Consent is different from planning permission.

Listed Building Consent is required for any dish that affects the character or appearance of a Listed Building or its setting.

### **Landlords Consent**

If the dish is to be attached to a Council house or flat the written consent of the Director of Housing and Property Services should be obtained.

### **Planning Guidelines**

Satellite dish aerials should be selected and located such that they have the least possible impact on the appearance of buildings and streetscapes.

**Siting:** As a general rule siting on the ground or on an unobtrusive outbuilding is the best solution.

If the dish has to be located on the dwelling it should be in as unobtrusive a position as is practical. Every effort should be made to keep the satellite dish aerial off the frontage of the building. Suitable locations may be on the side or rear walls or behind chimney stacks.

Consideration should be given to the amenity of neighbours when deciding on an installation position.

**Selection:** The dish should be as small as is practical. The open mesh type is often more successful in blending with the background. Care should be taken to avoid any unnecessary colour clash between the dish and the background which will highlight the presence of the satellite dish aerial.

Where feasible shared systems should be used to avoid unnecessary proliferation of satellite dish aerials on blocks of flats, terraced rows or semi-detached buildings.

### **Guidelines for Conservation Areas and Listed Buildings**

Within Conservation Areas and where Listed Buildings are involved the erection of satellite dishes will always require consent from the Council. In dealing with applications the Council will seek to ensure that dishes are sensitively positioned so as to cause the minimum visual disturbance. As a general rule siting on the ground is the most acceptable location, allowing for the dish to be screened. Where this is not possible the dish should be as far as possible be screened from public view. This may mean location on a rear outbuilding or on a hidden elevation, although great care must be taken with the means of fixing if the building concerned is Listed. Dishes should never be sited on the roof or on projecting arms extending above the roof pitch. The dish itself should be the smallest size of dish capable of receiving a signal and should be finished in grey or black. No advertisement should be visible on the dish.

Before installing a satellite dish aerial always check with the Council's Planning Department to find out if consent is required and whether the proposed position is acceptable.

**Design Guide for House Extensions**

Good house extension design is important for buildings and for general areas. A little thought and consideration can lead to a much more satisfactory development i.e. an extension which is attractive in its own right and sits comfortably with the rest of the building. It is not always the case that better design means extra cost.

Professional architectural advice is often advisable and early discussion with a planning officer is welcomed. It must be clearly established with the Planning and Building Control Department whether the proposed works require planning permission and/or a building warrant.

There are a number of complex exemptions from the need to obtain planning permission for house extensions. Always check with the Council whether planning permission and/or a building warrant is required for the proposed extension.

**Design Guidance**

In simple terms house extensions should reflect the design of the original dwelling and should not dominate its appearance. This will normally mean:

- A pitched roof where appropriate;
- Moderation in size;
- Matching materials. With a stone building a simple wet dash render may be better than an attempt to match the stone. Standard tiles are unlikely to acceptably match slates;
- Care taken over the design, height and scale of the extension in relation to the main dwelling.
- It should also be ensured that there is no loss of privacy through overlooking windows, that a sufficient amount of private garden remains and that there is suitable parking and vehicle turning provision remaining within your site.

Dormer window extensions should:

- Preferably be on the rear of the dwelling;
- Be as small as possible and should allow the roof rather than the dormer to be the main feature;
- Have a pitched or mono pitched roof if this is appropriate;
- Not extend to roof ridge and/or wall head;
- Have external materials to match the roof.

The above suggestions are for guidance only and there may be circumstances where different standards apply. The Planning Department will be pleased to discuss your proposed extension with you.



**Car Parking Provision**

The following gives guidance on the standards of parking provision which the Council will require for all new development schemes.

These guidelines are generally to be regarded as the minimum levels acceptable, and may be exceeded where necessary. Relaxation from these guidelines may, however, be justified where the proposals involve:-

- Existing surplus parking provision;
- Overriding considerations of conservation.

