

County Buildings
Wellington Square
AYR KA7 1DR
Tel No: 01292 612189

23 March 2022

To:- Councillors Connolly (Chair), I. Campbell, Cavana, Clark, Fitzsimmons, Kilpatrick,
Mackay, McGinley and Toner.

Dear Councillor

SOUTH AYRSHIRE LOCAL REVIEW BODY

You are requested to participate in the above Panel to be held on **Tuesday, 29 March 2022 at 2.00 p.m.** for the purpose of considering the undernoted business. **Please note that a briefing meeting for all Panel Members will take place online at 1.40 p.m.**

This meeting will be conducted remotely. The meeting will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

Catriona Caves
Head of Legal, Human Resources and Regulatory Services

B U S I N E S S

1. Declarations of Interest.
2. Minutes of previous meetings of 7 December 2021 and 11 January 2022.
3. New Case for Review - 21/00551/APP – Application for Planning Permission for of erection of Garage at Blairston B7024 from High Maybole Road Ayr to Alloway Road, Maybole South from Ayr, South Ayrshire, KA7 4EF.

[Application Summary](#)

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e-mail: localreviewbody@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

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SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 7 December 2021 at 2.00 p.m.

Present Councillors Brian Connolly, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Brian McGinley and Margaret Toner.

Apologies: Councillors Iain Campbell, Ian Cavana and Craig Mackay.

Attending L. McChristie, Solicitor (Legal Adviser); D. Hearton, Planning Adviser; and C. McCallum, Committee Services Assistant.

1. **Chair's Remarks.**

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. **Declarations of Interest.**

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. **New Case for Review – Erection of Dwellinghouse at Land at Powmill Road, Prestwick (21/00404/PPP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application in principle for the erection of a dwellinghouse at land at Powmill Road, Prestwick (21/00404/PPP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

The Body

Decided: to uphold the decision made by the Appointed Officer and refuse planning permission in principle.

4. **New Case for Review – Erection of 3 Dwellinghouses at Kirkmichael House, Straiton Road, Kirkmichael, South Ayrshire, KA19 7PR (21/00076/PPP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application in principle for the erection of 3 dwellinghouses at Kirkmichael House, Straiton Road, Kirkmichael, South Ayrshire, KA19 7PR (21/00076/PPP)

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

The Body, having noted that the Rural Housing Policy had been adhered to by the Planning Officers,

Decided: to overturn the decision of the Appointed Officer and to grant planning permission subject to the following conditions:-

- (1) requires that the formal applications for approval of matters specified in conditions shall be submitted to and approved by the Council before development. Such application(s) shall be made not later than three years from the date of this permission or, if later, within six months from when an earlier approval for the same matters was refused or dismissed on appeal. The proposed development shall commence within two years from the approval of the requisite Matters Specified I Condition Application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained;
- (2) that at the Approval of Matters Specified in Conditions stage, full details of the proposed development comprising the dwellinghouses, including siting design, external appearance, means of access, landscaping measures, and any other items specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in permission 1 of this planning permission;
- (3) that the Approval of Matters Specified in Conditions stage details shall be submitted of all materials to be used on external surfaces in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (4) that at the Approval of Matters Specified in Conditions stage, details of the location, height and materials of all new boundary fences, gates or other means of enclosure, shall be submitted to the Planning Authority for written approval;
- (5) that off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide and within the Designing Streets Publication as National Policy; and
- (6) that integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x3m per vehicle;

- (7) that the Approval of Matters Specified in Conditions stage, the developer shall institute an accurate survey and tree protection plan, in accordance with the current British standards, to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to the precise location of the trees. The survey shall contain details of tree species, height, crown spread, diameter at breast height (DBH), age, physiological condition, general condition and management recommendations. The approved tree protection plan shall be implemented and no trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of the Planning Authority.

Reasons

- (1) To be in compliance with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning Etc (Scotland) Act 2006;
- (2) To be in compliance with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 21 of the Planning Etc (Scotland) Act 2006;
- (3) in the interest of visual amenity;
- (4) in order to retain the rural character and amenity of the area and to accord with the Council's supplementary planning guidance in relation to Rural Housing;
- (5) in the interest of road safety and to ensure adequate off-street parking provision;
- (6) in the interest of road safety and to ensure adequate off-street parking provision;
- (7) in the interests of visual amenity, to ensure that all trees worthy of retention are satisfactorily protected before and during works on site.

5. New Case for Review – Erection of Dwellinghouse at High Greenan Lodge, Dunure Road, Ayr, South Ayrshire, KA7 4HU (20/01076/APP).

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for the erection of a dwellinghouse at High Greenan Lodge, Dunure Road, Ayr, South Ayrshire, KA7 4HU (20/01076/APP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

The Body, having agreed that the dwellinghouse was reasonable in scale, massing and proportions and in keeping with the surrounding areas, therefore, complied with the relevant policies,

Decided: to overturn the decision of the Appointed Officer and to grant planning permission subject to the following conditions:-

- (1) 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; and
- (2) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture shall be submitted for the prior written approval of the Planning Authority.

Reasons

- (1) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (2) in the interest of visual amenity.

The meeting ended at 3.05 p.m.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a meeting held remotely
on 11 January 2022 at 2.00 p.m.

Present Councillors Brian Connolly, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Brian McGinley, Craig Mackay and Margaret Toner.

Apologies: Councillors Iain Campbell and Ian Cavana.

Attending L. McChristie, Solicitor (Legal Adviser); R. Lee, Supervisory Planner (Planning Adviser); and C. McCallum, Committee Services Assistant.

1. **Chair's Remarks.**

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. **Declarations of Interest.**

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. **New Case for Review – Planning permission for alterations to shopfront and installation of roller shutters at 54 Main Street, Ayr, South Ayrshire, KA8 8EF (21/00526/APP)**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for alterations to a shopfront and installation of roller shutters at 54 Main Street, Ayr, South Ayrshire, KA8 8EF (21/00526/APP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

The Body, having agreed that the building was aesthetically in keeping with the local area and improved the look of the current form of the building,

Decided: to overturn the decision of the Appointed Officer and grant planning permission subject to the following conditions:-

- (1) 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; and
- (2) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the written prior approval of the Planning Authority.

Reasons

- (1) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (2) in the interests of visual amenity.

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

4. New Case for Review – Approval of matters to comply with conditions for application at 13 Belston Holdings. A70 from Holmston Roundabout to B744 At Belston, East of Ayr, Ayr, South Ayrshire, KA6 5JW (18/00135/PPP)

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for approval of matters to comply with conditions for application at 13 Belston Holdings. A70 From Holmston Roundabout to B744 At Belston, East of Ayr, Ayr, South Ayrshire, KA6 5JW (18/00135/PPP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

Councillor Clark, seconded by Councillor Kilpatrick moved that the appeal be upheld and that the application be granted.

By way of Amendment, Councillor Connolly, seconded by Councillor McGinley moved the decision of the Appointed Officer and that the application be refused.

On a vote being taken by electronic means, four Members voted for the Amendment and three for the Motion. The Amendment was accordingly declared carried.

The Body

Decided: to uphold the decision of the Appointed Officer and refuse the application.

5. New Case for Review – Repainting of Existing Building at 6 Newmarket Street, Ayr, South Ayrshire, KA7 1LP (21/00175/APP)

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse the repainting of existing building at 6 Newmarket Street, Ayr, South Ayrshire, KA7 1LP (21/00175/APP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review.

The Body

Decided: to overturn the decision of the Appointed Officer and to grant planning permission subject to the following conditions:-

- (1) 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;
- (2) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (3) unless otherwise agreed in writing by the Planning Authority, that within one month of the date of this permission a method to remove the paint to reinstate the mural located on the Hope Street frontage of the premises should be submitted to and approved in writing by the Planning Authority;
- (4) unless otherwise agreed in writing by the Planning Authority, that within one month of the approval of this method, the work should be carried out to the approval of the Planning Authority.

The meeting ended at 3.10 p.m.

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE of CURRENT POSITION

Site Address:	BLAIRSTON B7024 FROM HIGH MAYBOLE ROAD AYR TO ALLOWAY ROAD MAYBOLE SOUTH FROM AYR AYR SOUTH AYRSHIRE KA7 4EF
Application:	21/00551/APP ERECTION OF GARAGE

Appointed Officer's Decision:	Refused
Date Notice of Review Received:	21 st October 2021

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 113 – Notice of Review and Supporting Documentation Pages 114 to 159 - Planning Application and Supporting Plans Pages 160 to 161 – Decision Notice Pages 162 to 167 – Interested Parties Correspondence Pages 168 to 170 – Agent and Applicant Response to Interested Parties Correspondence
New Material:	No
Additional Material:	N/A
Dated:	23 rd March 2022

South Ayrshire Council

Place Directorate

Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

Reference No:	21/00551/APP
Site Address:	Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole South From Ayr Ayr South Ayrshire KA7 4EF
Proposal:	Alterations to dwellinghouse and erection of garage
Recommendation:	Refusal

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.

1. Site Description:

The application site relates to a detached dwellinghouse located at Blairston, Monkton. The site is located on the B7024 and is sited approximately one mile to the south of Alloway. A substantial area of agricultural land and another dwelling 'Maryland' are situated within the blue-line ownership site which surrounds the application site to the north, south and west. A nearby residential property, 'Glen Imm' abuts the eastern boundary of the application site. The application site falls within both the greenbelt and Scenic Area each as designated in the local development plan.

2. Planning History:

20/00753/APP – Erection of forestry related vehicle shed – Refused November 2020
20/00302/PNF – Prior notification for the erection of forestry related vehicle shed – Refused July 2020
20/00017/APP – Alterations and extension to dwellinghouse – Approved March 2020

3. Description of Proposal:

Planning permission is sought for the erection of a domestic garage with a footprint of approximately 320 sqm and a 20-metre frontage, extending to a height of approximately 5.7 metres. The proposed garage shall be positioned approximately 22 metres from the rear of the dwellinghouse. Full details of the proposals are set out within the submitted plans.

4. Consultations:

Ayrshire Roads Alliance – 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.

A Supporting Statement has been submitted which gives a detailed account of the site extent and surroundings, means of access, the physical characteristics of the proposed garage and the intended range of vehicles to be stored within the garage, as well as an assessment of the proposed development

against the relevant provisions of both the Adopted Local Development Plan and the Modified Proposed Local Development Plan 2.

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:

One representation has been received from Minishant Community Council objecting to the proposed development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

In summary, the objector has expressed concerns in relation:

- Road safety issues resulting from the development proposals
- Proposed development not appropriate within rural locale.

The following response is offered in relation to the objection raised:

- *Road safety issues resulting from the development proposals* – The Ayrshire Roads Alliance were consulted in regard to the development proposals and have raised no objections to the application on road safety grounds.
- *Proposed development not appropriate within rural locale* – This is addressed elsewhere within the report.

9. Development Plan:

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following policies are relevant in the assessment of the application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites

LDP Policy: Rural

LDP Policy: Greenbelt

LDP Policy: Landscape Quality

LDP Policy: Protecting the Landscape

The provisions of the Adopted South Ayrshire Local Plan must 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.

The development proposal has been assessed against the above policies and is not considered to be in accordance with the development plan.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public

consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

The application site is designated as a rural area within the Adopted South Ayrshire Local Development Plan and this remains unchanged with the Proposed Replacement South Ayrshire Local Development Plan. The application has been considered in this context.

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

Supplementary Planning Guidance 'Rural Housing' refers to the siting and design of garages and outbuildings within a rural location, stating:

- Garages should generally be designed as an integral part of the house, but distinguished by differing ridge heights. Where this is not possible, detached garages should reflect the design and character of the house,
- Garage doors should be timber lined or panelled. The use of 'up and over' doors should be avoided.
- It is important to consider the location and appearance of outbuildings, liquid gas and oil storage tanks etc. as part of the design process. These ancillary buildings and structures should be used to create a sense of enclosure, define spaces and be built in a style with materials similar to the house. Outbuildings should have a dual pitched roof and central heating tanks must be screened

South Ayrshire Council's Supplementary Guidance (SG) on House Alterations and Extensions;

In respect of garages and outbuildings, South Ayrshire Council's Supplementary Guidance on House Alterations states that garages and outbuildings should be designed to appear ancillary to the main dwellinghouse and should be sited and designed so as to perform their intended function. In order to ensure that garages and out-buildings are ancillary and subsidiary to a dwellinghouse, it is important to not only carefully consider the siting, positioning and design of buildings, but also the characteristics of the application site, and also the characteristics of the wider area or streetscape in which a proposal is to be set. The proposals have been considered in this regard.

The proposed garage is considered to be contrary to the Council's guidance, as outlined further, below.

