

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE OF CURRENT POSITION

Site Address:	AUCHENSOU L FARM B734 FROM A714 JUNCTION AT PINMORE BRIDGE TO BARR PINMORE SOUTH AYRSHIRE KA26 0TJ
Application:	23/00639/APP SITING OF MOBILE CABIN

Appointed Officer's Decision:	Approval with conditions
Date Notice of Review Received:	23 February 2024

Current Position:	New Case for Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 5 – Report of Handling Pages 6 to 9 – Notice of Review Pages 10 to 13 - Review Statement Pages 14 to 66 - Supporting Information Pages 67 to 72 – Original Planning Application Pages 73 to 78 - Supporting Information Pages 79 to 81 - Plans Page 82 – Decision Notice Pages 85 to 90 – Interested Parties Page 91 – Draft Conditions
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	April 2024

Report of Handling of Planning Application

The Council's Scheme of Delegation can be viewed at <https://www.south-ayrshire.gov.uk/planning-application-process>

Reference No:	23/00639/APP
Site Address:	Auchensoul Farm B734 From A714 Junction At Pinmore Bridge To Barr Pinmore South Ayrshire KA26 0TJ
Proposal:	Siting of mobile cabin
Recommendation:	Approved with conditions

REASON FOR REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 15 August 2023.
- The application was validated on 26 September 2023.
- A Site Visit was carried out by the Planning Authority on 24 November 2023.
- No Neighbour Notification was required.
- No Site Notice was required.
- No Public Notice in the Local Press was required.

1. Site Description:

The application site is the curtilage of Auchensoul Farm, by Barr which is a category C listed building.

2. Planning History:

There is no relevant planning history in the assessment of the application.

3. Description of Proposal:

Planning permission is sought for the erection of a mobile cabin at the locale. Details are contained within the submitted plans.

A supporting statement accompanies the submission which provides a background of the proposed development. The proposed mobile cabin will be ancillary to the main farmhouse on site and is for ground floor accommodation for extended family members to reside.

4. Consultations:

Ayrshire Roads Alliance offers no objection.
Scottish Water offers no objection .
Environmental Health offers no objection .

5. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any

report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations. None.

6. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development. None.

7. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. None.

8. Representations:

No representations were received.

9. Development Plan:

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/national-planning-framework-4/pages/12-introduction.aspx):

Policy 17: Rural homes

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

As assessment of the proposals against the provisions of NPF4 is set out below.

South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/development-planning/local-development-plan-2):

Strategic Policy 1: Sustainable Development;
Strategic Policy 2: Development Management;
LDP Policy: Rural Housing;
LDP Policy: Landscape Quality.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

10. Other Relevant Policy Considerations (including Government Guidance):

South Ayrshire Council Planning Guidance - Rural Housing;

The development proposals involve the erection of annex accommodation which will function as additional residential accommodation to the main dwellinghouse.

The Council's Rural Housing Policy and associated Guidance set out instances when new housing proposals within rural areas may be acceptable. In so far as the Rural Housing policy is concerned, new housing in the countryside is acceptable as follows;

- additions to 'clusters' (defined as two or more houses) where there are existing groups of houses, and extensions to small settlements;
- rehabilitation of vacant rural buildings;
- replacement of existing houses;
- houses related to rural businesses;
- house extensions

The proposals involve the erection of a mobile cabin to form additional residential accommodation to the main dwellinghouse.

As such, subject to conditions which ensures the mobile cabin is not utilised as independent residential accommodation, it is not considered that the development proposal is contrary to the provisions of the Council's planning policy Rural Housing, as outlined further below.

11. Assessment (including other material considerations):

Planning permission is sought for the siting of a mobile cabin within the curtilage of Auchensoul Farm, Barr.

The proposed cabin reaches a height of approximately 4m and has a footprint of 14750x6800 and shall be finished with a mid-grey steel standing seam roof, stained timber walls, timber windows and doors and grey upvc rainwater goods. It is considered that the siting, scale, massing and design of the proposals are considered to be acceptable given the rural setting of the site, and limited visibility of the proposals due to the topography of the landscape and adjacent mature treebelt.

As set out in the supporting statement, the proposed cabin is required to provide ground floor accommodation for the applicants' extended family. Additionally, given the temporary nature of the building, the development's impact on the locale, is entirely reversible. A condition is attached to the permission which ensures that the mobile cabin will be removed from the site within ten years of the date of the decision and that the land will be restored to its former condition.

The proposed cabin is well sited within application site when viewed against the backdrop of the adjacent farm buildings and is screened by the topography of the adjacent land and mature treebelt which limits views of the proposed cabin from the adjacent road (B734). Given this existing landscape setting and the small-scale nature of the accommodation proposed, it is not considered the development shall result in an adverse impact on the landscape character of the locale or on the setting, character or appearance of the listed buildings at Auchensoul Farm.

The siting of the mobile cabin is considered to be sufficiently sited and distanced so as not to cause any significant adverse effect on any neighbouring residential amenity or the wider visual amenity of its surroundings over the limited lifetime of its permissible presence.

In terms of the amenity of the proposed accommodation, it is noted that the proposed cabin is located within the curtilage and in close proximity of Auchensoul Farmhouse, which is within the ownership and control of the applicant. In this context, there is potential for any activity at, and movements to and from the adjacent buildings to disrupt the amenity of the accommodation to an extent. However, given that the proposal is for ancillary residential accommodation to this dwellinghouse, any disruption, should it occur, will be on a temporary and limited basis during the occupation of the cabin. As noted, an appropriate

condition is proposed ensuring that the proposed ancillary accommodation and existing Auchensoul Farm remain part of the single and inter-connected planning unit formed by the donor property and that neither shall be disposed of separately from the other shall be attached to the permission hereby granted. This ensures that the residential amenity of the existing dwellinghouse at Auchensoul Farm is not compromised by the occupation of the accommodation and control of the same party. The supporting statement agrees to such a condition due to the nature of the use of the cabin.

Furthermore, the Ayrshire Roads Alliance, Environmental Health and Scottish Water offer no objections to the proposals.

For the reasons noted above, it is considered that the development proposal broadly aligns with the provisions of NPF4, the Adopted South Ayrshire Local Development Plan and guidance. The proposals are not considered to adversely impact on the rural setting of the locality given the small-scale nature of the development in question. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application is approved, subject to the following conditions.

12. **Recommendation:**

It is recommended that the application is approved with conditions;

- (1) That the development hereby permitted must be begun within three years of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (3) That the existing dwellinghouse and the mobile cabin hereby granted planning permission shall remain part of the same single inter-connected residential planning unit. Once the mobile cabin has been implemented, neither the existing dwellinghouse nor the mobile cabin shall be sold, leased or otherwise disposed of for the use as a separate dwellinghouse without the submission of a further planning application.
- (4) That the approval for the siting of a mobile cabin is limited to 10 years from the date of this decision whereupon the mobile cabin shall be removed from the site within 2 months of that date, and that written evidence confirming its removal and the timing thereof - to the satisfaction of the Planning Authority - shall be submitted to the Planning Authority within 1 month of its removal.

Reasons:

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
- (4) The mobile cabin is of a temporary nature and is only acceptable as a temporary expedient.

Advisory Notes:

List of Plans Determined:

Drawing - Reference No (or Description): **Approved** 2302/01A

Drawing - Reference No (or Description): **Approved** 2302/02A

Drawing - Reference No (or Description): **Approved** 2302/03

Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and

buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

<i>Decision Agreed By:</i>	<i>Appointed Officer</i>
<i>Date:</i>	<i>29 November 2023</i>

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments
 The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013
 The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	PAUL	Forename	IAN
Surname	MATTOCK	Surname	BOUSIE
Company Name		Company Name	JGB ARCHITECTURAL DESIGN
Building No./Name	AUCHENSOU L FARM	Building No./Name	FLAT 6
Address Line 1	PINMORE	Address Line 1	GROSVENOR HOUSE
Address Line 2		Address Line 2	WARWICK SQUARE
Town/City	GIRVAN	Town/City	CARLISLE
Postcode	KA26 OTJ	Postcode	CA1 1LB
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	SOUTH AYRSHIRE		
Planning authority's application reference number	23/00639 / APP		
Site address	AUCHENSOU L FARM PINMORE . GIRVAN KA26 OTJ		
Description of proposed development	SITING OF MOBILE CABIN ANNEXE ADJACENT TO EXISTING FARMHOUSE TO PROVIDE GROUND FLOOR ACCOMMODATION FOR EXTENDED FAMILY (PARENTS)		

Date of application

26 | 09 | 23

Date of decision (if any)

05 | 12 | 23

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

Application for approval of matters specified in conditions

5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

FURTHER STATEMENT AND SUPPORTING DOCUMENTATION ARE BEING SUBMITTED.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

THE SITE IS ON PRIVATE LAND.
APPLICANT IS WILLING TO ARRANGE AN UNACCOMPANIED SITE VISIT.

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE SEPARATE REVIEW DOCUMENT ATTACHED.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

REVIEW STATEMENT
DETAILS OF CABIN PROPOSED
DRAWINGS AS SUBMITTED
APPROVAL NOTICE
SUPPORTING STATEMENT FROM SUPPLIERS

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requesting a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: Name: Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

Auchensoul Farm
Pinmore
Girvan
KA26 0TJ

Mr P Mattock

Planning Review Statement

Ref 23/00639/APP



IGB Design Ref 2302

February 2024

1 Application / Approval

The application and approval referred to is for the siting of a mobile cabin as stated on the application forms and planning statement (extract from planning statement provided at 2 below)

2 Proposal (As submitted)

The applications made are for the siting of a proprietary modular mobile annexe to provide accommodation for the applicants extended family. (parents) who are now residing with him on site are finding it increasingly difficult to manage the stairs in the existing farmhouse.

The annexe will be positioned on the site of a redundant and now demolished farm building as shown on the drawings attached adjacent to the existing steading and farmhouse.

The annexe will be used by other family members during visits and whilst being provided with its own toilet etc and basic cooking facilities main meals will be taken together as a family in the existing farmhouse.

It is intended as an annexe to the existing farmhouse only and there is no wish or intention for it to be a separate dwelling. The applicant is happy to accept and agree a Planning Condition to that effect

Drainage will be connected to existing septic tank. The occupant capacity will not be increased.

3 Background to Review

The approval notice when received included a condition (No 4) limiting the consent to a maximum period of ten years.

This was completely unexpected as the application was not for any form of temporary consent and at no time during the process was any indication given that this condition was to be attached.

The issue was raised both verbally and via e mail with the case officer who advised that this was " standard practice " given that the proposed annexe was considered to have a limited lifetime

It was made clear that the applicant would have the option to re-apply to extend the permission and that in fact the Planning Service would send out a reminder to that effect

4 Reasons for Review

1.0 Retirement worries

1.1 The cabin is being provided to create ground floor accommodation for the applicants elderly parents who are finding it increasingly difficult to negotiate the existing stairs in the existing farmhouse. Space is limited within the existing farmhouse and there is very little option to alter or upgrade the existing accommodation (with the added complication that it is a listed building)

1.2 The option of providing the annexe was thought ideal in as much as it would provide the necessary ground floor accommodation whilst also allowing the applicants parents to maintain a degree of independence and privacy.

1.3 The extended family could come together for meals etc. but also both have an element of private space when preferred.

1.4 The applicants parents are realistic in their outlook that their level of reliance on their family will only become greater as they get older but are also positive enough to be looking forward to many years of active retirement and do not want to spend the next years with the ever present nagging doubt that they may have to relocate in ten years time.

1.5 Notwithstanding the above the family as a whole are reluctant to commit to the (not inconsiderable) costs of buying the cabin whilst this doubt over it's long term use exists

2.0 Longevity of Cabin

2.1 We are of the view that the comment that the proposed cabin will have a limited lifespan is mistaken and we provide further details and manufacturers / suppliers statement confirming that the cabin has a design life considerably in excess of ten years and as for any building subject to reasonable levels of maintenance could be comparable to any other form of "permanent" building.

2.2 Manufacturers brochure confirms the cabins are designed and built to cope with the harshest climate Finland can throw at them and are expected to last for "many generations to come "

5 Final Statement

Given the additional information provided we request that Condition No 4 on the approval document be removed entirely.