<b>Development</b>	<b>Standards</b>
<b>Housing</b>	
General	2 space per dwelling + 33% visitor parking
Sheltered: public	0.25 space per dwelling + 33% visitor parking + 1 space per warden
private	0.25 spaces per dwelling + 33% visitor parking + 1 space per warden
Old Peoples Home	1 space per 4 residents
<b>Shops</b>	
0-500sq.m	5 spaces per 100sq.m.
500-2000	6.5 spaces per 100sq.m.
2000-5000	8 spaces per 100sq.m
5000-7500	7 spaces per 100sq.m
7500-10000	6 spaces per 100sq.m
Retail Warehouses	5-10 spaces per 100sq.m. + 1 space per 3 staff
<b>Offices</b>	
Offices	1 space per 20sq.m
New Build	1 space per 50sq.m.
Banks	1 space per 100 sq.m. pfa + 1 space per 3 staff
<b>Industrial</b>	
General	1 space per 100sq.m. gfa + 10% visitors parking
Distribution	0.5 space per 100sq.m.

**Notes:**

1. gfa = gross floor area, pfa = public floor area;
2. Residents parking allocation should be located within the property curtilage wherever possible but not directly in front of the buildings. This is most readily achieved by the provision of private driveways and/or individual garages/car ports. Failing this, the location and surface treatment of off-street parking areas should emphasise their private nature.
3. Visitors parking areas provided for communal use should be located so as to be obvious to strangers to the development. It will often be appropriate for such public parking to be located in lay-bys, particularly since their presence can positively discourage indiscriminate kerbside parking. Space for the loading and unloading of goods is not included in those standards. Provision should be made for this where necessary.
4. Space for the loading and unloading of goods is not included in these standards. Provision should be made for this, where necessary.
5. For other uses, reference should be made to the advice in Strathclyde Regional Council's "Guidelines for Development Roads (1986)".

**Open Space Within Residential Areas**

The “Open Space Within Residential Areas” guidelines will provide developers with information as to the designation, maintenance and management of open space within residential areas. The document will provide guidance on all aspects of open space from private open space in terms of plot size within housing layouts to public open space in terms of adoption of equipped play areas and kickabout areas.

The guideline is at the draft stage, however, following its approval by the Council it will be regarded as supplementary guidance to the Plan.

## GLOSSARY

**Adoption:**

The bringing into force of a Local Plan through a resolution of the planning authority. This follows the finalised Local Plan stage.

**Amenity Housing:**

Housing which has been specifically designed to meet the needs of elderly tenants.

**Article 4 Direction Order:**

An Order under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, approved by the Secretary of State requiring that certain works which are normally exempt from the need to obtain planning permission should obtain formal consent.

**Ancient Monuments:**

A monument or site of archaeological importance which is in the guardianship of the Secretary of State or scheduled by the Secretary of State as being of special archaeological importance.

**Business Use/Development:**

Use or development of land/buildings for light industrial, research and development and office purposes.

**Class 4:**

The definition of business use development contained in the Town and Country Planning (Use Classes) (Scotland) Order 1997.

**Conservation Area:**

An area designated under the Town and Country Planning (Scotland) Act 1997 as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

**Consultative Draft Plan:**

The Consultative Draft Plan is a document containing the matters arising from data collection and analysis and matters proposed to be included in the Finalised Plan (i.e. draft policies, proposals and recommendations).

**Development:**

The carrying out of building, engineering, mining or other operations in, on, over or under the land or the making of any material change in the use of any buildings or other land.

**Development Plan:**

The Development Plan for an area comprises the approved Structure Plan and approved Local Plan. Where a Local Plan has not been prepared the "old" plan prepared under the Town and Country Planning (Scotland) Act 1972 is relevant.

**Finalised Local Plan:**

A Local Plan which has taken account of public representations and consultations and is placed on deposit for the statutory six week objection period.

**General Development Order (GDO):**

A Statutory Instrument comprising the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and the Town and Country Planning General Development Procedure (Scotland) Order 1992.

**Housing Associations:**

Associations of groups or individuals formally constituted and committed to meeting specific housing needs or requirements.

**Housing Plan:**

Housing policies and programmes for the next five years, prepared regularly by the Council for consideration by the Scottish Ministers as a basis for financial approval or commitments in the coming years.

## GLOSSARY

**Infill Development:**

A development or site located within the urban area and involving redevelopment, conversion, sub-division or the development of undeveloped land.

**Infrastructure:**

The roads, services, schools, etc. which are needed to allow developments to take place.

**Intensive Form of Development:**

A type of development or redevelopment resulting in a high level of activity/traffic movements and a large amount of floorspace.

**Light Industry:**

An industry which could operate in a residential areas without causing a nuisance by noise, vibration, smell fumes, ash, dust or grit.

**Listed Building:**

A building on the Scottish Ministers' list of Buildings of Special Architectural or Historic Interest which is afforded statutory protection under the Town and Country Planning (Scotland) Acts.