11. Assessment (including other material considerations):

A site visit has not been undertaken as it is considered that sufficient information is available to determine the application; in accordance with the Council's agreed protocol and the advice of the Scottish Government in containing the spread of Coronavirus. The agent has provided photographs of the application site in this instance. The photographs provided alongside the plans submitted, are considered sufficient to complete the assessment of the current application

The proposal under consideration is for the erection of a detached garage on land to the rear of the dwellinghouse, which has dimensions of 16 metres (d) x 20 metres (w) x 5.7 metres (h). This represents a substantial footprint of 320 sqm. The proposed garage is sited approximately 22 metres from the rear of the residential dwelling and approximately 52 from neighbouring residential properties Glen Imm and approximately 51 metres from the residential property of Maryland, which is within the blue-line ownership of the applicant. Whilst it is stated within the application submission that the garage is for domestic use, it is considered that the siting, scale, form and design do not reflect what would be expected in regard to a domestic garage. There are therefore significant concerns relating to the siting, scale and design of the proposed garage. It is considered that the proposed garage would adversely affect the character and appearance of the rural area and introduce an incongruous feature within the landscape, to the detriment of the rural setting.

While the Rural Housing Supplementary Guidance indicates that it may not always be possible to design a garage so as to be an integral part of the house, in these instances the garage should reflect the design character of the house. It is clear that the garage does not reflect the character of the dwellinghouse and would appear incongruous within the landscape. The supplementary guidance indicates that garages/ outbuildings should be designed and sited to perform their intended function. Again, due to the design and siting of the proposed garage, it is clear that the proposal does not meet with the provisions of the aforementioned supplementary guidance.

The proposal is assessed as contrary to LDP policy: Greenbelt which sets clear expectations as to the appropriateness and necessity of development occurring within the greenbelt. In detail the greenbelt policy sets out that:

Development will only be supported within the greenbelt if it is of a high design quality and a suitable scale and form, and it:

- o contributes to the economic and environmental sustainability of existing green belt uses;
- o is associated with agriculture, including the reuse of historic buildings;
- o has horticultural (or directly related) uses;
- o has recreational use that needs a green-belt setting;
- o is required at the proposed location to provide essential infrastructure; and
- o protects, promotes and develops green networks and opportunities for access to the countryside.

In this regard, the necessity and appropriateness of the proposed development to its greenbelt site is found to be unestablished and lacking with respect to the aforesaid criteria, and thus is considered contrary to LDP policy: Greenbelt.

Additionally, it is noted that the proposed domestic garage occupies an identical footprint and has the same finishing materials as the proposed forestry shed previously refused at the site under 20/00753/APP. The proposed domestic garage is also situated in an almost identical position to the proposed forestry shed, as under the current planning application the curtilage of the dwelling Blairston has been substantially enlarged to include this area of land already within the ownership of the applicant. Therefore, it is of material significant that this proposed forestry shed was refused, in part, due to the scale and form of the development being out of character with the rural locale.

Overall, the proposed erection of a substantial garage is considered to represent unacceptable development in the rural location due to the introduction of an incongruous feature which would be to the significant detriment of the locality, thus contrary to LDP Policies Landscape Quality and Protecting the Landscape. It is also considered that the scale of the garage is more akin to an agricultural building and that it has not been designed to appear ancillary to the main dwelling.

It is therefore considered that the proposal is contrary to the provisions of the development plan which shall have an adverse impact on the rural setting of the locality. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the planning application be refused for the reasons below.

12. Recommendation:

It is recommended that the application is refused.

Reasons:

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically policies Sustainable Development, Rural Housing, Landscape Quality and Protecting the Landscape as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality.
- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Supplementary Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse.
- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan by reason that it does not accord with LDP policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP Policy: Greenbelt.

List of Plans Determined:

- Drawing - Reference No (or Description): **Refused** 1195-01
- Drawing - Reference No (or Description): **Refused** 1195-02
- Drawing - Reference No (or Description): **Refused** 1195-03
- Drawing - Reference No (or Description): **Refused** 1195-04
- Drawing - Reference No (or Description): **Refused** 1195-05.01
- Drawing - Reference No (or Description): **Refused** 1195-05.2
- Drawing - Reference No (or Description): **Refused** 1195-06
- Drawing - Reference No (or Description): **Refused** 1195-07
- Drawing - Reference No (or Description): **Refused** 1195-08
- Drawing - Reference No (or Description): **Refused** 1195-09
- Other - Reference No (or Description): **Refused** Statement in Support
- Other - Reference No (or Description): **Refused** Statement in Support Appendices

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>21 July 2021</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: planning.development@south-ayrshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100411974-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text" value="35"/>
Last Name: *	<input type="text" value="Scott"/>	Address 1 (Street): *	<input type="text" value="Greenfield Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07778327536"/>	Postcode: *	<input type="text" value="KA7 4NR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="John.Scott@jstservices.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="BLAIRSTON"/>
Address 2:	<input type="text" value="SOUTH FROM AYR"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="AYR"/>
Post Code:	<input type="text" value="KA7 4EF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="616715"/>	Easting	<input type="text" value="233003"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed Private Garage and Equipment Store

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

That we do not agree with the Council's Reasons for Refusal as set out in the Report of Handling that the proposals are contrary to: The provisions of the South Ayrshire Local Development Plan, South Ayrshire Council's Supplementary Guidance (Rural Housing & House Alterations and Extensions) and that they will not be a significant detriment to the locality or have an adverse impact on its rural setting.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1) A Supporting Statement. 2) Architectural drawings & photographs. 3) 3D modelling & photomontages.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00551/APP

What date was the application submitted to the planning authority? *

14/05/2021

What date was the decision issued by the planning authority? *

21/07/2021

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

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

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Paul Sisi

Declaration Date: 20/10/2021

**NOTICE OF REVIEW
IN RELATION TO THE REFUSAL BY
SOUTH AYRSHIRE COUNCIL FOR
PLANNING PERMISSION FOR THE ERECTION OF
A GARAGE ON LAND AT
BLAIRSTON, B7024, HIGH MAYBOLE ROAD, AYR, TO
ALLOWAY ROAD, MAYBOLE, SOUTH FROM AYR, KA7 4EF**

PLANNING APPLICATION REF NO 21/00551/APP



STATEMENT IN SUPPORT

Report Prepared by:

**MICHAEL S EVANS
BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
meicplan.associates
"TY-NEWYDD"
11 MURCHIE DRIVE
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19 MOOR PARK
PRESTWICK
KA9 2NJ**



October 2021

**Notice of Review in Relation to the Refusal by South Ayrshire Council for
Planning Permission for the Erection of a Garage on Land at Blairston, B7024,
High Maybole Road, Ayr to Alloway Road, Maybole, South from Ayr, KA7 4EF
Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

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Prepared for: Mr and Mrs John Scott

(i) SUMMARY / CONCLUSIONS

1. The Applicants have acquired Blairston House to become their home.

Mr Scott is a long-standing member of the Historic Commercial Vehicle Society and is the owner of a number of vintage trucks, together with one or two other vehicles. While a relatively small collection, these vehicles, together, are highly regarded by the Society as representing vehicles of a particular era. Photographs of these vehicles can be found in the Appendices which formed part of the Supporting Statement with Planning Application Ref No 21/00551/APP and which have been resubmitted for the Review Body's consideration. Mr Scott's hobby therefore requires a 'home' where these relatively rare vehicles can be housed under cover and can be secure. The third requirement is that of being as close to their new home as possible.

The proposed building, as shown in the drawings, will be located in that part of the overall ownership considered to be Mr and Mrs Scott's garden.

2. In refusing the planning application, the Council's reasons for doing so were focused on:
 - significant visual impact and which would, as a result, be
 - in itself, incongruous within the landscape by virtue of its form, scale and massing and, as a consequence, would
 - adversely affect the character of the rural locality and be a significant detriment

i.e. visual impact and, as a result of the aforementioned, would not be compatible with the requirements of the relevant policies of the Local Development Plan, and, in addition

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- did not comply with the policy requirements for a 'garage' as set out in Supplementary Guidance: Rural Housing and House Alterations and Extensions
3. On the matter of potential visibility, the Applicants and their Design Team are at one with the Council about the significance of this.

In our Supporting Statement that formed part of Planning Application No 21/00551/APP, we have provided photographs taken from deliberately selected locations surrounding the site and not ones that might appear to have been chosen deliberately to 'confirm' little or no impact.

As it happened, the photographs confirm either zero or low visibility.

While a full landscape capacity assessment was contemplated, the conclusion was that the photographs provided sufficient evidence to make the point.

Nevertheless, the Applicants instructed Visuplan to produce a dimensionally accurate 3D model of the proposals from various points within the site and along the boundary with neighbouring land. **Where the proposals are obscured by landscape, vegetation or existing buildings, the position of the proposals are presented as ghosted wireform.**

The photographs/photomontages include a variety of locations in order to measure the visual impact from a wider countryside perspective and a number closer to the three houses most likely to be implicated, i.e. Blairston House, Glen Imm and Maryland Cottage.

The Report of Handling insists that there will be significant visual impact, without defining what 'significant' is supposed to mean in this

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case and without providing any actual evidence as to how this conclusion might have been arrived at. We would suggest to LRB members that we have submitted information that confirms that the visual impact would be far from being significant.

4. In the final analysis, the proposals would sit on level ground within an existing geomorphological feature that is a natural bowl-shaped depression formed partly by a rock formation providing a natural boundary on three sides.

Even from the most 'exposed' elevation, i.e. the south-east elevation, the proposals would be concealed from most potential viewpoints.

5. The proposals are a garage for domestic incidental use, that use being a hobby, which otherwise would not be located here. **We would reassure Minishant Community Council, who have objected to the proposals, that they should not be viewed as a back-door attempt to introduce what would, in effect, be a maintenance centre for the Applicants' company, namely JST Services.**

Current Council policy on garages is limited to relatively narrow requirements of accommodating a 'typical' domestic garage, i.e. for cars in regular use (although it could be argued that nowadays garages are rarely used for parking cars). Clearly, the proposals are not therefore typical but they do take account of their locational circumstances, including the physical relationship with Blairston House

Indeed, in the absence of any precise Council policy guidance on the siting, etc of non-agricultural buildings in the countryside/green belt, a 'best fit' approach has been taken.

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Photomontage 1.13 produced by Visuplan confirms how the proposals are most likely to look. In the final analysis, we would respectfully suggest to Review Body members that the building, while relatively large, by no means appears incongruous, especially in its setting and with a background of mature wooded rising ground and with the use of colours as shown.

6. In our opinion therefore, our evidence-based approach confirms that the proposals successfully address any potential concerns arising out of the requirements of policy, in particular the integrity of the green belt, and do not impact negatively on the amenity of either the broad or local landscape. This lack of impact on amenity extends also to the nearest housing, i.e. Blairston House, Maryland Cottage and Glen Imm

7. In summary therefore, from the photographic and photomontage images allied to the topographic information and with the extensive adjacent interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from very close proximity

8. And, finally, it is important to point out, as confirmed by Drawing No 1195-02, Revision A, that the photographic/photomontage information will not, for obvious reasons, take account of the enhanced woodland planting and planted BERM feature yet to be provided

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1.0 INTRODUCTION /TERMS OF REFERENCE / THE PROPOSALS

Terms of Reference

On 14 May 2021, application was made by Paul Sisi, Paul Sisi Architectural Services, 19 Moor Park, Prestwick, KA9 2NJ on behalf of Mr and Mrs John Scott, Blairston House, Ayr, KA7 4EF, Planning Application Ref No 21/00551/APP.

This Notice of Review has been prepared by Michael S Evans, Planning Consultant, and Paul Sisi, Paul Sisi Architectural Services, as instructed by the Applicants and is submitted in response to the Council's decision to refuse the application on a delegated basis on 21 July 2021.

The contents of the Appointed Officer's Report of Handling (which have been submitted along with this Notice) are viewed as significant material considerations.

Parts 4.0 and 5.0 of this Notice of Review Supporting Statement are focused substantially not only on the reasons for refusal but how these were arrived at.

We would advise Review Body members that this Supporting Statement should be read in conjunction with the one that formed part of refused Planning Application Ref No 21/00551/APP.

The Applicants

Mr and Mrs John Scott are in the throes of moving from 35 Greenfield Avenue, Ayr, KA7 4NR to Blairston House.

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Mr Scott will be well known to Board Members as Chairman of JST Services (Scotland) Ltd, Haulage Contractors, **but it is strongly emphasised that these proposals are not linked to the activities of JST Services and are for entirely private use.**

The Site

The proposed red line site extends to 1 Ha **and forms part of the private garden of Blairston House, as shown in Planning Application Drawing No 1195-02.**

The Proposals

Planning permission is being sought to construct a private garage and equipment store on the above-mentioned site.

Copies of Planning Application Drawing Nos 1195-03, 1195-04, 1195-05 and 1195-06 have been included as part of the request for review package.

The garage would extend to 324 m² and would comprise space for two uses:

(i) Storage of Vintage Vehicles (Trucks)

This will occupy the large part of the proposed building.