Sawmill Cottage, Carwhinley, Longtown, Carlisle, CA6 5PQ

Phone [REDACTED]

www.loghomesfinland.co.uk

email: [REDACTED]

22nd February 2024

Design and material statement relating to log cabin At Auchensoul Farm planning application 23/00639/APP.

Dear IGB Architectural Design,

With reference to the log cabin at Auchensoul Farm, we would like to inform those involved about the materials and potential lifespan of the buildings we supply and construct. These structures use slow grown laminated log materials grown in Lapland, producing a timber that is extremely durable and long lasting. We have drawn on the experience of the Finnish suppliers and people who live in log structures as their homes with proven longevity. The materials and design ethos are to provide accommodation that is designed to last for generations using sustainable materials that provide a comfortable and thermally efficient space.

This statement is backed up by the fact that we have been supplying these buildings for many years, all of which still stand in perfectly habitable condition with minimal maintenance.

Darryl Beeby

Yvonne Robertson

D.S Beeby & Y.Robertson

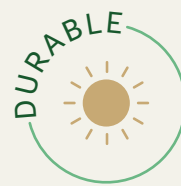
Registered Office: 31 Lonsdale Street, Carlisle, CA1 1BJ

Company Reg no. 7459714 Vat Reg no. 104423854

Trading as Log Homes Finland Ltd



MOBILE LOG HOMES





Log Homes Finland are proud to introduce our mobile log homes using the finest quality Finnish logs and timber products. Manufactured in a state of the art modern production facility in Finland to our specification. Finland is the most forested country in Europe and has been committed to sustainable forest management for generations, this high quality natural resource is brought to our customers in the U.K. Our mobile log homes will suit a wide range of needs so if you are looking for a family home, holiday home, annex for family, workers accommodation or a multiple unit leisure development we can provide the finest quality bespoke solution to meet your requirements.

DESIGN

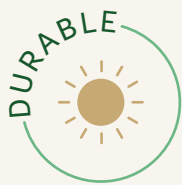
All the layouts illustrated can be modified to suit individual requirements or we can provide a bespoke design solution. We often provide individual designs to ensure your new log home fits your site and accommodation needs. New designs can be illustrated with photo-realistic images. We provide assistance with designing your new home and drawings for approval before ordering. All homes have disabled access.

QUALITY

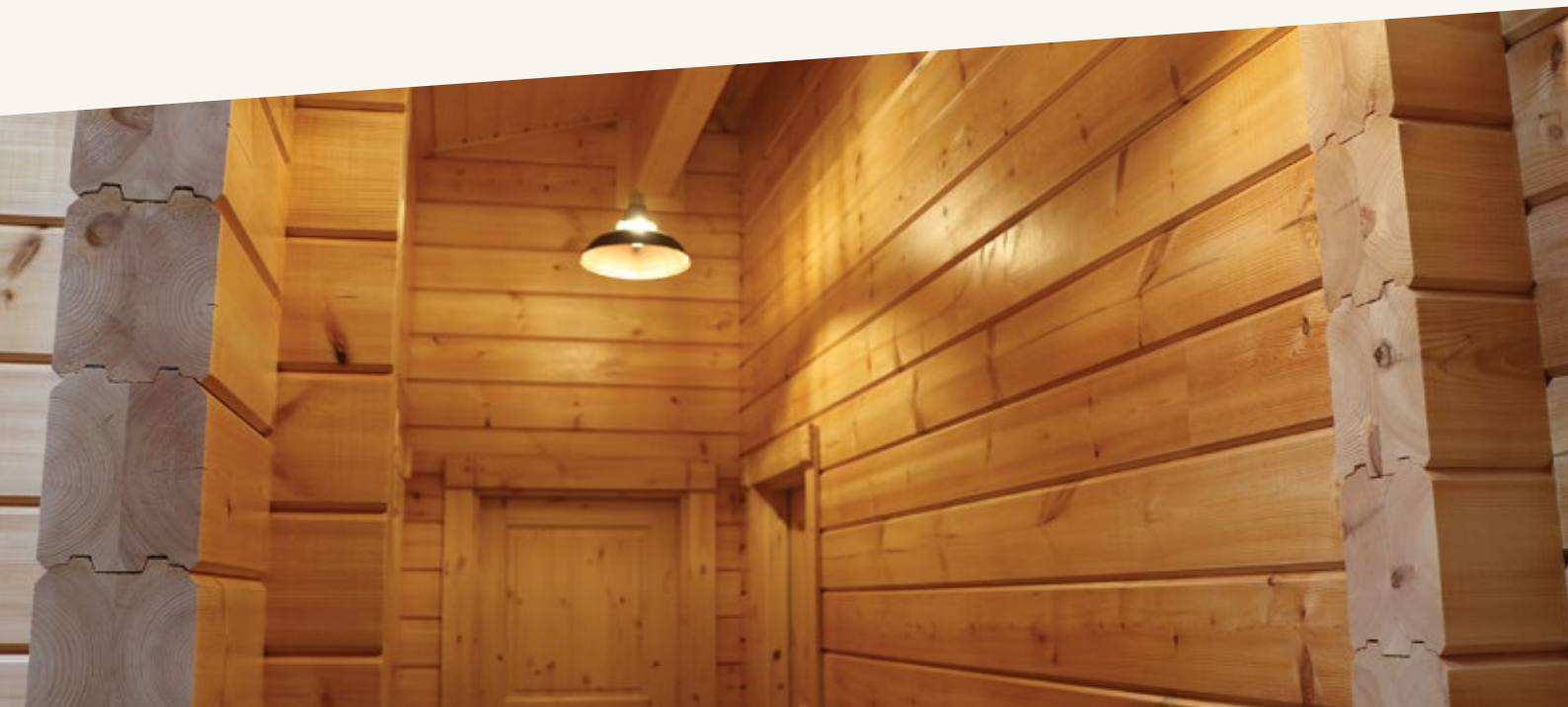
Our log homes use materials chosen for durability and to achieve a quality of finish and style we are very proud of. Log walls are manufactured from slow grown very dense Pine or Spruce which gives enormous strength, warmth and longevity with a solid feel and appearance to last for generations. Roof finishes, doors, windows, insulation and all key components are sourced using proven products which represent quality and value for money.



Our products are supplied directly from one of the leading log house manufacturers in Finland and carries the highest AAA Rating and the CE mark.



The beautiful red, slowly grown pine is tightly grained making it exceptionally strong and durable, the lamination process enhances this strength. Our timber comes from the northern latitudes of Finland and Lapland, the perfect climatic conditions for quality slow grown timber.



BUILD

Log Homes Finland have many years experience in the construction and supply of log buildings to ensure your investment is built correctly and efficiently using proven methods and materials. This includes an external paint system with a minimum of four layers to give ultimate long lasting protection.

WEATHER SEALING

Each log has factory applied sealing strips to the sturdy double tongue log design with specially designed extra sealing bands around every corner joint. This gives a proven weather and air tight structure without compromising the logs natural ability to breathe whilst maintaining energy efficiency. A truly natural environment to live in.

BASE SUPPORT SYSTEM

We have helped to design a base system for our mobile log homes which is incredibly simple and cost effective with no need for concrete or brick pillars to support our mobile log homes. This comes as a standard feature and the only site preparation required is a level area of compacted aggregate.

AIR QUALITY

Logs are a natural insulator with a natural ability to regulate moisture. Interior moisture is therefore maintained at moderate levels providing enhanced air quality and stable temperatures with a very low risk of mould and bacteria.



LOG WALLS

Market leading standard 135mm wide laminated log with other sizes available.

ROOF

Large section roof rafters with steel roofs as standard which are available in different profiles and colours plus an optional special soundproofing layer. Vaulted ceilings as standard with optional roof windows.

PAINT COATINGS

Minimum of 4 coats of external protection in a colour of your choice ranging from natural wood stains to an extensive range of solid colours to compliment the surroundings of your new log home.

INSULATION

Double layers fitted to floor and roof developed and designed to provide optimum efficiency. We have many testimonials from customers living in our buildings saying how easy our buildings are to heat and comfortable for all year round living.

BASE SYSTEM

Large section glulam engineered timber beams fitted onto reinforced adjustable plinths. No concrete required.

DOORS / WINDOWS

Manufactured in Scandinavia to our high specification using solid wooden construction, triple glazing and factory finished coatings from a huge choice of colours. Domestic standard secure locking systems.

FLOOR SECTIONS

Large section floor joists, structural plywood sub-floor, sealed and double insulation layers. Underfloor heating optional.

INTERNAL DOORS

Cross glued solid wooden doors and frames with high quality factory finished lacquer with fitted glass panes as an option.

OPTIONS

- Laminated log sizes of 95mm, 135mm and 180mm.
- Extra insulation wall.
- Alternative roof profiles and coverings, including Cedar.
- Glazed internal doors.
- Wet rooms.
- Metal colour matched guttering.
- Larger decks and access ramps.
- Non-slip composite decking and balustrade systems.
- Velux roof windows.
- Engineered solid wood flooring and laminate.
- Underfloor heating.





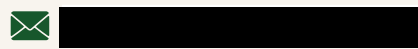
We are a family company who do log and timber construction and have done so for many years. We are dedicated to our work and achieve great satisfaction in seeing the end results of our labours and the positive feed back from our customers makes all the hard work worthwhile. Nothing is better than hearing from our customers how comfortable our log homes and cabins are to live in all year round. We have built small leisure cabins to large scale luxury log homes meeting lots of different people and seeing many diverse locations which is part of the enjoyment.

Each log building is different, each location is different which keeps things very interesting as well as challenging. We are teamed up with one of the largest and long established log house manufacturers in Finland, another family company who offer us ultimate flexibility in what we do and quality materials used for manufacture.

Choosing Log Homes Finland to supply and build your log home gives you peace of mind knowing we are experienced at what we do and provide value for money in terms of quality.

Our flexible approach means you can buy a self build kit or have us part or fully build your log cabin with each of these services supported by knowledge and experience.

If you would like more information, advice or a chat about our products, please contact us.



HOW LONG WILL MY BUILDING LAST?

Our homes use the finest log available, this slow grown Finnish timber is key to the longevity. Log homes will last many generations even in the harshest climate if they are built correctly using the right materials and protection coatings. So the answer is many generations to come.

DO I NEED PLANNING PERMISSION?

In some cases you can build under a certificate of lawful development or if replacing a static caravan. We always recommend seeking advice from a planning advisor familiar with your local area.

DO I NEED A CONCRETE BASE / FOUNDATIONS?

We can use a base system developed for mobile log homes, which will sit on consolidated stone, so no expensive concrete is required and our system is quick to install.

HOW WILL MY LOG HOME ARRIVE?

We will deliver the home in kit form from the factory in Finland. Building on site means we can deliver to sites which are difficult to access and we will carry out a site visit to look at the practicality of delivery and construction.

CAN I SEE A BUILDING?

Yes of course, we have buildings all over the UK.





WILL I NEED TO PAINT MY HOME FREQUENTLY?

We use very high quality coating systems, historically these last at least 5 years, if you choose a solid colour paint life expectancy is much longer than a stain colour. We offer a re-coat service for a fixed cost when it is required.

CAN I CHANGE ANY OF THE DESIGNS?

Yes, we will assist you to alter any of the layouts to ensure it works for you and fits your location, there is no extra for this service.

WILL I BE ABLE TO HAVE A WOOD BURNING STOVE OR MULTIFUEL?

Yes no problem, many of our homes have these fitted and our sturdy roof structure will easily support the flue system and solar panels if you wish to install them.

WHAT AREAS DO YOU COVER?

We deliver and construct our log homes all over the UK, distance is no object to us.