**Local Plan:**

Local policies and proposals for the development of a district or part of a district, prepared by the Council, as a basis for development control. Such plans must conform to the Structure Plan.

**Local Transport Strategy Document:**

LTSD, a document formally submitted to the Scottish Ministers on an annual basis putting forward the Council's transport policy and five year programme of capital and revenue expenditure.

**National Planning Guidelines:**

National Planning Guidelines are issued by the Scottish Executive and are intended to identify and define types of development and locations which may raise national issues relevant to land use planning. The guidelines set out in the national aspects of land use which should be taken into account by local planning authorities in the preparation of development plans.

**Open Space:**

1. Amenity Open Space - Parcels of land and landscaped areas the principle function of which is to enhance the appearance of an area;
2. Recreational Open Space - Parks and areas of open land the principle function of which is to provide a facility for informal outdoor activities and sports.

**Permitted Development:**

Development not requiring express permission from the planning authority; see Schedule I of the General Permitted Development (Scotland) Order 1992.

**Planning Consent/Permission:**

Formal permission granted by a planning authority or the Scottish Ministers for development of land or buildings or the change of use. Building development is commonly granted in detail or in outline. An outline consent establishes the principle of development, and details of the site, siting, access arrangements etc for the development may be reserved and require further formal planning consent.

**Planning Applications:**

An application made to the local planning authority seeking planning consent for development.

**Policy:**

The course of action which the Council will take within specified areas in response to problems, issues or planning applications.

## GLOSSARY

**Prime Agricultural Land:**

Agricultural land classified by the Department of Agriculture and Fisheries for Scotland as Categories 1,2,3(i) on the Macauley System, and representing the land with the greatest agricultural productive potential.

**Proposal:**

A development or action which a local authority, other agency or private individual intends to implement.

**Proposals Map:**

This illustrates on an Ordnance Survey base, the effect or extent of the policies and proposals contained in the Written Statement. Should a contradiction appear between the provisions of the Written Statement and the Proposals Map the provisions of the Written Statement shall prevail.

**Public Transport:**

A communal form of transport other than private car or taxi and including rail, bus, light rail.

**Recommendations:**

Statements where the Council has no direct control over implementation and where another body has been asked to take action or assume responsibility for implementation where no current commitment exists.

**Regional Development Strategy:**

The broad direction and approach against which future physical development of the Region should be considered, as set out in the Structure Plan.

**Services:**

Service industries such as retailing, finance, transport, distribution, etc or local authority or public utility service such as roads, water, gas etc.

**Sheltered Housing:**

Groups of housing units provided for those elderly people who require occasional support and assistance from a resident warden but who do not require full residential care.

**Shops:**

Premises which are used for retail purposes as defined by Class I in the Town and Country Planning (Use Classes) (Scotland) Order 1997, and have been granted formal planning permission for such use or have been in use for such a period of time that no formal consent is required for that continued use.

**Special Needs Housing:**

Dwellings specifically designed for the elderly, disabled, etc and usually located close to shopping and other amenities.

**Structure Plan:**

The part of the Development Plan which is prepared by the Council in conjunction with the Glasgow and Clyde Valley Structure Plan Team and which deals with "strategic" matters in the Region which affect the general structure of land use patterns within the Region.

**Tree Preservation Orders:**

An Order promoted by the Council preventing the felling, lopping, topping, etc of specified trees or areas of woodland etc without consent.

**Traffic Management:**

The exercise of controls on the use of roads so as to obtain the best use in the general interest and as safely as possible.

## **GLOSSARY**

### **Use Classes Order (UCO):**

The statutory instrument termed the Town and Country Planning (Use Classes) (Scotland) Order 1997 which sets out various classes of uses for the purpose of clarifying when a change of use requires planning permission.

### **Warehousing:**

1. Distribution and Storage Warehousing - buildings and sites where the principal function is the storage or distribution of goods, as defined by Class 6 of the Use Classes Order;
2. Retail Warehousing - Large single storey retail stores having a minimum of 1,000 sq.m. of selling space and on-site customer car parking, and stocking and selling non food goods such as DIY, furniture/carpets and gardening goods.

### **Written Statement:**

This document, together with the proposals Map, forms the statutory Local Plan.



contact:

North Lanarkshire Council  
Department of Planning and Environment  
**tel: (01236) 616461**