John Scott, since his earliest day, only wanted to drive and work with trucks. After leaving school, he trained as an HGV mechanic and worked in his father's haulage business, Gunning's Motors. At the age of 21, he attained his HGV, allowing him then to drive trucks on the road. At 22, he won HGV Lorry Driver of the Year and all these memories were made using the vintage trucks he owns today.

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Mr Scott is also a member of the Historic Commercial Vehicle Society club.

He also attends various truck rallies in Scotland, such as Ayrshire Road Run, Truckfest Scotland, Dumfries Truck Group Show, Ayrshire Vintage Tractor Show, Ayrshire Agricultural Show and Strathclyde Country Park Show.

As can be seen from the descriptions above and the fact that the value of these vehicles is circa £210,000, not to mention the personal value to Mr Scott, **it is most important that these vehicles be stored under cover and secure.**

The collection of vehicles in his possession are as follows and photographs of some can be found in the Appendices:

1. Volvo F16 tractor unit E147 OBV. This Volvo was the first of its model brought into Britain in 1987. The vehicle has undergone a complete refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. It has also been used by Volvo trucks as a promotional feature at truck shows. The current value of the truck is around £50,000.
2. Volvo F7 tractor unit NCS 875W. This 1980 Volvo was one of the first trucks that Mr Scott drove and has also undergone an expensive refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many awards for its condition. The current value of the truck is around £25,000.
3. Scania 141 tractor unit UJN 509V. This 1979 Scania was the King of the Road truck during that era. Again, this truck has

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undergone an expensive refurbishment costing around £40,000 and is painted in the colour of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. The current value of the truck is around £50,000.

4. Reliant Robin car. This 1980 version is a replica of the one used in the TV programme 'Only Fools on Horses'. These vehicles are fast becoming very sought-after vehicles and this one is in good condition, probably worth around £5,000.
5. Land Rover Defender vehicle. This vehicle was bought in 2016 as an investment by Mr Scott. The vehicle has only done 168 miles from new and is a very sought-after vehicle with Land Rover enthusiasts. This vehicle is worth around £55,000 now.
6. Scania 143 tractor unit. This 1994 truck is the more modern version of the other Scania Mr Scott owns. This again is a very sought-after vehicle, currently worth £25,000. It also will shortly go through a refurbishment programme painting it in the Gunning's Motors colours which will take the value up to around £45,000.

(ii) Equipment for woodland management

Outwith the garden area, the Clients' ownership, as shown in Drawing No 1195-01 (a copy of which can be found on page 14), includes an area of woodland extending to 2 Ha. Part of the proposed garage is therefore to provide accommodation for the equipment currently involved in the planting programme and for management purposes in due course.

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2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

From the very outset, the importance of context and landscape setting have been recognised by the Applicants and the Design Team.

It is important to emphasise to Board members that a full Landscape Capacity Assessment was not commissioned because the view taken was that, with the evidence that was otherwise available, it could be clearly demonstrated that the proposals would not impact on the amenity of the countryside context.

The 'area context' we have defined as that shown in Planning Application Drawing No 1195-01, which can be found on page 14.

The application site lies approximately one mile to the south of Alloway, the nearest urban area just to the north of the area shown **but from where it cannot be seen in spite of occupying higher terrain.**

The intention at this stage therefore, in order to provide a baseline for assessing potential impact, is to provide from confirmed sources as clear a picture as possible about landscape context/setting.

In effect, this was the starting point to our evidence-based approach.

In relation to 'area context', the two key factors determining 'appropriateness' are, in our opinion, Landscape Character and, to a lesser degree in this case, Settlement Pattern.

In relation to 'landscape character', we have concluded that, for analysis purposes, this should be reviewed at two levels.

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(i) Broad Landscape Character

As Board Members will be aware, **the landscape policies of the adopted LDP refer to the Ayrshire Landscape Assessment published by the then SNH in 1998 as the primary source of guidance re broad landscape.** The 1998 Assessment places the site on the eastern edge of Landscape Character Area D, Coastal Headlands, immediately adjacent to Area I, Lowland River Valley to the east. In terms of broad landscape context, however, **more recently the 1998 Assessment has been replaced by Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019.**

In this document, the site is allocated to Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, although the overall ownership of Blairston House could well extend into the neighbouring Landscape Character Area Type 62. Coastal Headlands.

Inevitably, the boundaries drawn between LCT are, to a degree, generalisations and, in several respects, the characteristics of the site do not entirely mirror those of either LCT.

That said, in our opinion, the evidence provided in the Supporting Statement that formed part of the refused planning application and the responses based on this in relation to the Reasons for Refusal, confirm that the proposals are on such a small scale that they will have no impact on the Key Characteristics of LCT 68.

In relation to establishing baseline information, the Council's 'Green Belt Update of the South Ayrshire LDP' was also interrogated. There have been no subsequent updates and, in our opinion, should be looked

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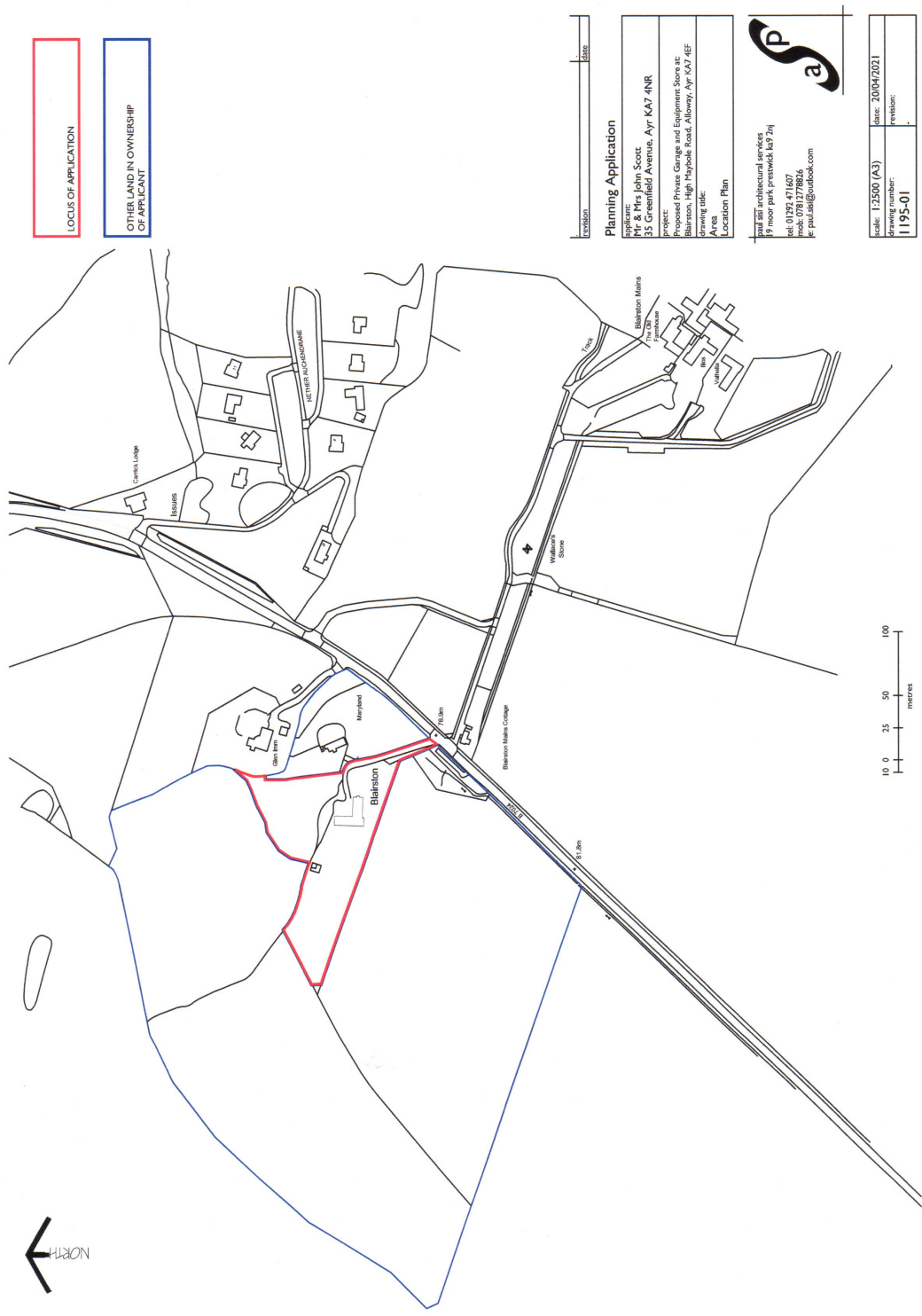
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upon as material considerations. The site falls within Area Reference 67 which describes the roles and functions of the green belt here, and this important information is also returned to later.

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Area Location Plan. Planning Application Drawing No 1195-01



LOCUS OF APPLICATION

OTHER LAND IN OWNERSHIP OF APPLICANT

revision	date

Planning Application
 Applicant: Mr & Mrs John Scott
 35 Greenfield Avenue, Ayr KA7 4NR
 Project: Private Garage and Erection of a 9m x 3m Garage on Land at Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
 Drawing title: Location Plan
 Area: Blairston



Paul & Paula Architects
 9 Moorpark, Ayr KA7 2JH
 Tel: 01292 471627
 Mob: 0781 2778826
 E: paul.sai@outlook.com

Scale: 1:2500 (A3)	Date: 20/04/2021
Drawing number: 1195-01	Revision:

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(ii) Local/Immediate Landscape Context

The key landscape issue, it is agreed by all parties, is one of visual impact: Where will these proposals be seen from?

In our opinion, the relevant area for ‘testing’ the potential visual impact of the proposals is that shown on Drawing No 1195-09 on page 16.

In our opinion, the photographs to be found on Blairston Images Sheets 1 – 4 in the Supporting Statement that formed part of the refused application confirm that visual impact will range from zero to minimal. This conclusion is reinforced by the results of the Visuplan assessment.

In the final analysis, the proposals occupy an existing geomorphological feature that is a natural bowl-shaped depression which has been slightly enlarged. In addition, the woodland management project referred to elsewhere has meant that a significant number of the original trees within the vicinity of the site are retained, offering, as a consequence, virtual concealment.

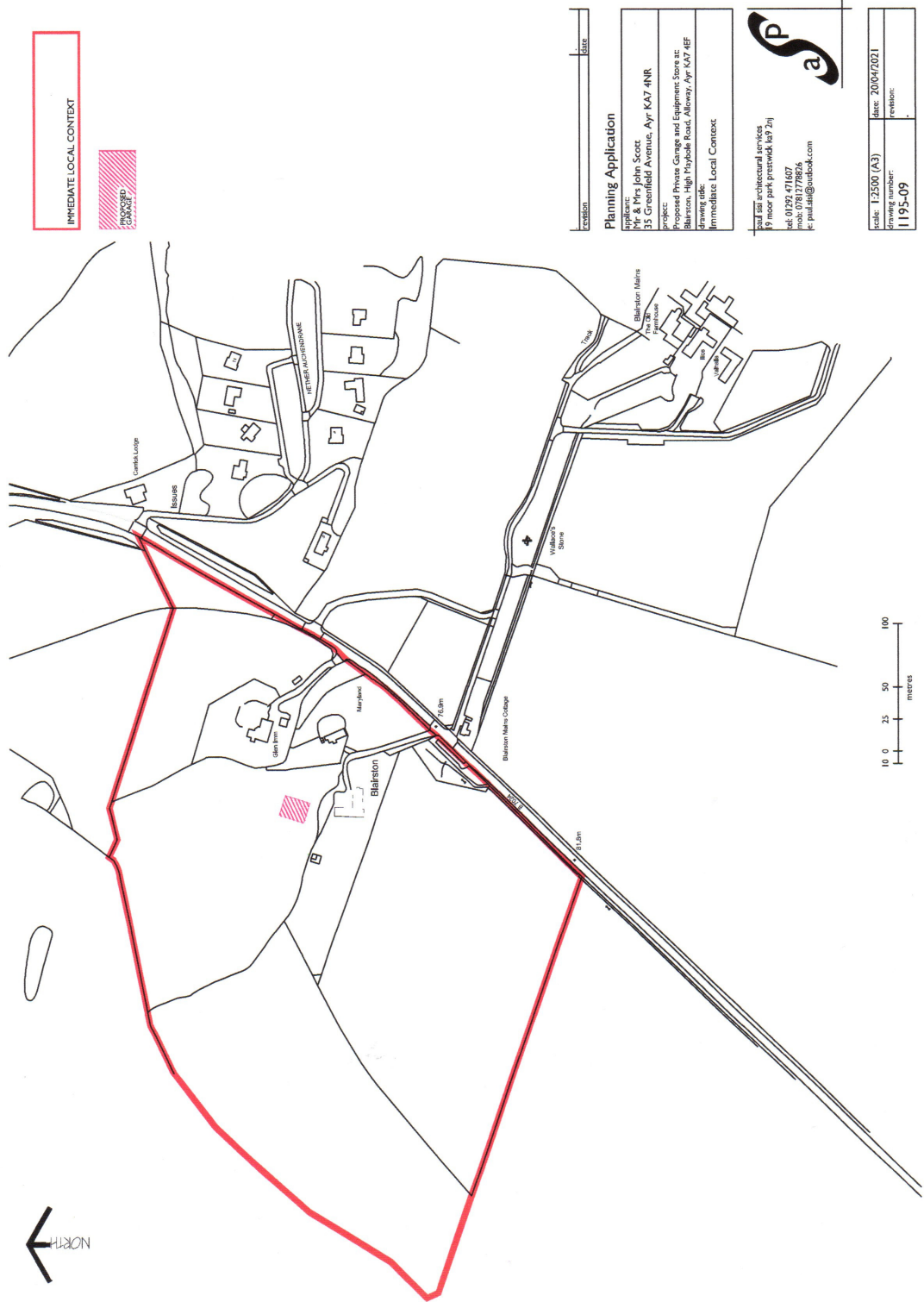
In summary therefore, from the photographic images allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from close proximity.