If you would like to discuss purchasing one of our mobile log homes please feel free to get in touch and we will organise a free site visit.



www.loghomesfinland.co.uk

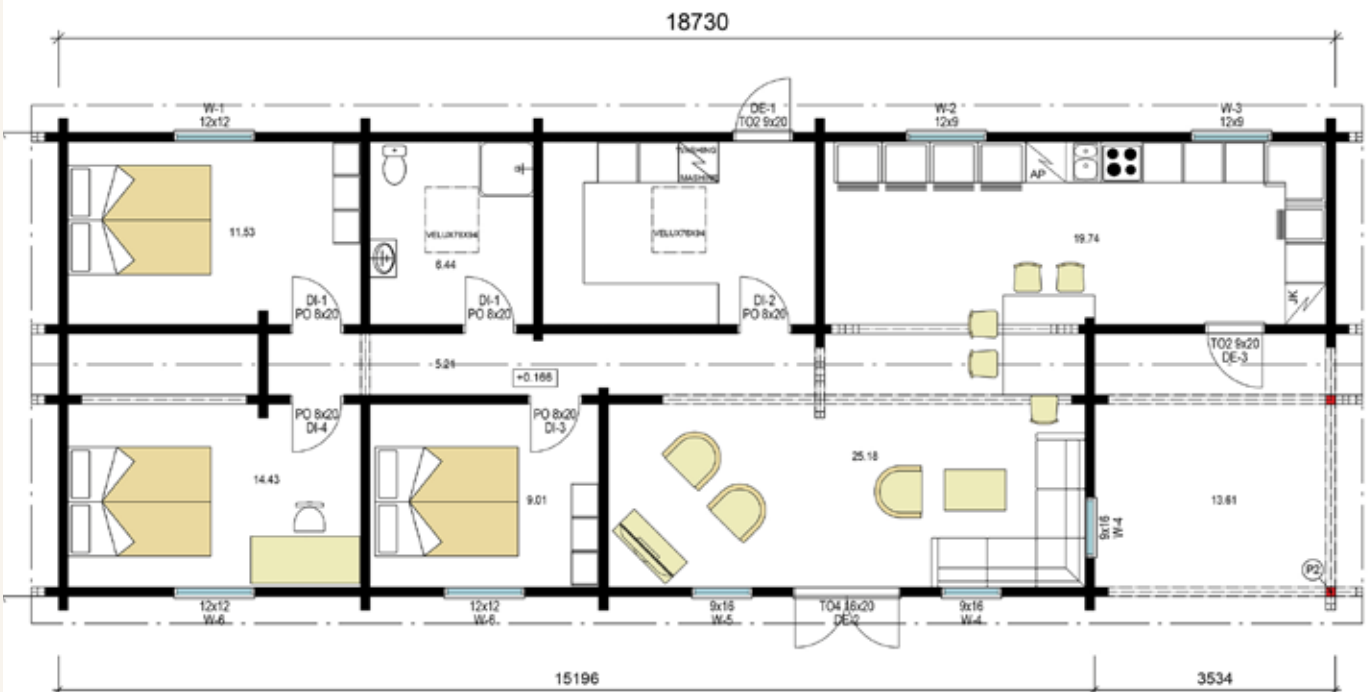


THE AVON

The Avon is one of our largest models, 3 bedrooms, large entrance utility room, 3 external doors, covered deck, large open plan lounge/kitchen. Spacious bathroom.









THE CALDER

The Calder has two spacious bedrooms and 2 bathrooms totalling 89m² plus over 30m² of outdoor terrace. The roof extends over the large deck and also covers the side entrance into the utility room. The open plan lounge and kitchen/diner offers ample space which opens out onto the covered end deck and side walkway.







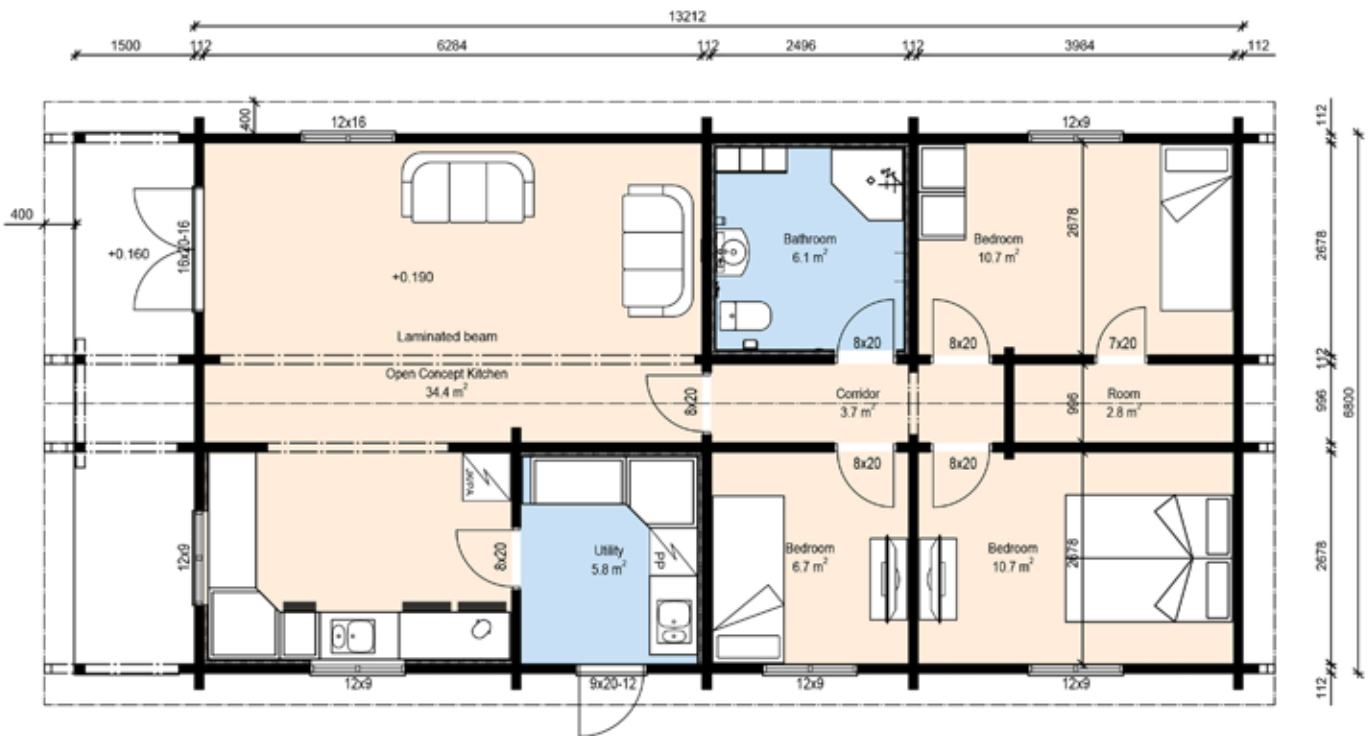


THE DERWENT

The Derwent design has the option of a 2 or 3 bedroom layout covering an area of 90m² plus an area of 10m² of covered terrace / deck. It has a utility /entrance and an open plan kitchen / lounge area.







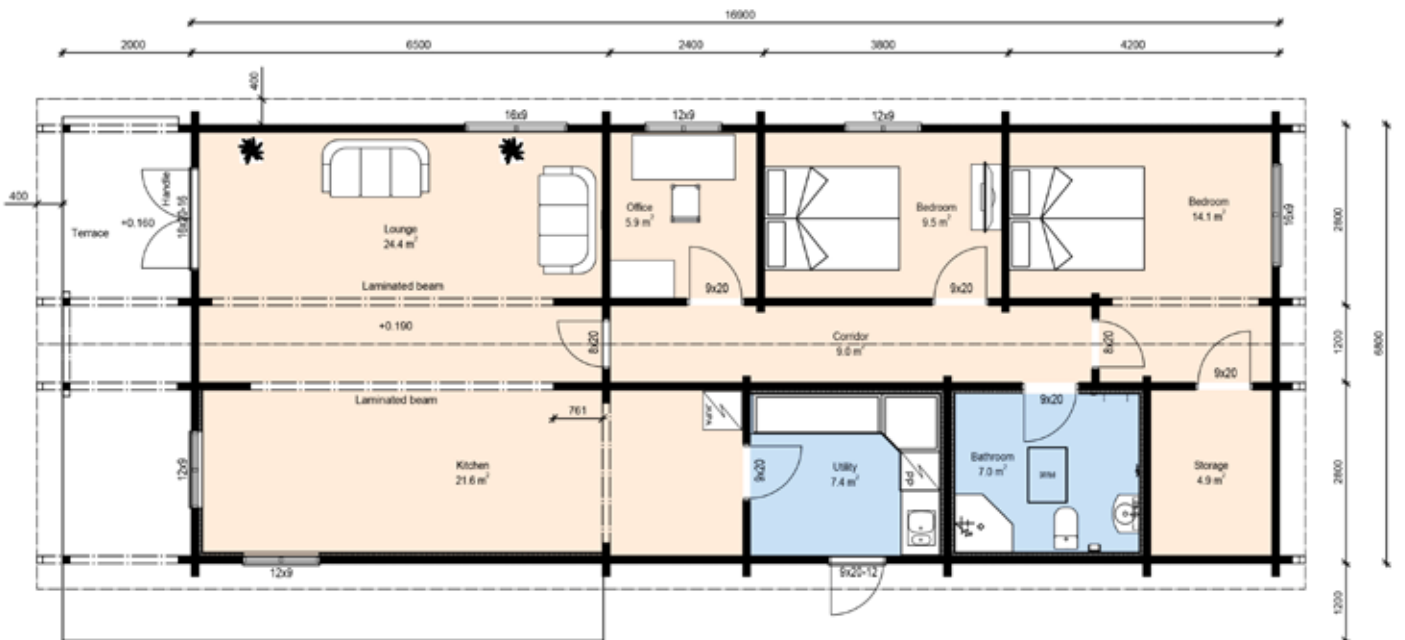


THE EDEN

The Eden design has the option of a 2 or 3 bedroom layout with a luxury full size spacious layout covering an area of 115m² plus an area of 14m² of covered terrace / deck. It has a utility /entrance and an open plan lounge and kitchen / diner area.







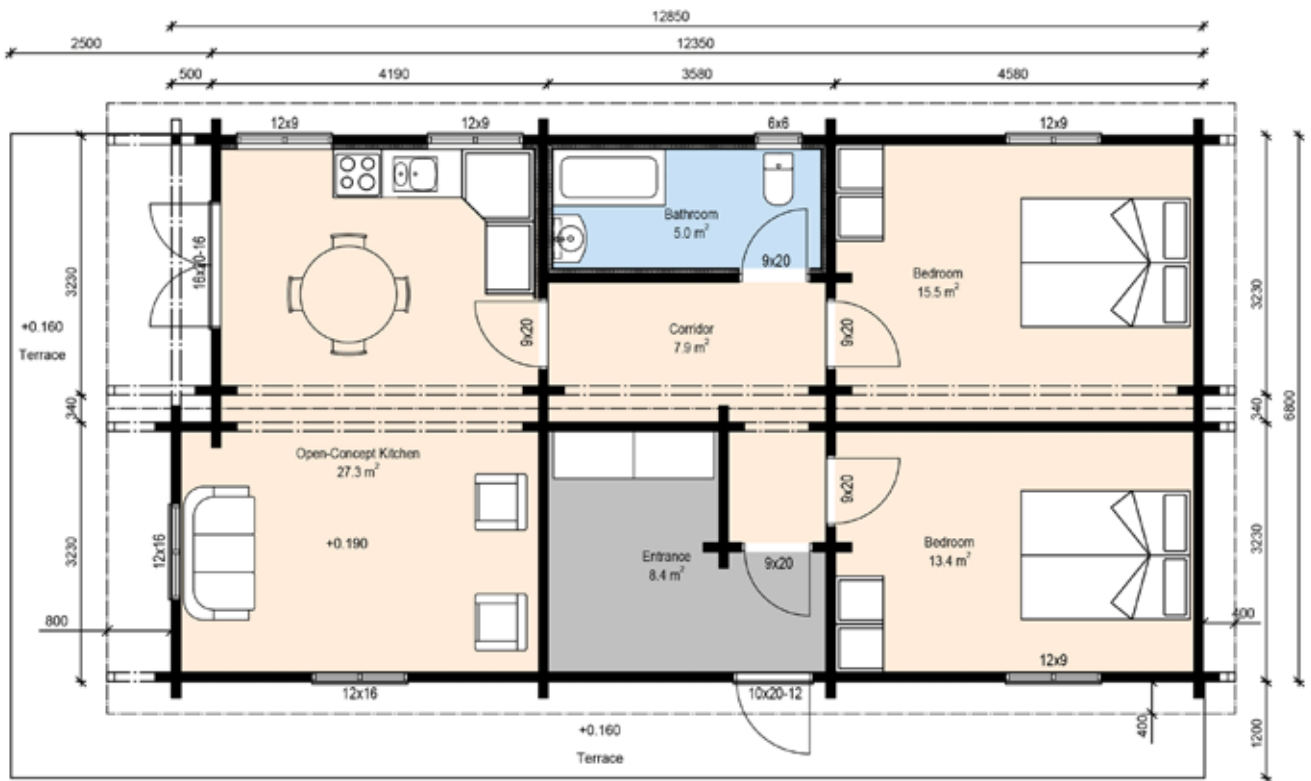


THE ESK

The Esk design has 2 large bedrooms covering an area of 85m² plus an area of 31m² of covered terrace / deck. It has an open plan lounge and kitchen / diner area.