Photomontage 1.13 in the Visuplan report shows that, although relatively large, the proposals do not dominate their context.

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Immediate Local Context. Planning Application Drawing No 1195-09



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Site Analysis

- **The Site**

The red line site, which extends to 1 Ha is shown on Planning Application Drawing No 1195-02. **The red line area is considered by the Applicants to be garden ground associated with Blairston House.** Because, as described elsewhere, the proposals are intended to house elements of one of the Applicant's hobbies and pastimes, proximity to the house itself is an important consideration. The garden forms a relatively small part of the overall ownership, as shown in Planning Application Drawing No 1195-01. The overall ownership extends to 11 Ha and this is shown in Planning Application Drawing No 1195-02.

- **Site Boundaries**

The proposals sit within an otherwise undeveloped portion of the Applicants' garden.

- **Topography**

A copy of the topographical survey carried out by Aspect Surveys can be found on page 19. This confirms that the site sits within topography that is typical of the edges of Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, as described in Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019.

Steep slopes are the significant characteristic but, **as the details in Drawing No 1195-08 on page 19 confirm, the development site itself is virtually flat and occupies a natural hollow, which is a geomorphological feature within which the proposals would sit.**

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- **Views of the Site from Outwith (photographs)**

These can be found on the previously referred to Blairston Images Sheets 1 – 4. They are intended to show that, from a wide range of theoretically potential viewpoints, the proposals will be unsighted. This outcome is reinforced by the photomontages provided by Visuplan.

- **Its Relationship to Neighbouring Uses**

Currently, the building will be a standalone structure within the garden ground of Blairston House.

- **What Exists within the Site/Current Use**

Not in current use.

- **Services/Drainage**

Electricity and water are both available.

The surface water is dispersed through a large diameter wavy coil drainage pipe which gets dispersed as it goes and ultimately into a field drainage system.


There are therefore no known constraints that would lead to an unsustainable outcome in relation to this development.

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Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

Topographic Extract with Extent of Proposals Superimposed – Drawing No 1195-08



revision:	date:
Planning Application	
Applicant: Mr & Mrs John Scott 25 Greenfield Avenue, Ayr KA7 4NR	
Project: Proposed Private Garage and Equipment Store at Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
Drawing title: Topographic extract with extent of proposals Superimposed	
	
21/00551/APP 9 minor part partweek ka7 2r1 tel: 01292 471607 www.pauls@a-janick.com p.pauls@a-janick.com	
scale: 1:1250 (A3)	date: 20/04/2021
drawing number: 1195-08	revision:

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3.0 THE COUNCIL'S REASONS FOR REFUSAL

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically policies Sustainable Development, Rural Housing, Landscape Quality and Protecting the Landscape as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality*

- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Supplementary Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse*

- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan by reason that it does not accord with LDP policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP Policy: Greenbelt*

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4.0 THE REASONS FOR SEEKING A REVIEW

That we do not agree with the Council's Reasons for Refusal as set out in the Report of Handling that the proposals are contrary to:

- the provisions of the South Ayrshire Local Development Plan, specifically policies:
 - sustainable development
 - rural housing
 - landscape quality
 - protecting the landscape
 - green belt, and
- South Ayrshire Council's Supplementary Guidance:
 - Rural Housing
 - House Alterations and Extensions

and that they will not:

- be a significant detriment to the locality or
- have an adverse impact on its rural setting

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5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

Reason for Refusal 1

The reason contains a number of elements as set out immediately below:

That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically the policies:

- *sustainable development*
- *rural housing*
- *landscape quality*
- *protecting the landscape*

and will have:

- *a significant visual impact*
- *is incongruous within the landscape area by reason of:*
 - *its form*
 - *scale*
 - *siting*
- *and will adversely affect the character of the rural locality*

Response

Responding in turn to each of the policies referred to specifically above, our comments are as follows:

Sustainable Development

The Supporting Statement that formed part of the planning application contained a comprehensive review of the criteria of this policy. For the purposes of this response to the Council's Reasons for Refusal, it is considered that the most relevant criteria to be focused on here are:

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- *Is appropriate in terms of its amenity impact, layout, scale, massing, design and materials in relation to its surroundings, and*
- *Respects the character of the landscape*

The requirements of both of these criteria are dealt with in the following comments.

Rural Housing

The Council's response in relation to the matter of appropriateness, etc of the garage is based on Supplementary Guidance: Rural Housing and, in particular, Part 2 – Design of New Houses in the Countryside, Design Policy 2: Design of New Housing, Table 1: Design Guidance for Traditional Rural Housing Developments, Building Feature: 'Garages, Outbuildings and Other Structures' which states for garages:

'Garages should generally be designed as an integral part of the house but distinguished by differing ridge heights. Detached garages should be sited to the side or rear of the house. Garage doors should be timber lined or panelled. The use of 'up and over' doors should be avoided'.

We would in fact, up to a point, agree with the statement made in Part 11, 'Assessment' of the Report of Handling:

'... it is considered that the scale, form and design do not reflect what would be expected in regard to a domestic garage'.

Dealing first with the matter of 'domestic garage'. In our opinion, to be used for housing a hobby, the proposals are essentially domestic. However, Design Policy 2 is intended to respond to the relatively narrow requirements of accommodating a 'typical' domestic garage.

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The proposals are not a 'typical' domestic garage. The word 'garage' has a number of definitions but it is generally agreed that it is a building for housing a motor vehicle or vehicles. These buildings are often in association with houses, but not always. **The use of the word 'garage' in relation to the application is therefore entirely appropriate.** The proposals are indeed for domestic use, that is, in this case, the pursuit of a hobby. The details of this hobby can be found in the Appendix to the Supporting Statement that formed part of the planning application.

The proposals are therefore for a garage for domestic use and, because of the nature of the proposed use, it needs to be of a particular scale, form and design.

In relation to the other points raised in the Report of Handling re the matter of the garage, our comments are as follows:

- **garages should reflect the design character of the house**

The use of the word 'should' implies recognition that a 'one size fits all' approach is not intended and that there could therefore be exceptions. That the proposals differ in several respects from the design characteristics of Blairston House is true but, because of the particular characteristics of the proposed site where it is located, these differences, in terms of these potential consequences, are not, in our view, critical.

Photomontage 1.13 in Visuplan's report confirms that, while there are differences, they do not result in the negative visual consequences asserted by the Report of Handling.

A site visit would confirm that there is no intervisibility between Blairston House and the proposals, and the setting of the latter would be unaffected by the proposals.

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- **the garage does not reflect the character of the dwellinghouse**
The point made above is relevant here also. Where the proposals sit in relation to Blairston House means that they will be unsighted from the latter and this matter, in our opinion, is therefore not relevant.
- **would appear incongruous within the landscape**
The Applicants and their Design Team recognise the importance of this point.

One of the primary requirements of a full landscape capacity assessment is to demonstrate that proposals can be accommodated and absorbed into the landscape without impacting negatively. One of the tests of impact is visibility, i.e. quite literally where would the proposals be seen from.

The proposals might possibly be visible from the air, but otherwise the potential for them to be 'spotted' from those locations where they would more likely be seen is very limited.

This point is reinforced by the information provided by Visuplan in support of the application.

The point that the proposals would be unsighted from most directions has already been made. With such a high degree of 'concealment', the question is to whom precisely would it appear incongruous?

Photomontage 1.13 confirms that the proposals would not appear incongruous.

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- Supplementary Guidance indicates that **garages and outbuildings should be designed and sited to perform their intended function.**
We would maintain that this is exactly what the proposals actually do.

- **not designed to be ancillary to the main dwellinghouse**
The proposals are to house the hobby of one of the Applicants who will reside at Blairston House. The proposed building would otherwise not exist but for this requirement.

The proposals are within a short distance of Blairston House. The suggestion that the proposals would be too far away from Blairston House and therefore not be genuinely convenient is an exaggeration. Although not part of the application, the Applicants are also intending to improve the access arrangements between the proposals and Blairston House.

Landscape Quality

The key concern has been the matter of impact on the landscape. The Report of Handling makes a number of points:

- ***‘... would adversely affect the character and appearance of the rural area ...’***
- ***‘and introduce an incongruous feature within the landscape to the detriment of the rural setting’***
- ***‘... would appear incongruous within the landscape ...’***
- ***‘... unacceptable development in the rural location due to the introduction of an incongruous feature which would be to the significant detriment to the locality’***

In the Supporting Statement that formed part of the refused application, we confirmed that the site was within Landscape Area Type 68, i.e. Lowland

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River Valleys, as defined in NatureScot's Landscape Character Types (LCT) Maps and Descriptions published in 2019 and assessed the possible implications of the proposals for the Key Characteristics of LCT 68. In addition, we looked more closely at a smaller area within which any impact might have been more visibly obvious since the matter of visual impact is very important and the 'theme' that runs through the aforementioned extracts from the Report of Handling.

In the first instance, it is important to recognise the fact that the proposals would occupy an existing geomorphological feature that is a natural bowl-shaped depression which has been slightly enlarged.

In addition, the Supporting Statement included photographic images taken from points surrounding the proposed site to confirm that it would be totally unsighted from most directions and only slightly from a few.

To this can now be added the evidence from the Visuplan assessment.

The building would therefore not '*appear incongruous within the landscape*' and, as a result, would not appear as '*an incongruous feature which would be to the significant detriment to the locality*', **not that the Report of Handling provides any illustrative material to underpin these assertions, let alone guidance as to what 'significant' might mean in this case.**

Photomontage 1.13 of the Visuplan report confirms how well the proposals would sit within their context.

Otherwise, the proposals are compatible within the three potentially relevant criteria of this particular policy, namely:

- (a) community settings ...
- (b) patterns of woodland, fields, hedgerows and tree features,

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- (c) skylines and hill features, including prominent views

Protecting the Landscape

The site is located within a Scenic Area. For the purpose of assessment, in the Supporting Statement that formed part of the planning application, the area shown in Planning Application Drawing No 1195-09 was considered to be appropriate. The conclusion was that the proposals would be substantially unsighted and therefore have virtually no visual impact on the Scenic Area.

Outcomes

The Report of Handling refers to a number of possible negative outcomes arising out of the failure, in the opinion of the authors, of the proposals to satisfactorily address the requirements of the aforementioned policies.

As the response to these earlier confirms, this is not a conclusion that we agree with. In detail, the Report of Handling specifically identifies that the proposals would result in:

- significant visual impact
- would be incongruous within the landscape by means of:
 - its form
 - scale
 - siting

Response

The building is designed for a particular purpose and is relatively large but, because of the precise details of its location and the actual design and colour

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of materials, would not, as confirmed elsewhere, make the kind of 'significantly' negative impact suggested by the Report of Handling.

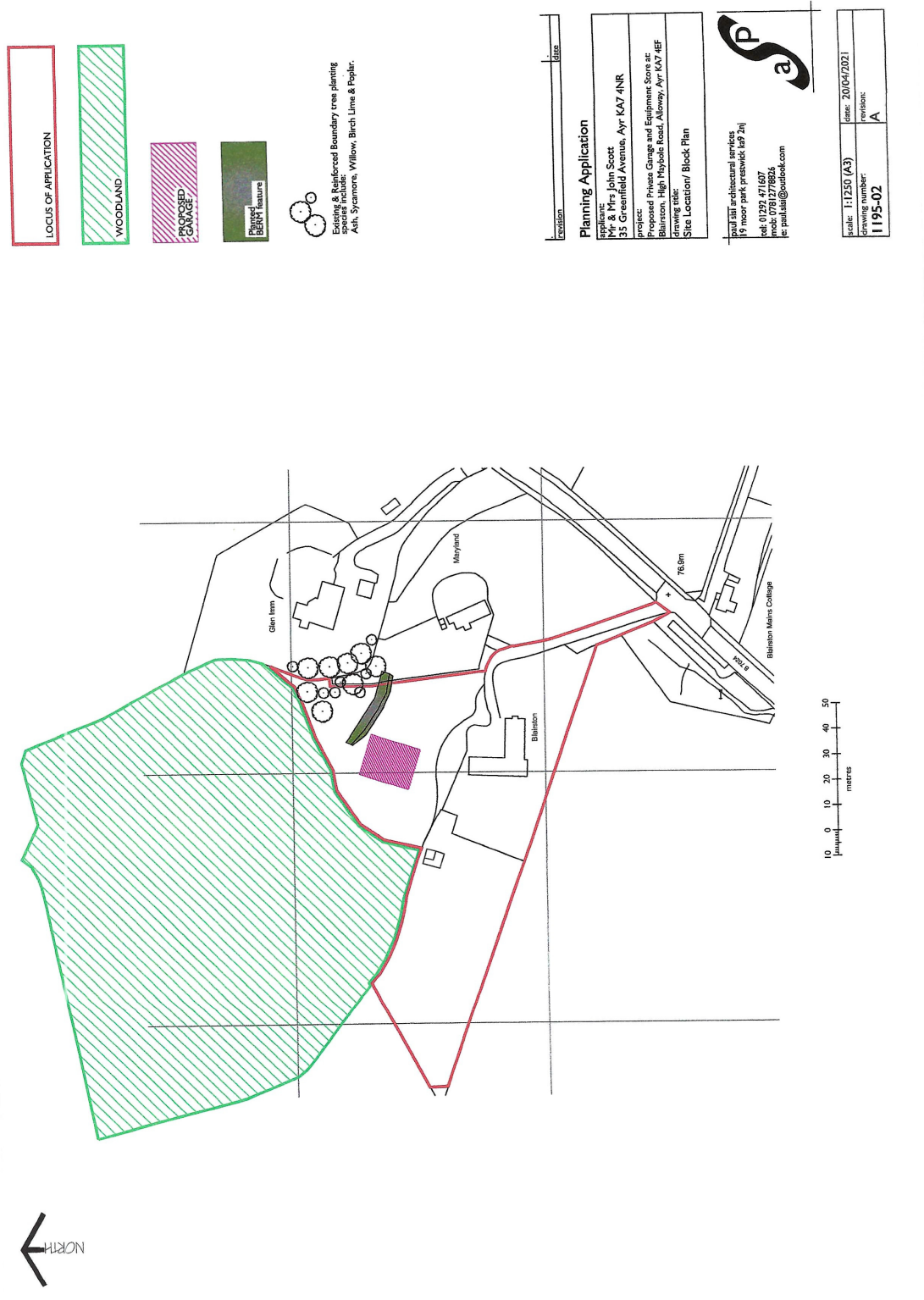
As a result, as confirmed by the photographic/photomontage evidence submitted, the proposals, in our opinion, will not 'adversely affect the character of the rural locality'

In addition, it is important to point out, as confirmed by Drawing No 1195-02, Revision A, on page 30, that the photographic/photomontage information will not, for obvious reasons, take account of the enhanced woodland planting and planted BERM feature to be provided.

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Site Location/Block Plan. Planning Application Drawing No 1195-02, Revision A



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Reason for Refusal 2

This states that *'the proposal is contrary to the provisions of South Ayrshire Council's:*

- (i) *Supplementary Guidance: Rural Housing and*
- (ii) *Supplementary Guidance: House Alterations and Extensions as the garage, by reason of:*
- (iii) *- its siting*
 - its scale*
 - its form,*
 - does not appear to be ancillary to the main dwellinghouse'*

Response

- (i) **Supplementary Guidance: Rural Housing**

As we have highlighted earlier, Design Policy 2 is intended to respond to the relatively narrow requirements in relation to the delivery of typical/standard domestic garages.

The proposals are for a garage, but not a typical garage, and require to be judged differently.

- (ii) **Supplementary Guidance: House Alterations and Extensions**

This Supplementary Guidance states that ***garages and outbuildings should be:***

 - (a) ***designed to appear ancillary to the main dwellinghouse***

Like Supplementary Guidance: Rural Housing, **the advice provided by this SG is also designed and intended to respond to the relatively narrow requirements in relation to the delivery of typical/standard domestic garages.**

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(b) *sited and designed so as to perform their intended function*

The building is appropriately designed to accommodate the hobby of one of the Applicants which is described elsewhere.

The proposed building has been sited on the floor of a geomorphological feature that, while easily accessible to Blairston House, is unsighted from it and simultaneously concealed from much of the surrounding area.

- (iii) The matters of ***siting, scale and form*** have been dealt with elsewhere but the key matter is that of overall visual impact. The information arising out of the previously referred to photographs and the Visuplan assessment confirms the limited extent of visual impact.

In relation to the matter of ***'ancillary to the main dwellinghouse'***, we would maintain that the proposals could, in fact, be viewed as 'incidental' which, in planning, embraces something that can be classed as a hobby. An incidental use is 'parasitic' on the primary use – it cannot exist without it, which would be the case here.

The proposals are within the garden ground of Blairston House.

Reason for Refusal 3

This states that *'the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan by reason that it does not:*

- *accord with LDP policy: Greenbelt - insofar that:*

(i) it is neither of a suitable scale and form and

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(ii) *the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP Policy: Greenbelt*

- (i) The proposals are to accommodate the hobby of one of the Applicants in what he considers to be within the boundaries of his garden. **It is our understanding that the guidance provided by Supplementary Guidance: Rural Housing, as the title indicates, includes no detailed guidance in relation to other non-agricultural uses in the countryside, e.g. in matters of scale, design, massing/materials.** Proposals for Agricultural and Forestry buildings, as members will be aware, will travel via the Permitted Development Order route.

Via PAN 39: Farm and Forestry Buildings, the Scottish Government provides advice re best practice in relation to siting and design.

The South Ayrshire green belt contains significant agricultural areas and, as a result, a range of farm buildings by size, shape and materials.

Buildings much larger in scale than the proposals will be found in the green belt. We therefore do not concur with the assertion made in the Report of Handling that the proposals are '*neither of a suitable scale and form*'.

In our opinion, using an evidence-based approach, we have demonstrated that this is not an excessively large building in its context. The choice of location has ensured that any impact will be limited, both in relation to the Countryside/Green belt as a whole and, importantly, the immediate locality.

- (ii) In the absence of any actual detailed policy guidance in relation to the scale, massing, design and materials of non-agricultural uses in the

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green belt, in order to assess impact and appropriateness in this case, the requirements of LDP policies Landscape, Quality and Protecting the Landscape and the advice taken from NatureScot's Landscape Character Types have been important.

In relation to '*necessity*' and '*appropriateness*', these two words do not actually appear in the text of the policy. The green belt accommodates a number of domestic properties that are purely houses with gardens and have no association with agriculture or other rural activities/pursuits. Most development associated with them will likely be Permitted Development **but sometimes to accommodate hobbies.**

In this regard, the proposed use is entirely one that is ancillary to the main dwelling and can, in fact, be viewed as incidental and therefore its appropriateness for providing accommodation for a hobby is obvious.

The details of LDP policy: green belt are set out on page 6 of LDP1. Additional advice for housing is provided by Supplementary Guidance: Rural Housing. A Procedural Note provides advice in respect of Rural Businesses.

The proposals, however, cannot be described as new housing nor a new business. Both proposed constituent uses are hobbies.

Council policies, as we have demonstrated, do not appear to account for this kind of outcome.

Under these circumstances, we would suggest therefore that, in the first instance, the proposals should be judged in relation to the core objectives of green belt policy. These core objectives do not appear in the LDP, although they were included in the earlier South Ayrshire Local Plan. We would, however, maintain that their relevance is not lost.

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In the early 2000s, the Council commissioned the 'Green Belt Update of the South Ayrshire Proposed LDP'. The proposed site falls within Area Ref 67. Nothing as comprehensive as this has been undertaken by the Council since. It identified a number of key roles for Area Ref 67 of the green belt. The two most relevant in relation to the site are:

1. **protecting the landscape setting of settlements (in this case, Ayr)**

This has been confirmed using the detailed information referred to earlier showing how well the proposals are absorbed by the landscape.

2. **preventing coalescence** (in this case, between Ayr and Minishant ?). This is not likely to be an issue.

It can be confirmed, therefore, that the proposals would not have any negative consequences for these.

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6.0 CONCLUSIONS

1. The Applicants have acquired Blairston House to become their home.

Mr Scott is a long-standing member of the Historic Commercial Vehicle Society and is the owner of a number of vintage trucks, together with one or two other vehicles. While a relatively small collection, these vehicles, together, are highly regarded by the Society as representing vehicles of a particular era. Photographs of these vehicles can be found in the Appendices which formed part of the Supporting Statement with Planning Application Ref No 21/00551/APP and which have been resubmitted for the Review Body's consideration. Mr Scott's hobby therefore requires a 'home' where these relatively rare vehicles can be housed under cover and can be secure. The third requirement is that of being as close to their new home as possible.

The proposed building, as shown in the drawings, will be located in that part of the overall ownership considered to be Mr and Mrs Scott's garden.

2. In refusing the planning application, the Council's reasons for doing so were focused on:
 - significant visual impact and which would, as a result, be
 - in itself, incongruous within the landscape by virtue of its form, scale and massing and, as a consequence, would
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i.e. visual impact and, as a result of the aforementioned, would not be compatible with the requirements of the relevant policies of the Local Development Plan, and, in addition

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- did not comply with the policy requirements for a 'garage' as set out in Supplementary Guidance: Rural Housing and House Alterations and Extensions
3. On the matter of potential visibility, the Applicants and their Design Team are at one with the Council about the significance of this.

In our Supporting Statement that formed part of Planning Application No 21/00551/APP, we have provided photographs taken from deliberately selected locations surrounding the site and not ones that might appear to have been chosen deliberately to 'confirm' little or no impact.

As it happened, the photographs confirm either zero or low visibility.

While a full landscape capacity assessment was contemplated, the conclusion was that the photographs provided sufficient evidence to make the point.

Nevertheless, the Applicants instructed Visuplan to produce a dimensionally accurate 3D model of the proposals from various points within the site and along the boundary with neighbouring land. **Where the proposals are obscured by landscape, vegetation or existing buildings, the position of the proposals are presented as ghosted wireform.**

The photographs/photomontages include a variety of locations in order to measure the visual impact from a wider countryside perspective and a number closer to the three houses most likely to be implicated, i.e. Blairston House, Glen Imm and Maryland Cottage.

The Report of Handling insists that there will be significant visual impact, without defining what 'significant' is supposed to mean in this

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case and without providing any actual evidence as to how this conclusion might have been arrived at. We would suggest to LRB members that we have submitted information that confirms that the visual impact would be far from being significant.

4. In the final analysis, the proposals would sit on level ground within an existing geomorphological feature that is a natural bowl-shaped depression formed partly by a rock formation providing a natural boundary on three sides.

Even from the most 'exposed' elevation, i.e. the south-east elevation, the proposals would be concealed from most potential viewpoints.

5. The proposals are a garage for domestic incidental use, that use being a hobby, which otherwise would not be located here. **We would reassure Minishant Community Council, who have objected to the proposals, that they should not be viewed as a back-door attempt to introduce what would, in effect, be a maintenance centre for the Applicants' company, namely JST Services.**

Current Council policy on garages is limited to relatively narrow requirements of accommodating a 'typical' domestic garage, i.e. for cars in regular use (although it could be argued that nowadays garages are rarely used for parking cars). Clearly, the proposals are not therefore typical but they do take account of their locational circumstances, including the physical relationship with Blairston House

Indeed, in the absence of any precise Council policy guidance on the siting, etc of non-agricultural buildings in the countryside/green belt, a 'best fit' approach has been taken.

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Photomontage 1.13 produced by Visuplan confirms how the proposals are most likely to look. In the final analysis, we would respectfully suggest to Review Body members that the building, while relatively large, by no means appears incongruous, especially in its setting and with a background of mature wooded rising ground and with the use of colours as shown.