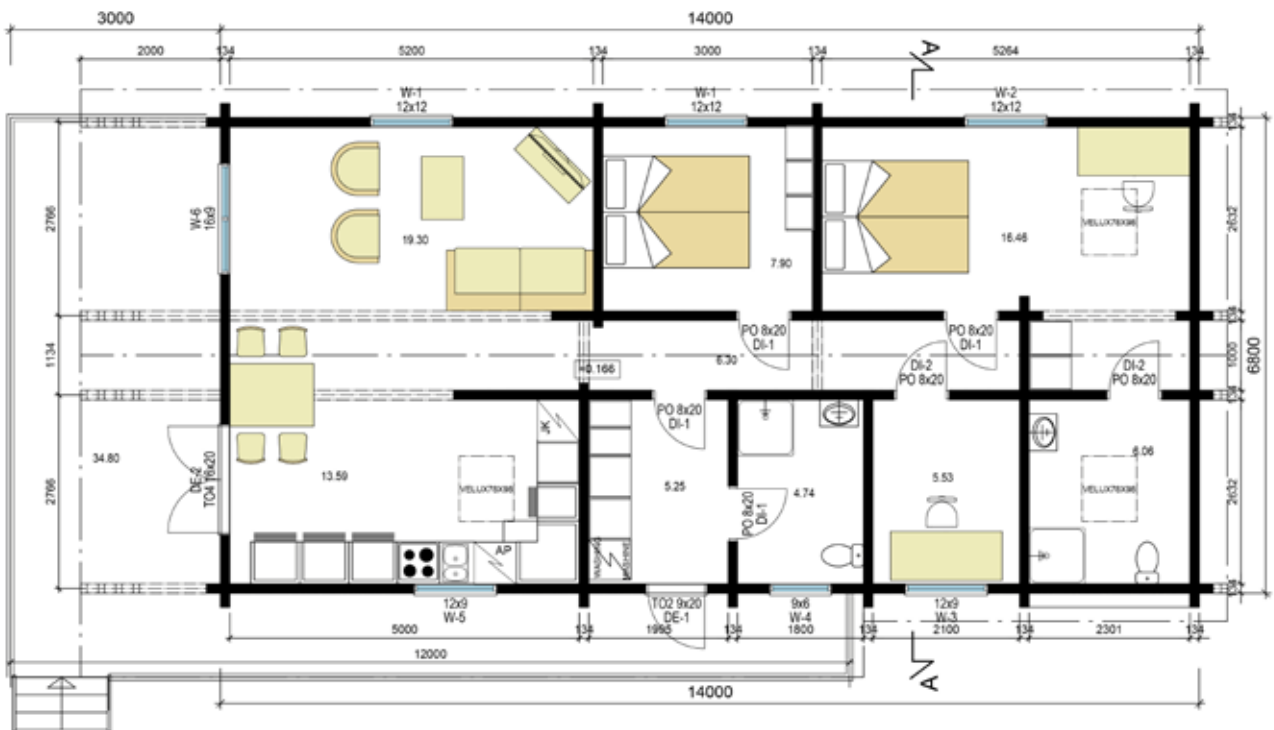


THE ISLA

The Isla design has a side entrance utility room, conveniently positioned bathroom, master bedroom with en-suite and another bedroom and office or 3rd bedroom. Spacious open plan lounge/kitchen and a front and side roof extension with an optional wrap around deck. Ideal for a small family home or luxury holiday home.







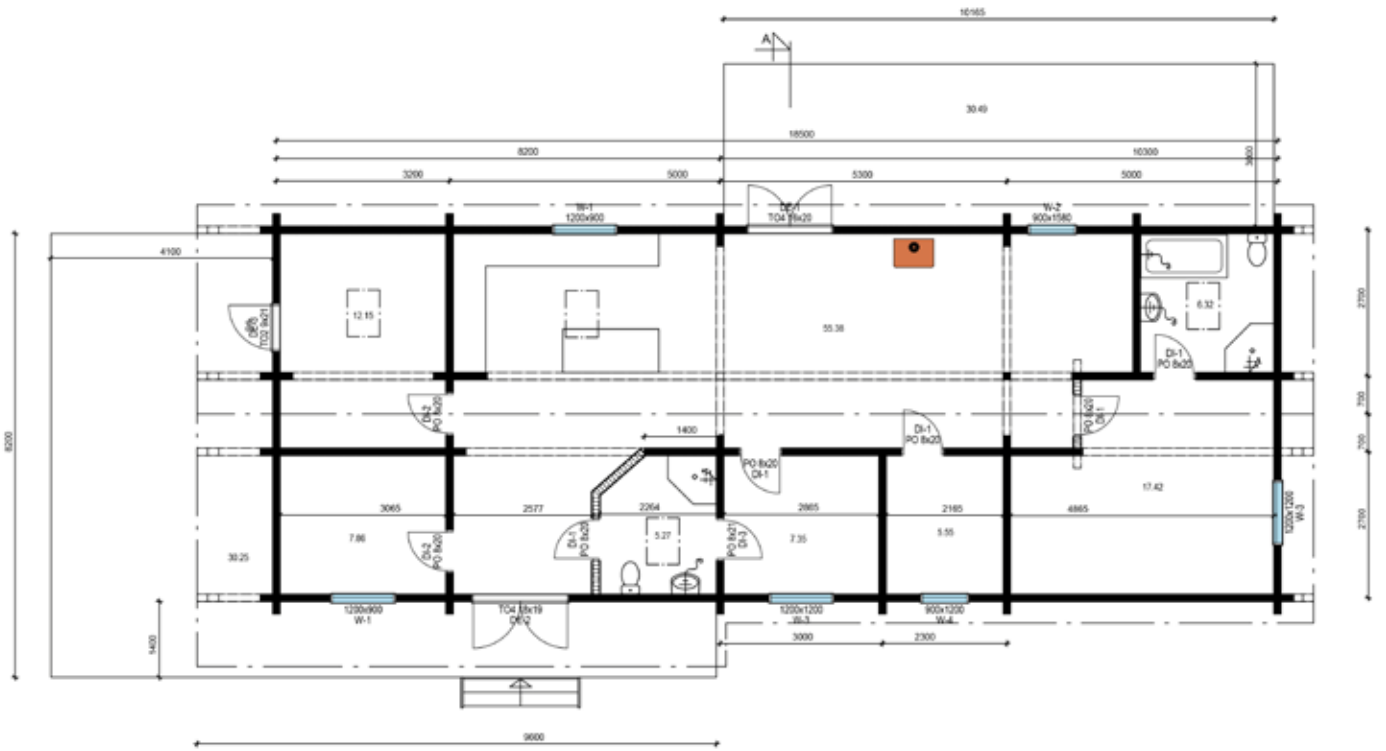


THE MERSEY

The Mersey is a 4 bedroom design with very large open plan kitchen/diner/lounge. 2 bathrooms and a large utility entrance room.







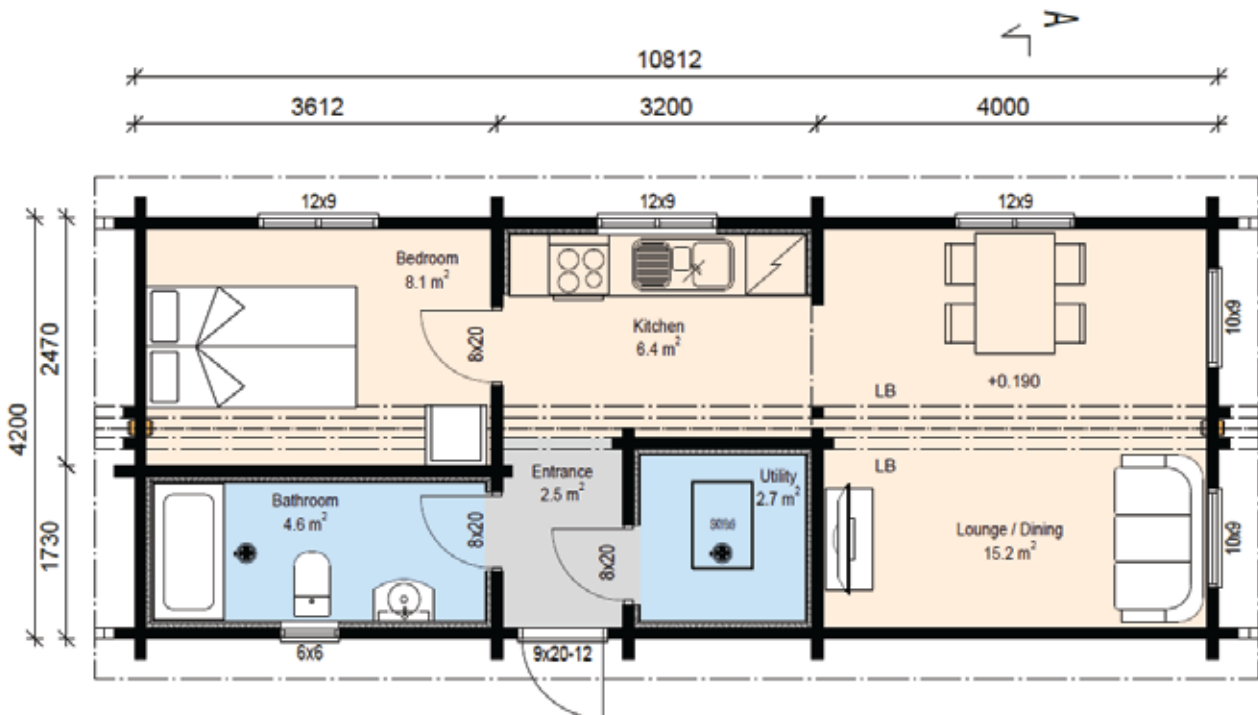


THE NESS

The Ness design has a practical 1 bedroom layout covering an area of 45m² to accommodate narrower sites. It has a side hall entrance and an open plan lounge and diner/kitchenette area with a utility room and large wet room.