6. **In our opinion therefore, our evidence-based approach confirms that the proposals successfully address any potential concerns arising out of the requirements of policy, in particular the integrity of the green belt, and do not impact negatively on the amenity of either the broad or local landscape. This lack of impact on amenity extends also to the nearest housing, i.e. Blairston House, Maryland Cottage and Glen Imm**

7. **In summary therefore, from the photographic and photomontage images allied to the topographic information and with the extensive adjacent interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from very close proximity**

8. **And, finally, it is important to point out, as confirmed by Drawing No 1195-02, Revision A, that the photographic/photomontage information will not, for obvious reasons, take account of the enhanced woodland planting and planted BERM feature yet to be provided**

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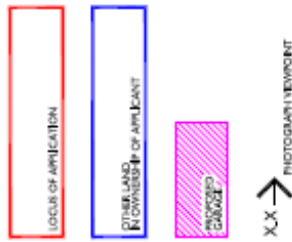
APPENDIX

1 *Images and Key Plan*

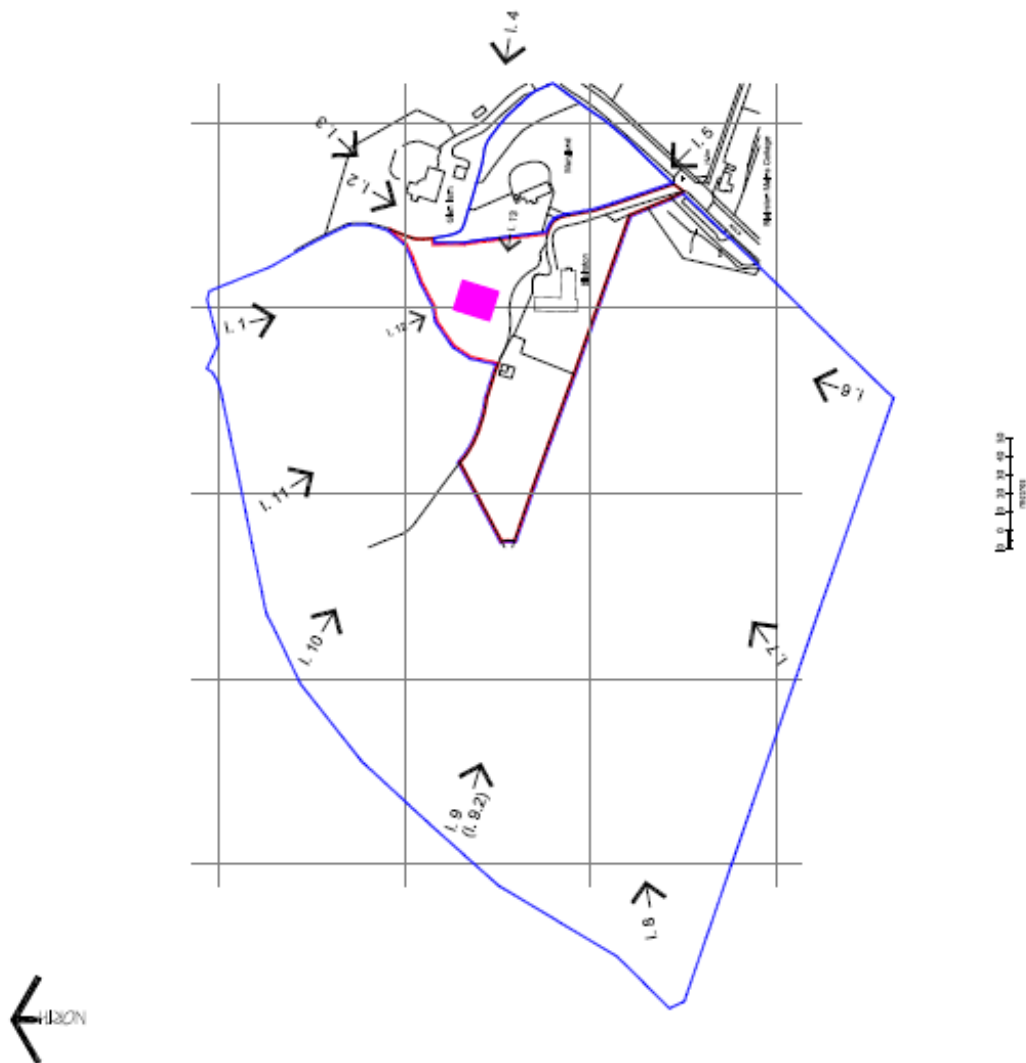
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Photograph Viewpoints (Key Plan) Drawing No 1195-06



Date	
Title	
Planning Application Mr & Mrs John Scott 15 Greenhill Avenue, Ayr SA7 4HK Project: Proposed House Garage and Detachment Stone 22 Address: High Maybole Road, Alloway, Ayr SA7 4EF Drawing No: Photograph Viewpoints	
The Architectural Practice 15 Greenhill Avenue, Ayr SA7 4HK Tel: 01292 471607 Fax: 01292 78833 E: info@apdesign.co.uk	
No: 1195-06 (A3) Drawing No: 1195-06	Date: 30/04/2021 Name:



**Notice of Review in Relation to the Refusal by South Ayrshire Council for Planning Permission for the Erection of a Garage on Land at Blairston, B7024, High Maybole Road, Ayr to Alloway Road, Maybole, South from Ayr, KA7 4EF
Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

Photographs, Sheet 1 of 4



IMAGE 1.1



IMAGE 1.2



IMAGE 1.3

Sheet 1 of 4

**Notice of Review in Relation to the Refusal by South Ayrshire Council for Planning Permission for the Erection of a Garage on Land at Blairston, B7024, High Maybole Road, Ayr to Alloway Road, Maybole, South from Ayr, KA7 4EF
Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

Photographs, Sheet 2 of 4



IMAGE 1.4



IMAGE 1.5



IMAGE 1.6

Sheet 2 of 4

**Notice of Review in Relation to the Refusal by South Ayrshire Council for Planning Permission for the Erection of a Garage on Land at Blairston, B7024, High Maybole Road, Ayr to Alloway Road, Maybole, South from Ayr, KA7 4EF
Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

Photographs, Sheet 3 of 4



IMAGE 1.7



IMAGE 1.8



IMAGE 1.9

Sheet 3 of 4

**Notice of Review in Relation to the Refusal by South Ayrshire Council for Planning Permission for the Erection of a Garage on Land at Blairston, B7024, High Maybole Road, Ayr to Alloway Road, Maybole, South from Ayr, KA7 4EF
Planning Application Ref No 21/00551/APP
Statement in Support**

Prepared for: Mr and Mrs John Scott

Photographs, Sheet 4 of 4



IMAGE 1.9.2



IMAGE 1.10



IMAGE 1.11

Sheet 4 of 4

SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

**STATEMENT IN SUPPORT
OF PLANNING APPLICATION FOR
THE ERECTION OF PRIVATE GARAGE AND
EQUIPMENT STORE ON LAND AT
BLAIRSTON HOUSE, AYR, KA7 4EF**

**REPORT PREPARED ON BEHALF OF
MR AND MRS JOHN SCOTT,
BLAIRSTON HOUSE, AYR, KA7 4EF**

Report Prepared by:

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BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
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"TY-NEWYDD"
11 MURCHIE DRIVE
KINGS MEADOW
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19 MOOR PARK
PRESTWICK
KA9 2NJ**



May 2021

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Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

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Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

(i) CONCLUSIONS

1. The Applicants have acquired Blairston House to become their home.

Mr Scott is a long-standing member of the Historic Commercial Vehicle Society and is the owner of a number of vintage trucks, together with one or two other vehicles. Photographs of these vehicles can be found in the Appendices. These vehicles require a home where they can be stored under cover and can be secure. The third requirement is that of being as close to their new home as possible.

The proposed building, as shown in the drawings, will be located in that part of the overall ownership considered to be Mr and Mrs Scott's garden.

2. In the final analysis, it would sit on level ground within an existing geomorphological feature that is a natural bowl-shaped depression formed partly by a rock formation, providing a natural boundary. Even the most 'exposed' elevation, i.e. the south-east elevation, will be concealed from most potential viewpoints.

3. When the property was acquired, an area extending to 2 Ha and shown in Drawing No 1195-01, was substantially a Sitka spruce plantation, with some native species. As described in Part 1.0 earlier, the Applicants' intention was to remove the overwhelming majority of Sitka spruce and replace them with native species, i.e. 90%. The planting strategy takes its inspiration from Dumfries House and, while the trees removed under licence from Scottish Forestry were sold commercially, the replacement woodland is to be a permanent feature, bringing with it a wide range of physical landscape and biodiversity benefits.

A certain – although relatively small – amount of covered space would be required for the storage of equipment to be used for woodland management purposes.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

This space would be included within the proposed structure.

4. The Applicants have been aware that any proposals brought forward for this site would have to take account of a range of requirements, the principal ones dealt with in Part 4.0 being:
 - (i) the characteristics of the site, its location and setting within the broader and immediately surrounding landscape/countryside
 - (ii) the characteristics of the settlement pattern in this part of the countryside
 - (iii) the requirements of the Development Plan and Supplementary Guidance, and
 - (iv) where applicable, Material Considerations

5. Specifically, we have carefully assessed the requirements of all relevant LDP policies and, in particular:
 - LDP policy: spatial strategy (Core Investment Area)
 - LPD policy: sustainable development
 - LDP policy: greenbelt
 - LDP policy: landscape quality
 - LDP policy: protecting the landscape
 - LDP policy: transport

In addition, we have:

- also reviewed, where appropriate, the contents of Modified Proposed South Ayrshire Local Development Plan 2, September 2020
- taken account of the details provided by NatureScot's Landscape Character Assessment, January 2019

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

In our opinion therefore, the proposals successfully address the requirements of policy and do not impact negatively on the amenity of either the broad or local landscape. This lack of impact on amenity extends also to the nearest housing, i.e. Blairston House, Maryland Cottage and Glen Imm.

In fact, while LDP policy: greenbelt does not recognise clusters and, while this is not a proposal for residential development, the proposals do sit within what is, in effect, a cluster in the countryside formed by the aforementioned houses.

6. In summary therefore, from the photographic images allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from close proximity.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

1.0 INTRODUCTION AND BACKGROUND INFORMATION

Background

This Report has been commissioned by Mr and Mrs John Scott, Blairston House, Ayr, KA7 4EF. At the time of writing, it was understood that the application site was in their ownership. Boundaries are confirmed by Planning Application Drawing No 1195-02, a copy of which can be found on page 28 and which forms part of the planning application.

Project Team

This Supporting Statement was prepared by:

- **Michael S Evans, Planning Consultant, meicplan.associates**
“Ty-Newydd”, 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2ND and
- **Paul Sisi, Architectural Services, 19 Moor Park, Prestwick, KA9 2NJ**

The Applicants

These are Mr and Mrs John Scott, 35 Greenfield Avenue, Ayr, KA7 4NR, who intend making their home at Blairston House.

The Site

The proposed red line site extends to 1 Ha and forms part of the private garden of Blairston House, as shown in Planning Application Drawing No 1195-02.

The Proposals

Planning permission is being sought to construct a private garage and equipment store on the above-mentioned site.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

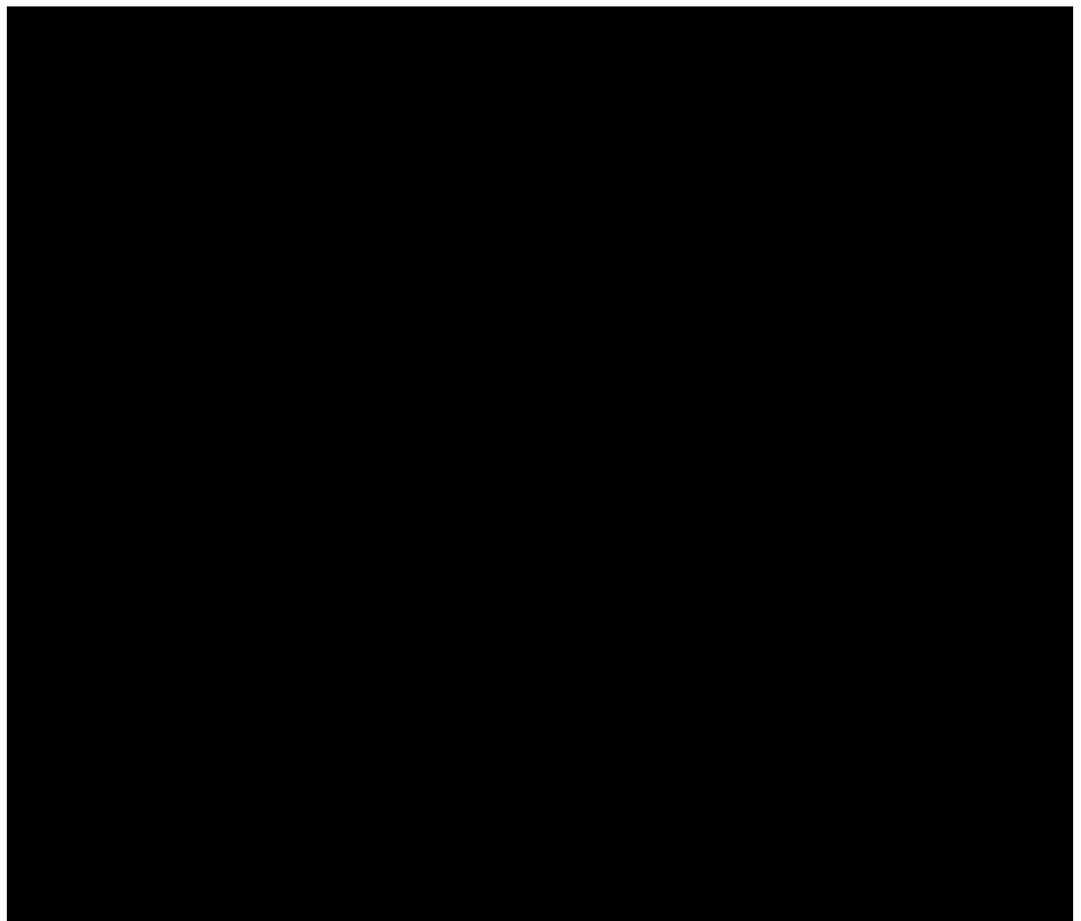
A copy of Planning Application Drawing Nos 1195-03, 1195-04, 1195-05 and 1195-06 can be found in Part 5.0.