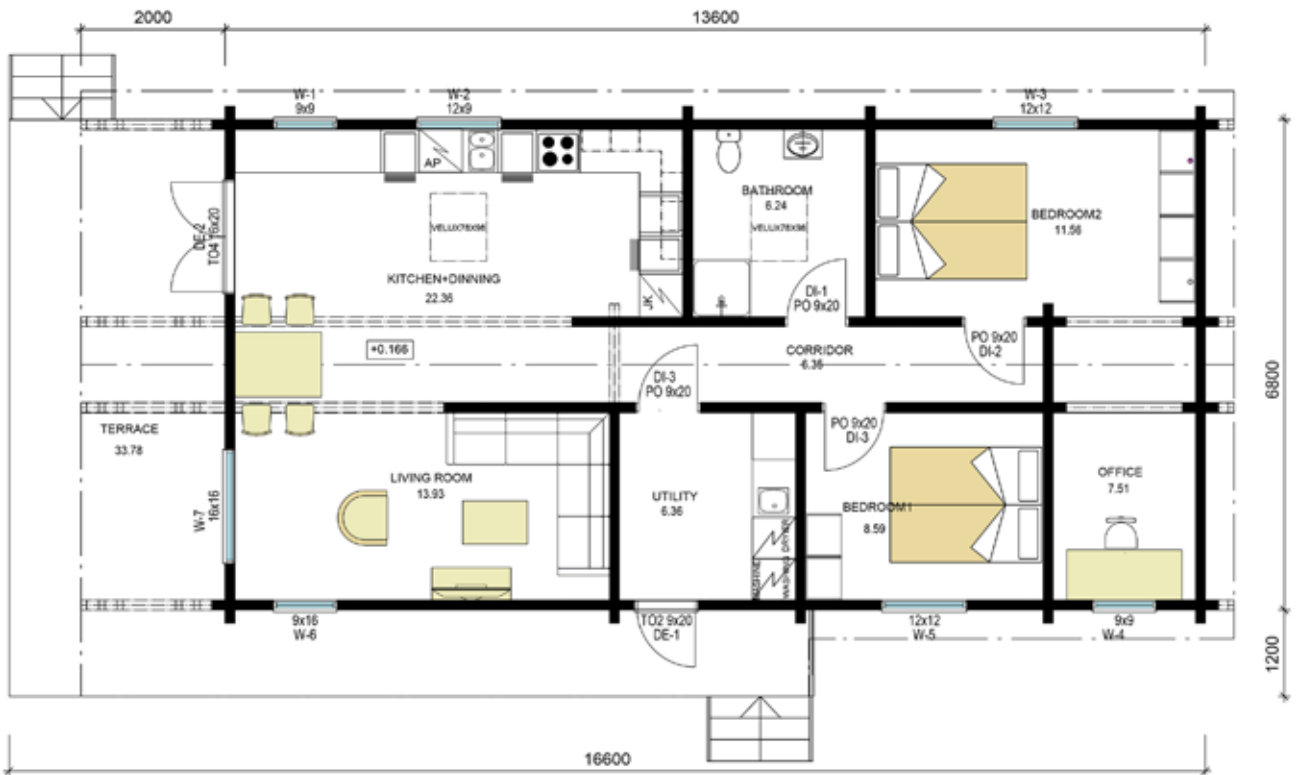


THE SPEY

The Spey is around 95m² and has two bedrooms with a dressing room in the master bedroom, side entrance utility room, spacious kitchen/ open plan lounge. Roof extension to the front and side.







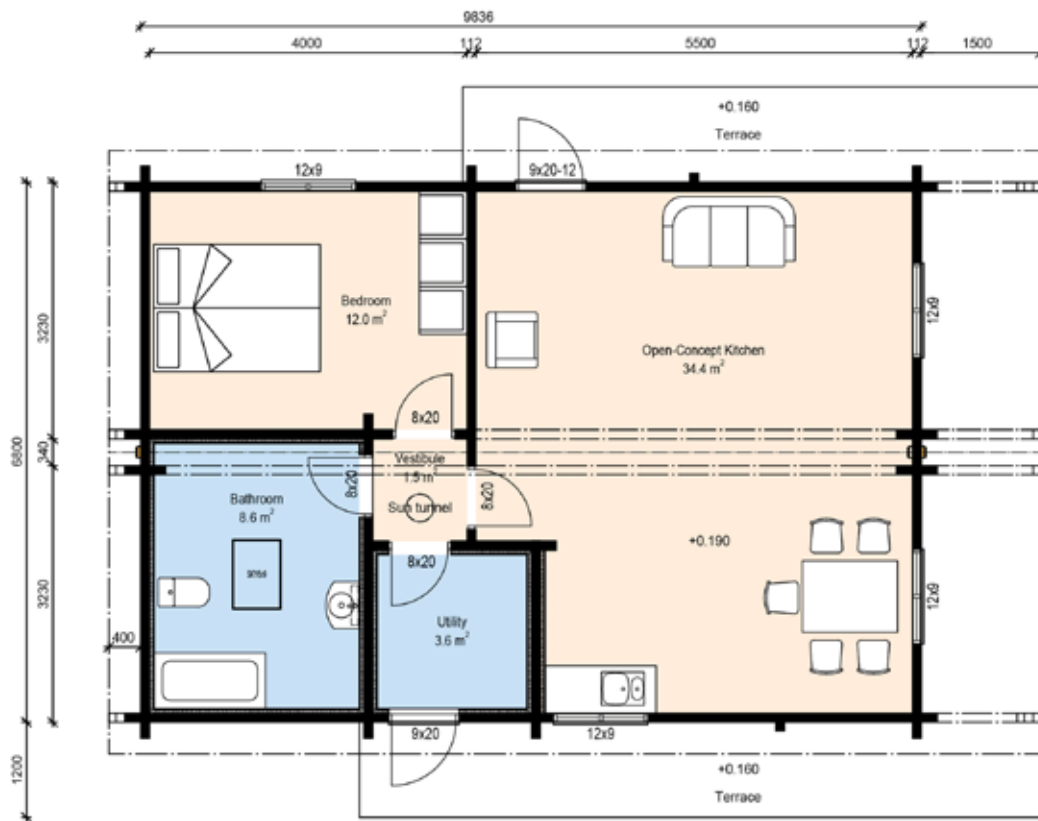


THE TAY

The Tay design has a large 1 bedroom layout covering an area of 66m² plus an area of 10m² of covered terrace / deck. It has a utility /entrance with an extra side entrance and a wrap around terrace. There is also an open plan lounge and kitchen/diner and a spacious bathroom.









THE TEVIOT

The Teviot design has 2 spacious bedrooms and covers an area of 82m² plus an area of 12m² of covered corner terrace / deck. It has a utility /entrance and an open plan lounge and kitchen / diner area.







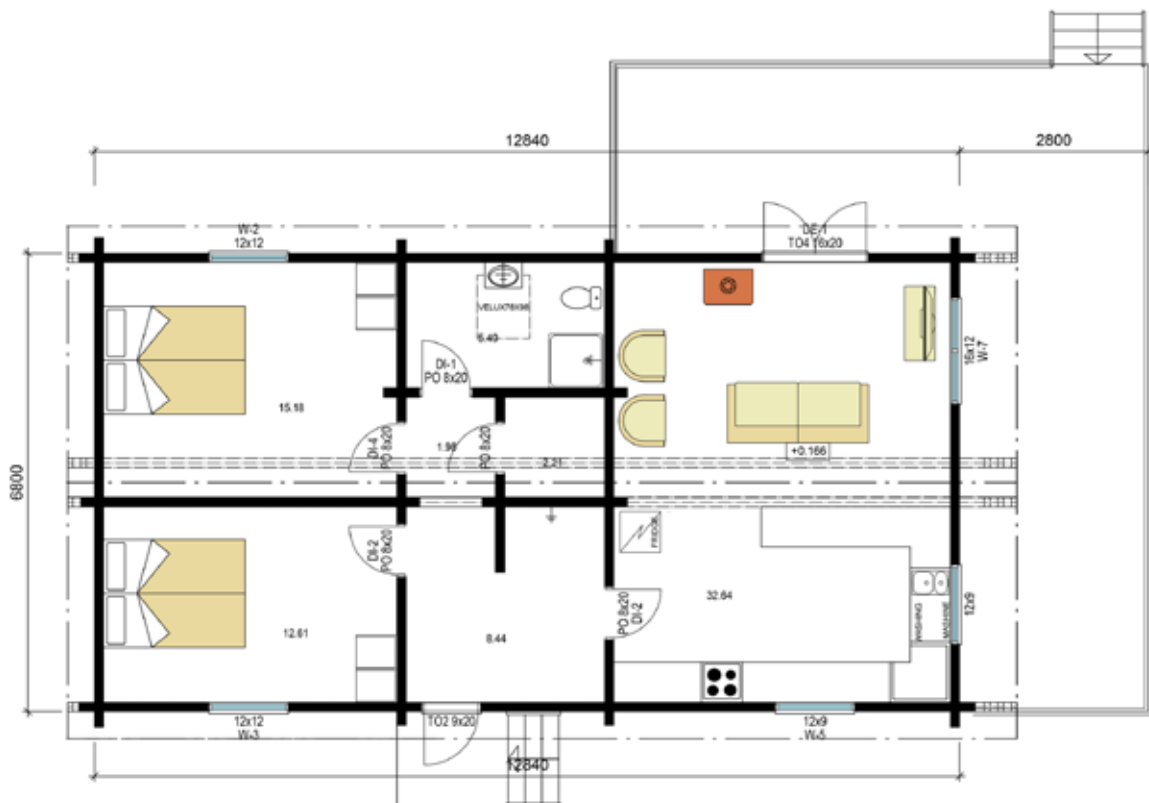
THE TRENT

The Trent is a two bedroom 90m² home with a side entrance leading into a utility room, handy storage room and an open plan lounge kitchen with patio doors leading out onto an optional deck area.





THE TRENT



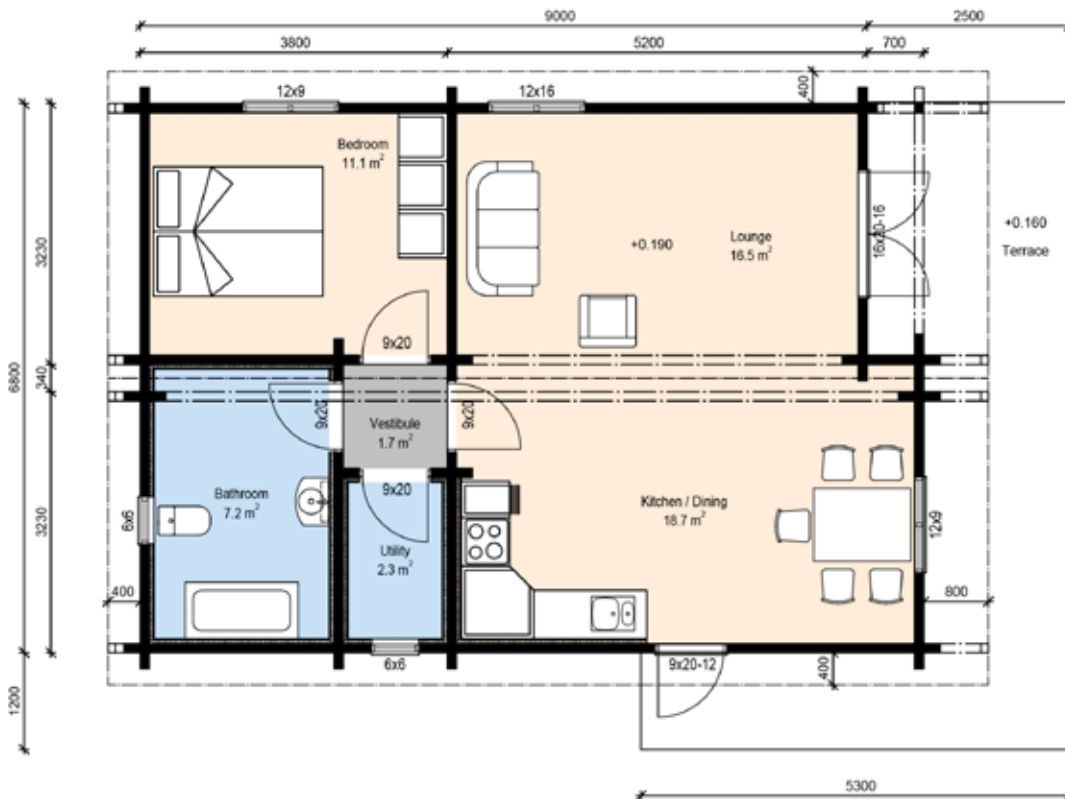


THE TWEED

The Tweed design has 1 double bedroom covering an area of 63m² total area with a terrace/deck. It has a side entrance, a utility room and an open plan lounge with kitchen/diner and an accessible sized wet room.









Log homes provide a real connection with nature as you are surrounded by natural materials for a healthy and natural environment. Our homes are built from Arctic Pine, a very slow grown natural product grown in Finland from a huge natural resource in Northern Finland and Lapland. The Co2 balance of wood is very good and provides an environment that naturally regulates moisture for a healthy and stable environment that offers warmth in Winter and coolness in warmer weather. Combined with modern materials for insulation these homes are of the highest standard for healthy living.

SUSTAINABILITY

Sustainability is very important in the modern world; Finland has a huge, forested area that is very well managed and will never deplete due to the way it is harvested and re-planted to ensure the long-term sustainability of the timber used for log home production. Another reason why Finland is the place to source quality log homes. We are proud to partner with quality Finnish companies producing world class log homes.



WHAT OUR CUSTOMERS SAY...