This would extend to 324 m and would comprise space for two uses:

(i) Storage of Vintage Vehicles (Trucks)

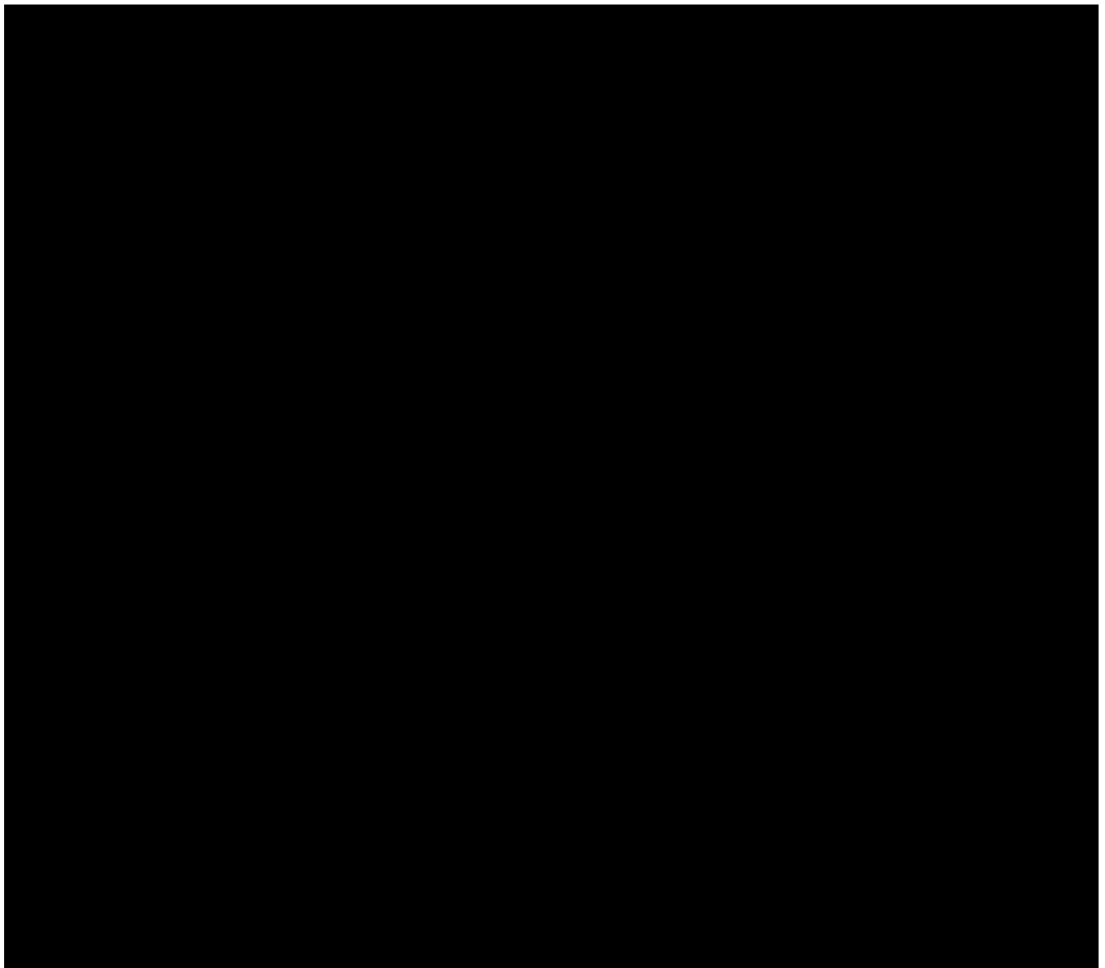
John Scott, since his earliest day, only wanted to drive and work with trucks. After leaving school, he trained as an HGV mechanic and worked in his father's haulage business, Gunning's Motors. At the age of 21, he attained his HGV, allowing him then to drive trucks on the road. At 22, he won HGV Lorry Driver of the Year and all these memories were made using the vintage trucks he owns today.

The collection of vehicles in his possession are as follows and photographs of some can be found in the Appendices:



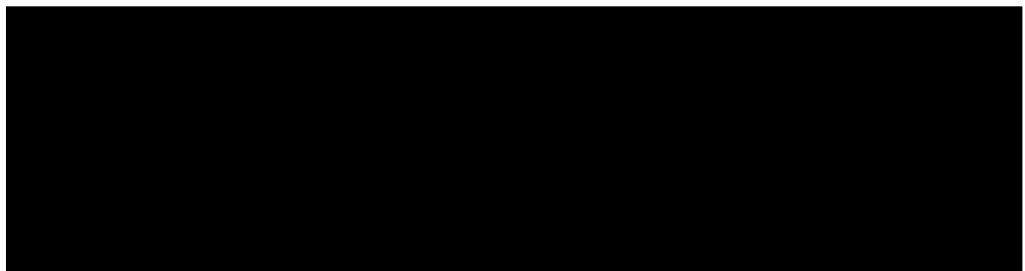
Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Mr Scott is also a member of the Historic Commercial Vehicle Society club.

He also attends various truck rallies in Scotland, such as Ayrshire Road Run, Truckfest Scotland, Dumfries Truck Group Show, Ayrshire Vintage Tractor Show, Ayrshire Agricultural Show and Strathclyde Country Park Show.



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

(ii) Equipment for woodland management

Outwith the garden area, the Clients' ownership, as shown in Drawing No 1195-01 (a copy of which can be found on page 27), includes an area of woodland extending to 2 Ha.

1. The felling licence from Scottish Forestry, which applies to the area shown in the plans on pages 12 and 13, granted permission to fell the existing crop of Sitka spruce trees. 90% of the new planting comprises native species. In their confirmation of the approval of the felling licence (Case Reference FPA-6876), Scottish Forestry commented: *'We approved your application on the basis that we consider it has addressed all known issues relating to the application area and demonstrates sustainable forest management in line with the principles of the UK Forestry Standard'*.
2. The felling operation was done very selectively with all the conifers being extracted, whole trees and all hardwoods in the forest being left standing. All the remaining native trees were subject to a professional pruning programme to ensure long-term sustainability.
3. A copy of the invoice showing the range of the trees planted can be found in the Appendices. These trees are **not intended for commercial production**. Indeed, a planting plan ensured that all the trees were planted 6m apart, all professionally planted, staked, guarded and mulched. The aim is to model an arboretum similar to Dumfries House. In addition to this, the Applicants have planted another 50 Sitka spruce.
4. The proposals have included the installation of an automated irrigation system using water from a natural spring. This is required because, to get the best out of the trees, they need watered regularly. **This is not something that would be provided if this had been intended as a commercial woodland**.
5. In addition to the above, the Applicants are shortly starting a planting programme of shrubs to strengthen habitat on the forest floor.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

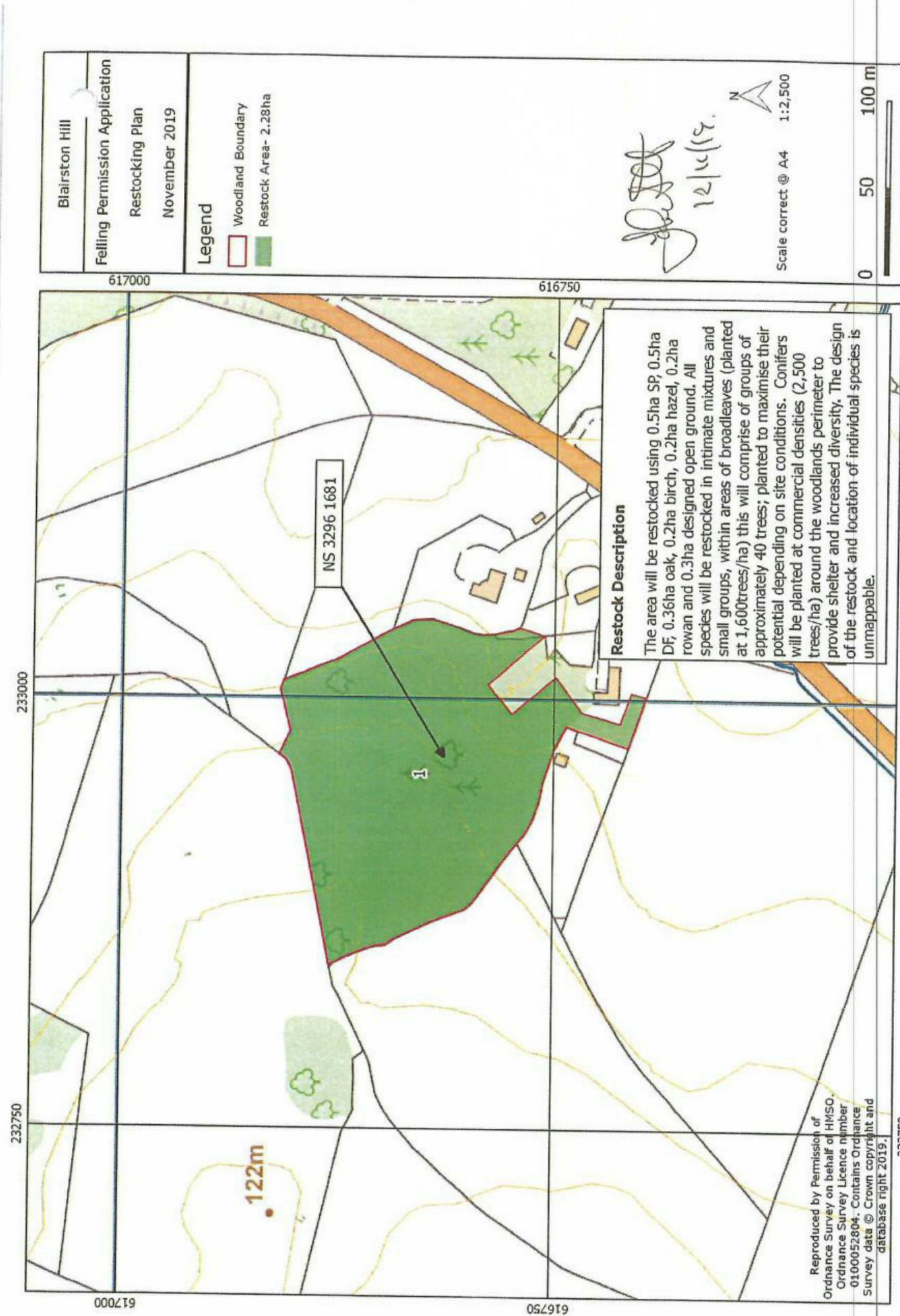
Images of the replanted forest showing footpaths, etc can be found in the Appendices.

The underlying reasons for the approach taken to the woodland are not therefore commercial. The intention has been to conserve/protect the most sustainable of what remained after the felling programme, which will maintain obvious biodiversity benefits, as well as contributing to the ongoing protection of the landscape amenity of this part of the Green Belt. The additional planting will strengthen the potential for habitat.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