“ We used Log Homes Finland for our recent log cabin build. The service from start to finish was excellent and the standard of workmanship was of an extremely high level. Darryl was always on hand to offer advice and discuss the progress of work and jobs to do. If you need a cabin building look no further! ”

DAVID TRUEMAN

“ Log Homes Finland (Darryl and Stu) built us a fabulous new Log Cabin. They were completely professional, had a fantastic work ethic and did a first class job, completing the build within our timescale. I recommend them without reservation.”

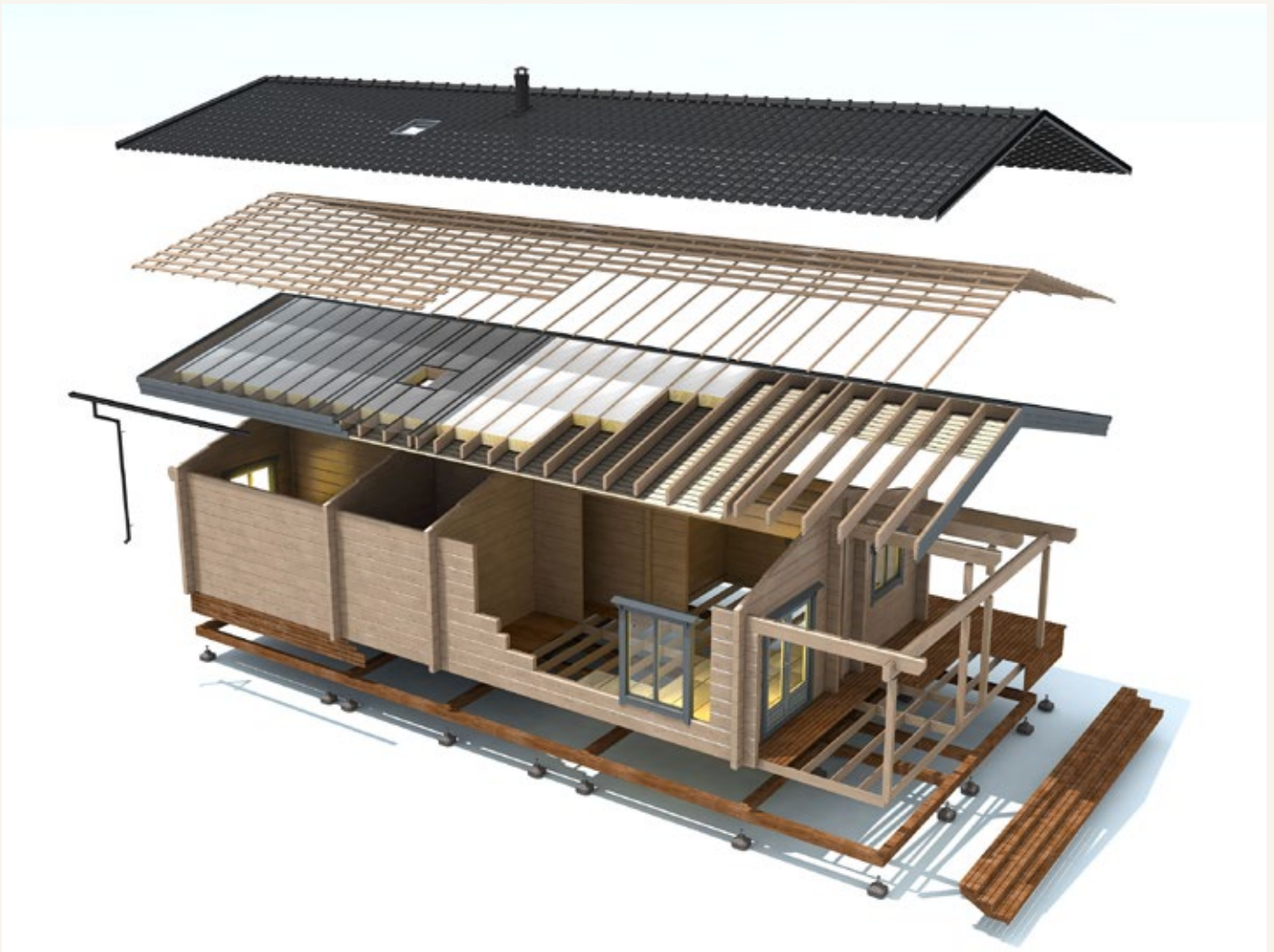
LINDA GAINES

“ Our home was built 7 years ago by Log Homes Finland. So glad we got Darryl, very tidy and professional job. From start to finish we had moved in within 6 months. Lovely warm cosy house. Would definitely recommend anyone thinking of having a log home built; Darryl is definitely the person to build it.”

CAROLINE & DAVE CAMERON

“ Top notch work by people who put real care and competence into the job they do and advice they give. You couldn't want for better.”


PAUL KELLY



CONTACT US

If you would like to discuss purchasing one of our mobile log homes please feel free to get in touch and we will organise a free site visit.



 Longtown, Cumbria, CA6 5PQ





APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying **Guidance Notes** when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	PAUL	Forename	DAN
Surname	MATROCK	Surname	BOUSIE
Company Name		Company Name	IJB ARCHITECTURAL DESIGN
Building No./Name	AUCHENSOL FARM	Building No./Name	FLAT 6
Address Line 1	PINMORE	Address Line 1	GROSVENOR HOUSE
Address Line 2		Address Line 2	WARWICK SQUARE
Town/City	GIRVAN	Town/City	CARLISLE
Postcode	KA26 0TJ	Postcode	CA1 1LB
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Postal Address or Location of Proposed Development (please include postcode)			
AUCHENSOL FARM PINMORE, GIRVAN KA26 0TJ			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission	<input checked="" type="checkbox"/>		
Planning Permission in Principle	<input type="checkbox"/>		
Further Application*	<input type="checkbox"/>		
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>		
Application for Mineral Works**	<input type="checkbox"/>		
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:		Date:	
**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.			

5. Description of the Proposal

Please describe the proposal including any change of use:

SITING OF MOBILE CABIN / ANNEXE ADJACENT TO EXISTING FARMHOUSE TO PROVIDE GROUND FLOOR ACCOMMODATION FOR EXTENDED FAMILY (PARENTS)

Is this a temporary permission?

Yes No

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes No

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

APPLICATION REQUIRED AND ALSO LISTED BUILDING APPLICATION MAY BE REQUIRED

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

100

8. Existing Use

Please describe the current or most recent use:

PART OF EXISTING FARMYARD | STEADING

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network
No, proposing to make private drainage arrangements
Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway
Discharge to watercourse(s) (including partial soakaway)
Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)
Other private drainage arrangement (such as a chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes No

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes No

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes No Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

EXISTING FACILITIES AT FARMHOUSE

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes No

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

ANNEXE TO EXISTING FARMHOUSE

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?

Yes No

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes No N/A

Signature:



Name:

I.G. BOUSTE

Date:

26 07 23

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ **APPLICANT** was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

IAN BODSIE

On behalf of:

MR PAUL MATHOCK

Date:

26 / 09 / 23

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Auchensoul Farm
Pinmore
Girvan
KA26 0TJ

Mr P Mattock

Planning Statement



IGB Design Ref 2302

March 2023

Proposal

The applications made are for the siting of a proprietary modular mobile annexe to provide accommodation for the applicants extended family. (parents) who are now residing with him on site are finding it increasingly difficult to manage the stairs in the existing farmhouse.

The annexe will be positioned on the site of a redundant and now demolished farm building as shown on the drawings attached adjacent to the existing steading and farmhouse.

The annexe will be used by other family members during visits and whilst being provided with its own toilet etc and basic cooking facilities main meals will be taken together as a family in the existing farmhouse.

It is intended as an annexe to the existing farmhouse only and there is no wish or intention for it to be a separate dwelling. The applicant is happy to accept and agree a Planning Condition to that effect

Drainage will be connected to existing septic tank. The occupant capacity will not be increased.



View of existing farmhouse



View of existing steading (caravan is parked on site of proposed annexe)

Landscaping & Environmental Impact

Location coordinates are 225827, 593007

The existing farmhouse and steading are listed (Category C) Ref LB4878 therefore the proposal will be deemed to be within the curtilage of a listed building therefore an application for Listed Building consent has also been included

The site is not currently within an Environment agency identified flooding area. although the adjacent field is.

The site is not within a 'Conservation Area' or a 'Smoke Control' area.

All surrounding farmland (including the field on opposite side of stream) is owned by the applicant

Access

Access to the site is from the B734 Pinmore – Barr road and via existing farm access Road

Access from the farmhouse to the new annexe will be through the existing farm yard

Ramped access will be provided to the new accommodation and will be designed internally to accommodate possible future use by wheelchair users



Site of proposed annexe

Vehicle & Transport Links

There is adequate existing parking for vehicles around the existing farm steading and there will be no additional permanent vehicular traffic arising from the proposals

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ **THE APPLICANT** was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

[Redacted Signature]

On behalf of:

MR. P. MATTOCK

Date:

15/08/23

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

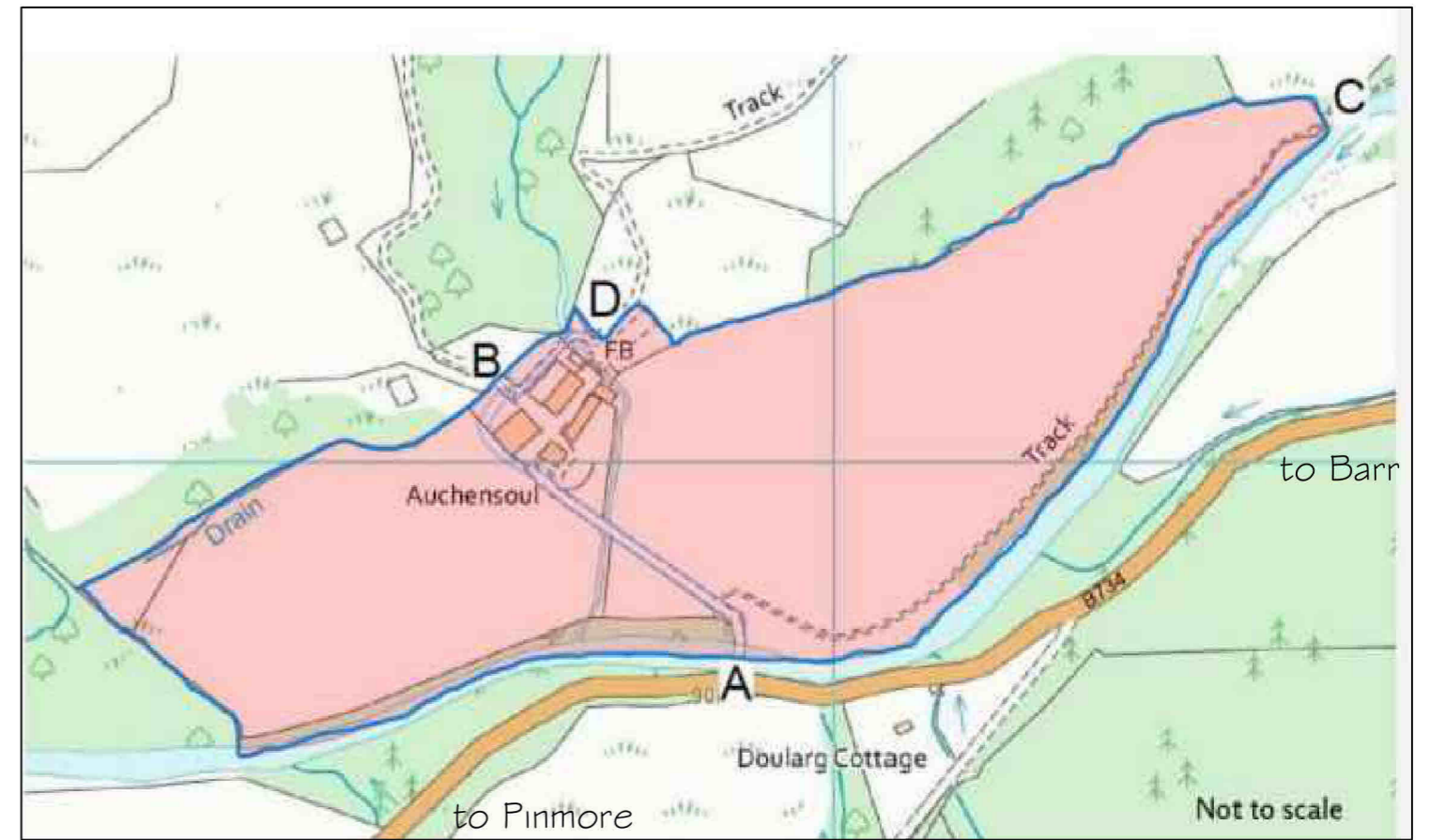
- (2) None of the land to which the application relates constitutes or forms part of agricultural land

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:



Map Location (Approx 1 : 20000)



Property Location & Boundary Plan.
area shaded pink owned by applicant



North Point



T: 07836 343999 extensionplans@hotmail.co.uk

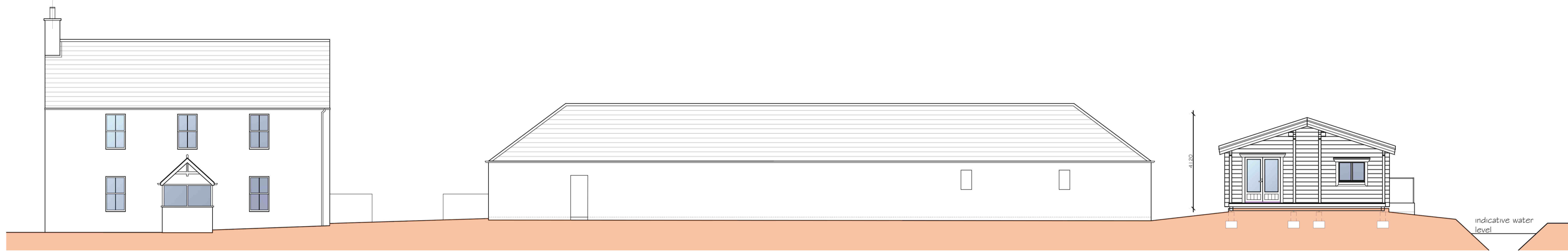
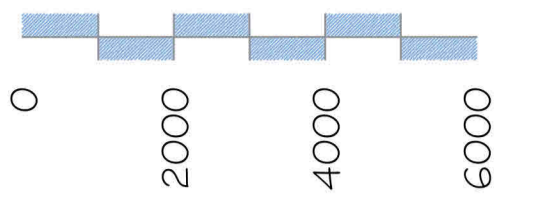
Mr P Mattock,
Auchensoul Farm,
Pinmore,
Girvan. KA26 OTJ

Map Location and Property
Boundary Layouts
Drawing No 2302 / 03

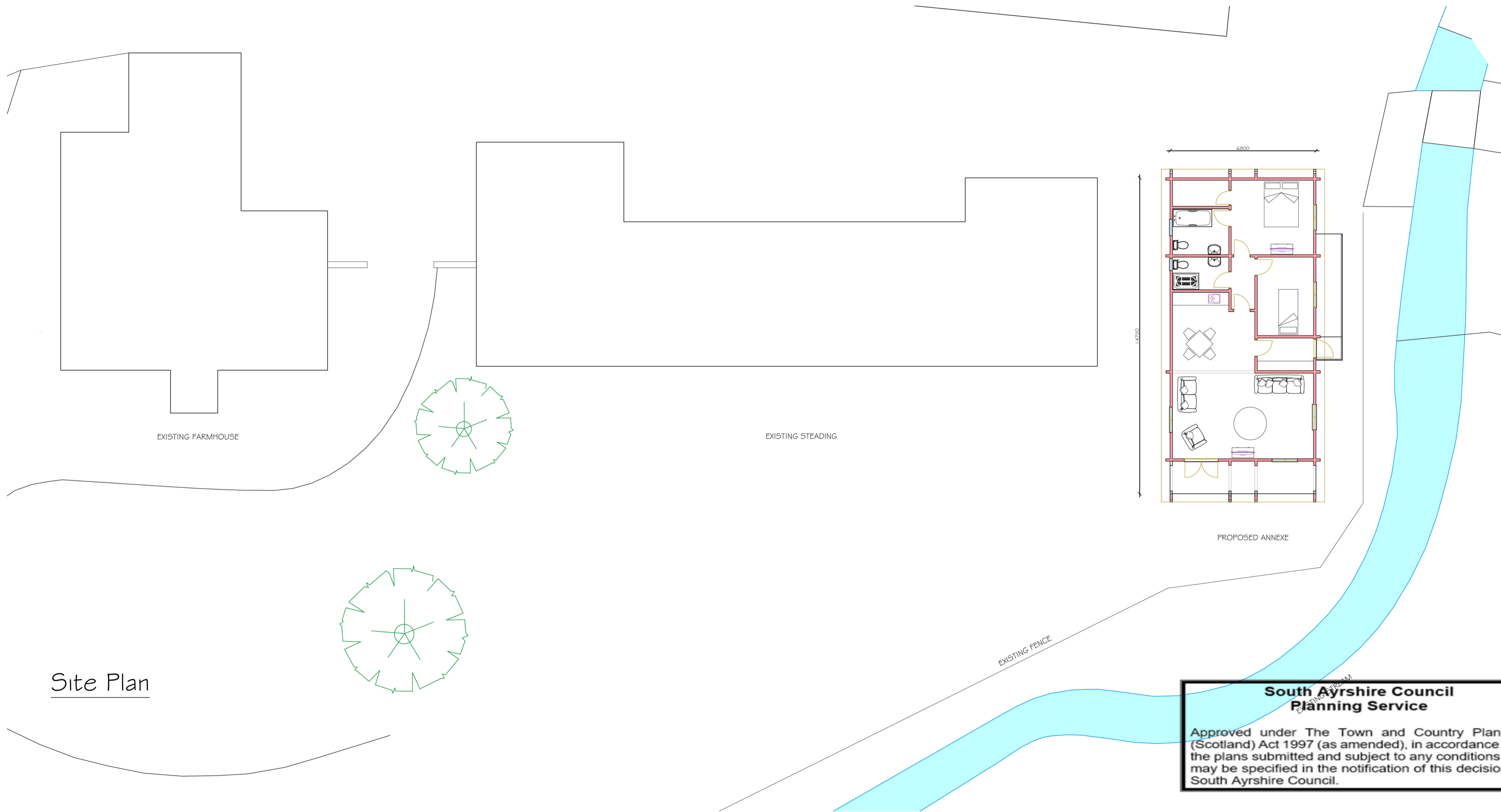
Scale as stated @ A3

**South Ayrshire Council
Planning Service**

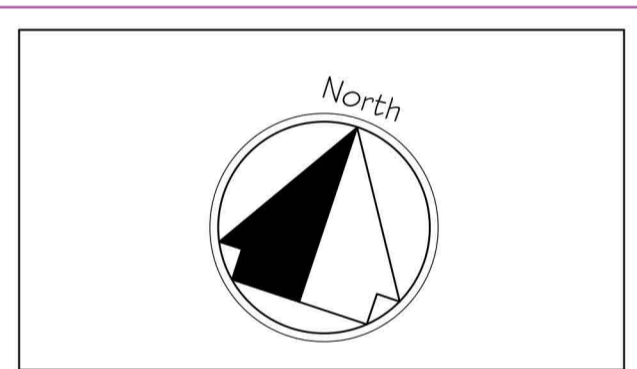
Approved under The Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire Council.



Elevation (south east)



Site Plan



Rev	Description	Date	By
A			
B			
C			



Client:
Mr P Mattock,
Auchensoul Farm,
Pinmore,
Girvan,
KA26 OTJ

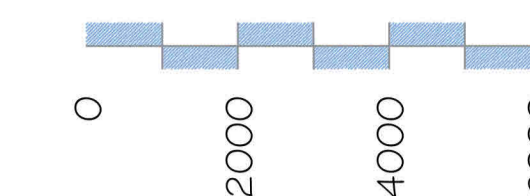
Project:
Proposed Annexe

Site Plan & Elevation

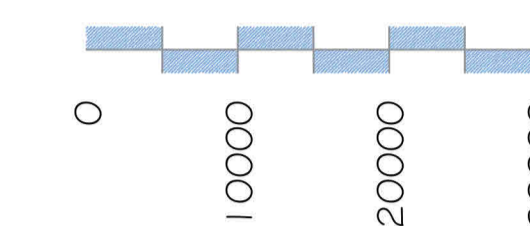
Drawing
Drawing No - 2302 / 01A
Scale - 1:100 @ A1
Date - March 2023

**South Ayrshire Council
Planning Service**
Approved under The Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire Council.

Scale - 1:100 @ A1 (mm)

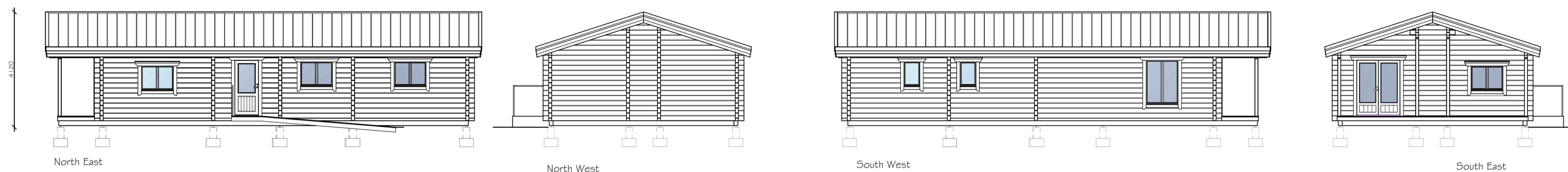


Scale - 1:500 @ A1 (mm)



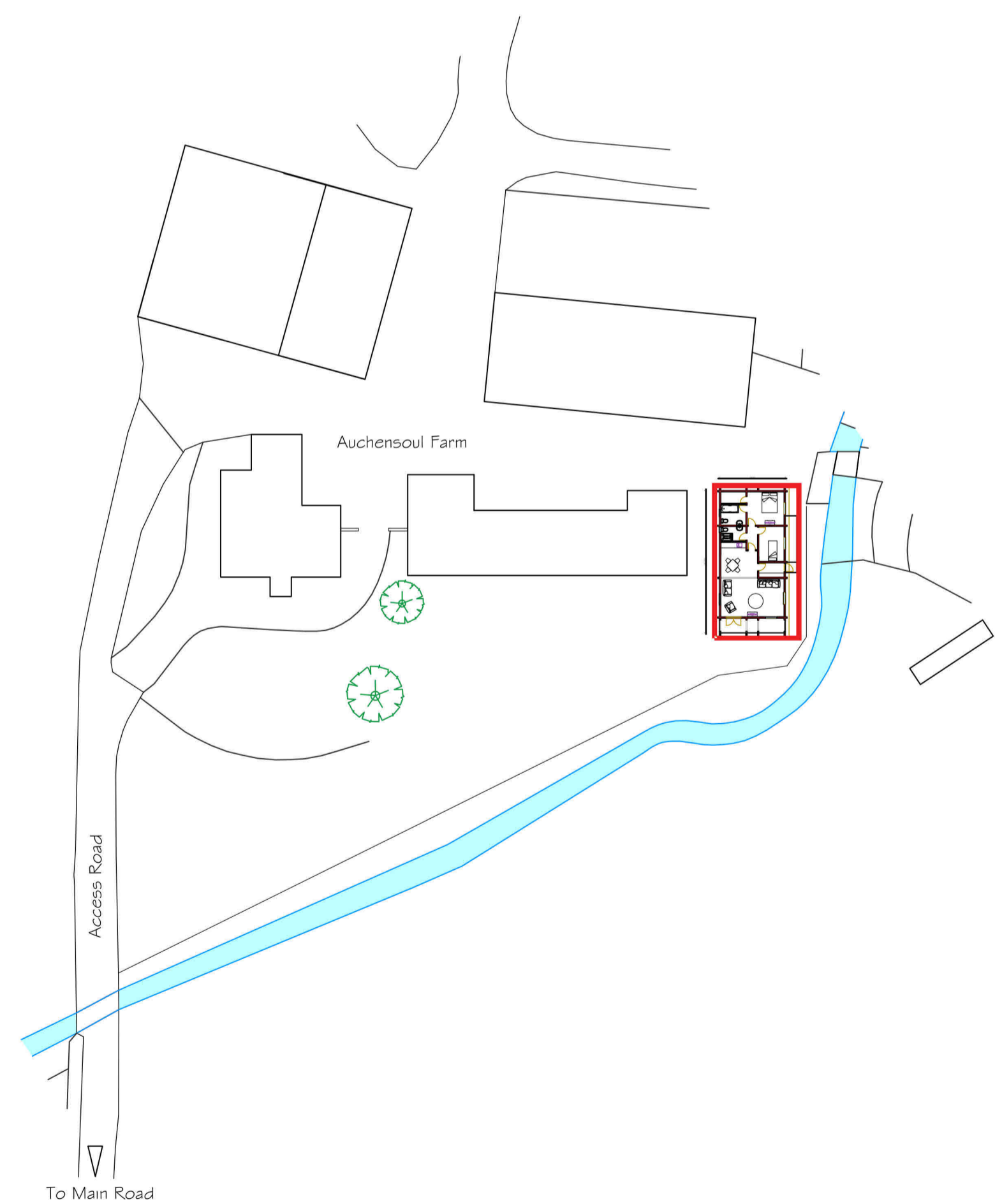
**South Ayrshire Council
Planning Service**

Approved under The Town and Country Planning (Scotland) Act 1997 (as amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire Council.

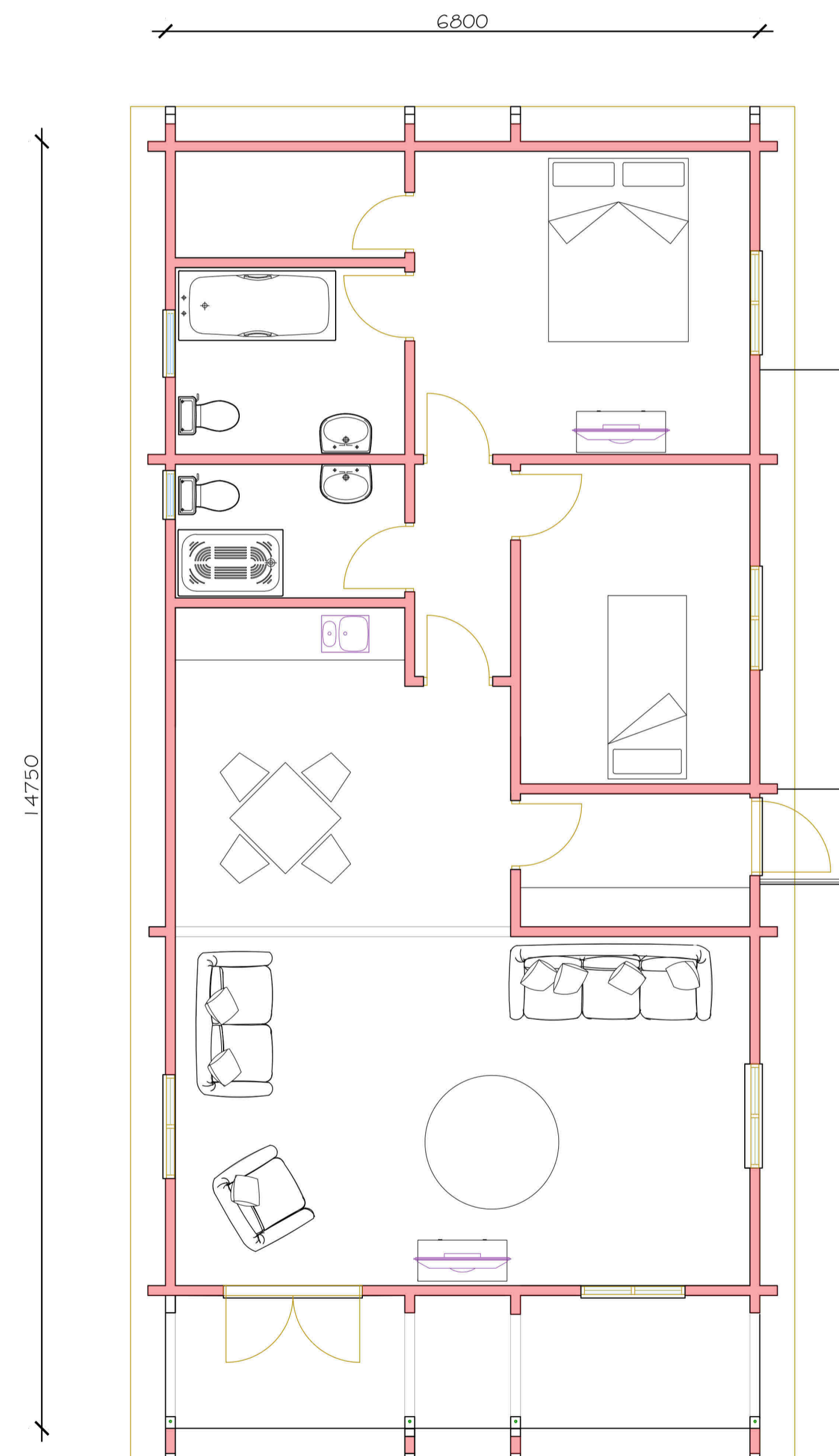


Elevations of Annexe (1:100)

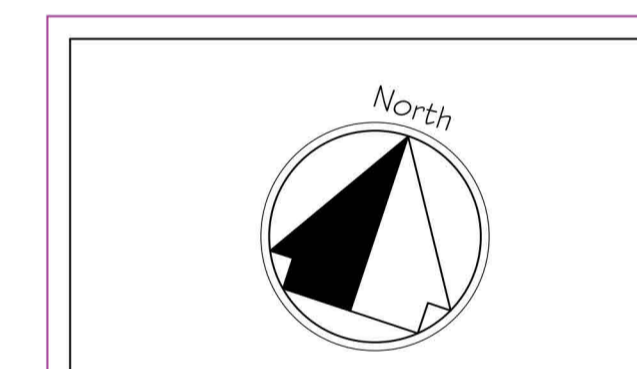
- EXTERNAL MATERIALS SCHEDULE**
- Roof
Proprietary steel standing seam roof cladding, powder coated finish, colour:- mid grey (RAL 7000)
 - Rainwater Goods
Upvc (Grey)
 - Walls
Timber, 135mm laminated logs with proprietary natural stain finish (colour to be advised)
 - Doors & Windows
solid timber with proprietary natural stain finish (colour to be advised)
 - Terrace
Timber decking.
 - Pathways
concrete slabs



Site / Block Plan (1:500)



Plan of Annexe (1:50)



Rev	Description	Date	By
A			
B			
C			



Client
Mr P Mattock,
Auchensoul Farm,
Pinmore,
Girvan,
KA26 OTJ

Project
Proposed Annexe
Ground Floor
Site / Block Plan & Elevations

Drawing
Drawing No - 2302 / 02A
Scale - 1:100 & 1:500 @ A1
Date - March 2023

SOUTH AYRSHIRE COUNCIL

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: **Mr Paul Mattock**
per IGB Architectural Design
Flat 6, Grosvenor House
Warwick Square
Carlisle
CA1 1LB

With reference to your **Application for Planning Permission** dated **26th September 2023**, under the aforementioned Regulations, for the following development, viz:-

Siting of mobile cabin

at: **Auchensoul Farm B734 From A714 Junction At Pinmore Bridge To Barr Pinmore South Ayrshire KA26 0TJ**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **approve** the Application for Planning Permission for the said development in accordance with the following conditions as relative hereto and the particulars given in the application. The approved drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above and these represent the approved scheme.

The following condition(s) which relates to this permission are:

- (1) That the development hereby permitted must be begun within three years of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (3) That the existing dwellinghouse and the mobile cabin hereby granted planning permission shall remain part of the same single inter-connected residential planning unit. Once the mobile cabin has been implemented, neither the existing dwellinghouse nor the mobile cabin shall be sold, leased or otherwise disposed of for the use as a separate dwellinghouse without the submission of a further planning application.
- (4) That the approval for the siting of a mobile cabin is limited to 10 years from the date of this decision whereupon the mobile cabin shall be removed from the site within 2 months of that date, and that written evidence confirming its removal and the timing thereof - to the satisfaction of the Planning Authority - shall be submitted to the Planning Authority within 1 month of its removal.

Reasons:

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.
- (4) The mobile cabin is of a temporary nature and is only acceptable as a temporary expedient.

List of Approved Plans:

Drawing - Reference No (or Description): 2302/01A

Drawing - Reference No (or Description): 2302/02A

Drawing - Reference No (or Description): 2302/03

Advisory Notes:

- (1) A site notice to be displayed in accordance with Section 27C (1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details.
- (2) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of Planning control under Section 123 (1) of The Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of Planning Legislation as contained in Section 27A of The Town and Country Planning (Scotland) Act 1997 (as amended).
- (3) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the Planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) of The Town and Country Planning (Scotland) Act 1997 (as amended).
- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written Notification of Completion of Phases of Development as soon as practicable after completion of each phase of the development and subsequently a 'Notification of Completion of Development' as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the Planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) and Section 27B (2) of The Town and Country Planning (Scotland) Act 1997 (as amended).

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated: 30th November 2023

.....
Craig Iles
Service Lead – Planning and Building Standards

COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR

Note:

In addition to this approval and before proceeding with the development the applicant may require a Building Warrant under the Building (Scotland) Act 2003 as amended or a Road Opening Permit or Construction Consent under the Roads (Scotland) Act 1984 Legislation.

Contact: [REDACTED]

ARA Case Officer: AP

Planning Case Officer: [REDACTED]

Planning Application No: 23/00639/APP

Location: Auchensoul Farm B734, Pinmore

Date Received: 16/10/2023

Date Returned: 25/10/2023

Recommendation: No Objection

The following response has been prepared following a review of the information made available through South Ayrshire Council's Planning portal website at the time of writing.

Expository Statement (if applicable):

Required for Major applications, or where the recommendation is for refusal or deferral.

MEMORANDUM

Tel: [REDACTED]
Our Ref: [REDACTED]
Your Ref:
Date: 3 November 2023

From: Service Lead: Trading Standards & Environmental Health
5 – 7 River Terrace
Ayr
KA8 0BJ

To: Planning Service
County Buildings
Wellington Square
Ayr
KA7 1DR

SUBJECT: Planning Application Reference No.

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PROPOSAL: SITING OF MOBILE CABIN
SITE ADDRESS: AUCHENSOUL FARM B734 FROM A714 JUNCTION AT PINMORE
BRIDGE TO
BARR PINMORE SOUTH AYRSHIRE KA26 0TJ
GRID REFERENCE: (E) 225845 (N) 593027
Planning application 23/00639/APP**

I refer to the above planning application consultation submitted to this section on 16 October 2023 and can advise as follows.

There are no objections to this application so far as this Service is concerned.

This response with recommendation(s) was prepared by **Mr Matt Smith, Environmental Health Officer** to whom any further enquiries can be made on [REDACTED]

Thursday, 19 October 2023



Local Planner
Planning Service
South Ayrshire Council
Ayr
KA7 1UT

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - [REDACTED]
E-Mail - [REDACTED]
www.scottishwater.co.uk



Dear Customer,

Auchensoul Farm Pinmore Bridge, Barr Pinmore, South Ayrshire, KA26 0TJ
Planning Ref: 23/00639/APP
Our Ref: [REDACTED]
Proposal: Siting of mobile cabin

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Penwhapple Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: [REDACTED]
 - ▶ Email: [REDACTED]
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on [REDACTED] or email [REDACTED] using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 5kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on [REDACTED] or via the e-mail address below or at [REDACTED]

Yours sincerely,

Ruth Kerr.

Development Services Analyst
[REDACTED]

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Draft Conditions

- (1) That the development hereby permitted must be begun within three years of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (3) That the existing dwellinghouse and the mobile cabin hereby granted planning permission shall remain part of the same single inter-connected residential planning unit. Once the mobile cabin has been implemented, neither the existing dwellinghouse nor the mobile cabin shall be sold, leased or otherwise disposed of for the use as a separate dwellinghouse without the submission of a further planning application.

Reasons;

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) In order to retain full control over the development and to avoid the creation of an additional permanent dwellinghouse.