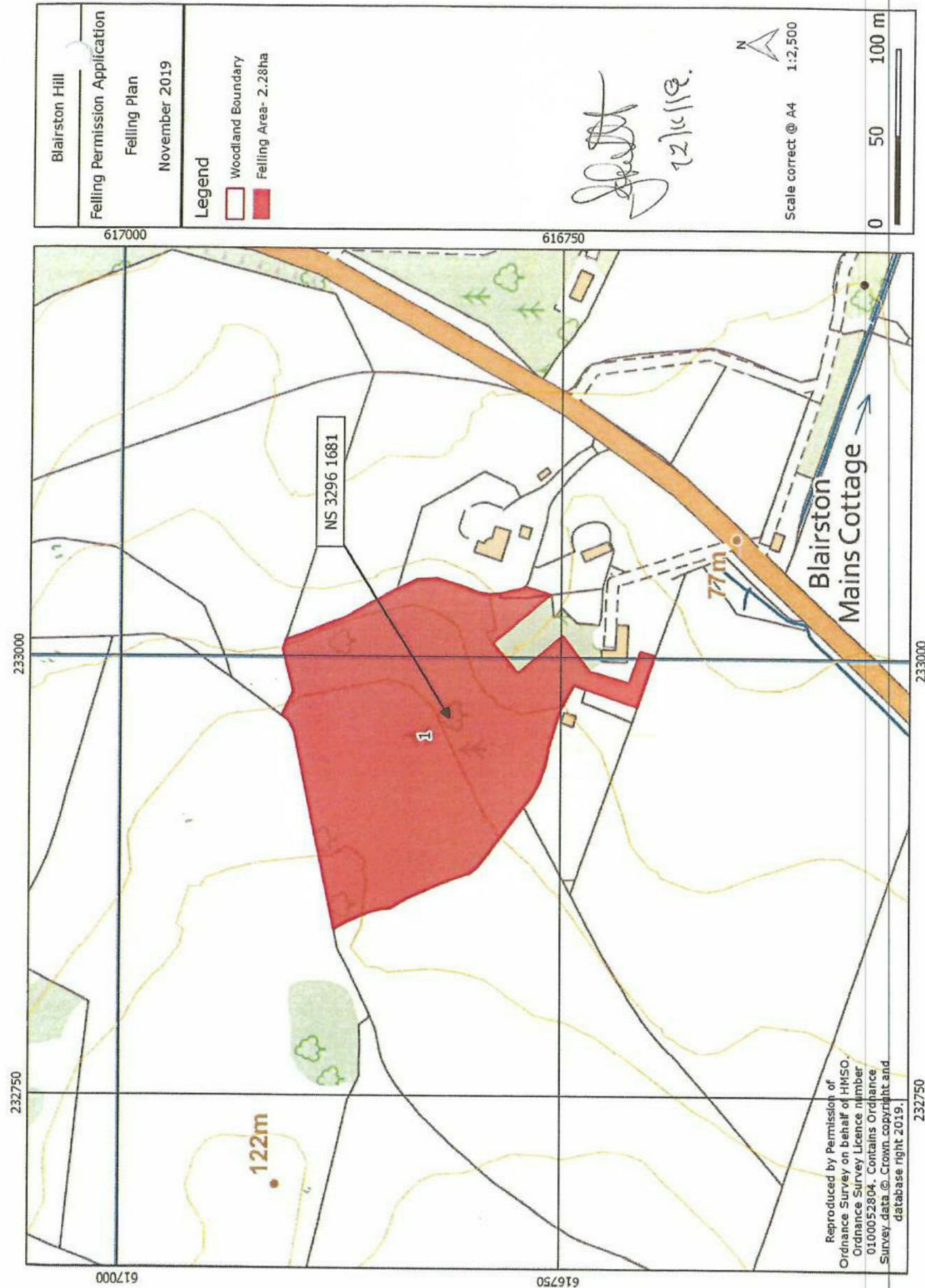
Restocking Map(s)



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Felling Map(s)



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Scope and Purpose of this Supporting Statement (Project Brief)

This Statement forms part of the planning application and relates to the area of ground shown in Planning Application Drawing No 1195-02.

The purpose of this Statement is to confirm that the proposals are:

- (i) **consistent with the requirements of the relevant policies of the Adopted South Ayrshire Local Development Plan, the Council's Supplementary Planning Guidance and**
- (ii) **consistent with Scottish Planning Policy (SPP) and**
- (iii) **have taken into account relevant outcomes from material considerations**

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

The Area context is shown in Planning Application Drawing No 1195-01.

The application site lies approximately one mile to the south of Alloway.

The policy position in relation to landscape is dealt with later. The intention at this stage therefore, in order to provide a baseline for assessing potential impact, is to provide from confirmed sources as clear a picture as possible about landscape context/setting.

In relation to 'area context', the two key factors determining 'appropriateness' are, in our opinion, Landscape Character and Settlement Pattern.

(i) Broad Landscape Character

The landscape policies of the adopted LDP refer to the Ayrshire Landscape Assessment published by the then SNH in 1998 as the primary source of guidance re broad landscape. The 1998 Assessment places the site on the eastern edge of Landscape Character Area D, Coastal Headlands, immediately adjacent to Area I, Lowland River Valley to the east. In terms of broad landscape context, however, more recently the 1998 Assessment has been replaced by Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019. In the document, the site is allocated to Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, although the overall ownership of Blairston House could well extend into Landscape Character Area Type 62. Coastal Headlands.

Inevitably, the boundaries drawn between LCT are, to a degree, generalisations and, in several respects, the characteristics of the site do not entirely mirror those of either LCT.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

In relation to establishing baseline information, the Council's 'Green Belt Update of the South Ayrshire LDP' was also interrogated. The site falls within Area Reference 67, and this information is also returned to later.

(ii) Local/Immediate Landscape Context

In our opinion, the relevant area is shown on Drawing No 1187-2-01 on page 23.

Our conclusions, in relation to items (i) and (ii) above, are to be found in our responses to LDP policy: protecting the landscape.

The key landscape issue is one of visual impact: Where will these proposals be seen from? In our opinion, the photographs to be found on Blairston Images Sheets 1 – 4 on pages 18 to 21 confirm that visual impact will be minimal.

In the final analysis, the proposals occupy an existing geomorphological feature that is a natural bowl-shaped depression which has been slightly enlarged. In addition, the woodland management project referred to elsewhere has meant that a significant number of the original trees within the vicinity of the site are retained, offering, as a consequence, virtual concealment.

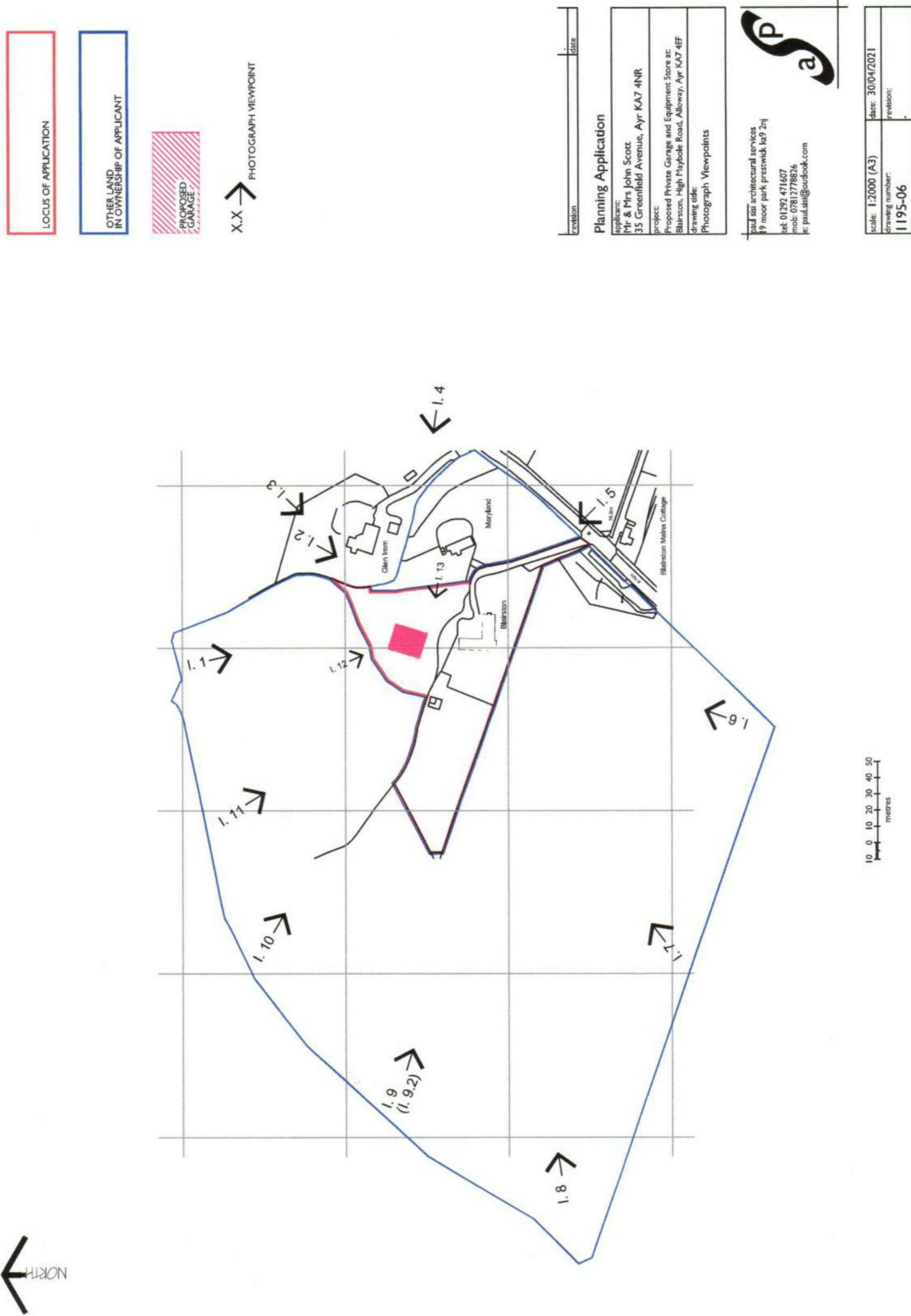
In summary therefore, from the photographic images allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from close proximity.

There is also the matter of potential impact on residential amenity and this is dealt with on pages 34 and 35.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Photograph Viewpoints. Drawing No 1195-06



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



IMAGE 1.1



IMAGE 1.2



IMAGE 1.3

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



IMAGE 1.4



IMAGE 1.5



IMAGE 1.6

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



IMAGE 1.7



IMAGE 1.8



IMAGE 1.9

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



IMAGE 1.9.2



IMAGE 1.10



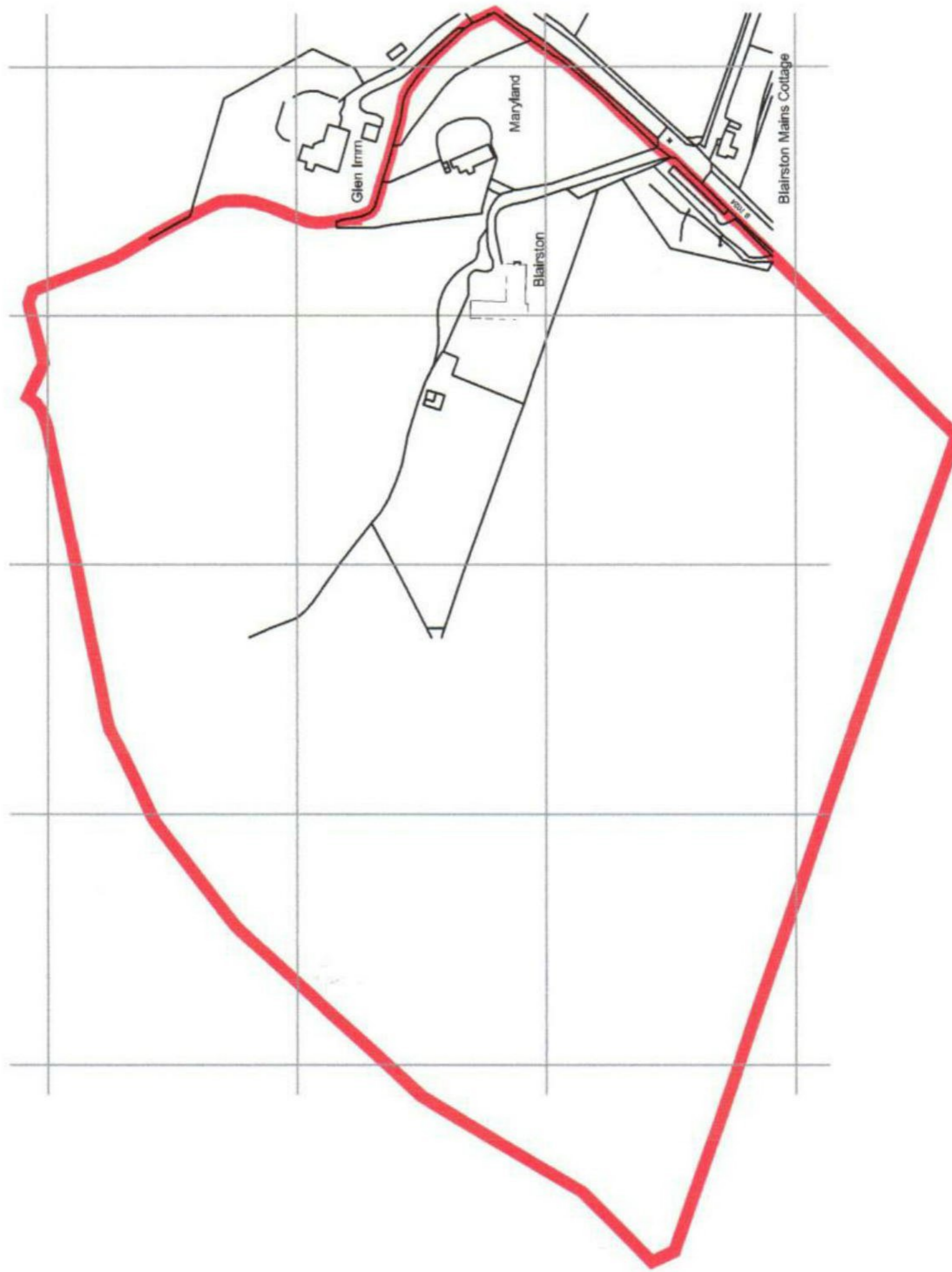
IMAGE 1.11


Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Block Plan showing All Land in Ownership of Applicants. Drawing No 1195-07

ALL LAND IN OWNERSHIP OF APPLICANT

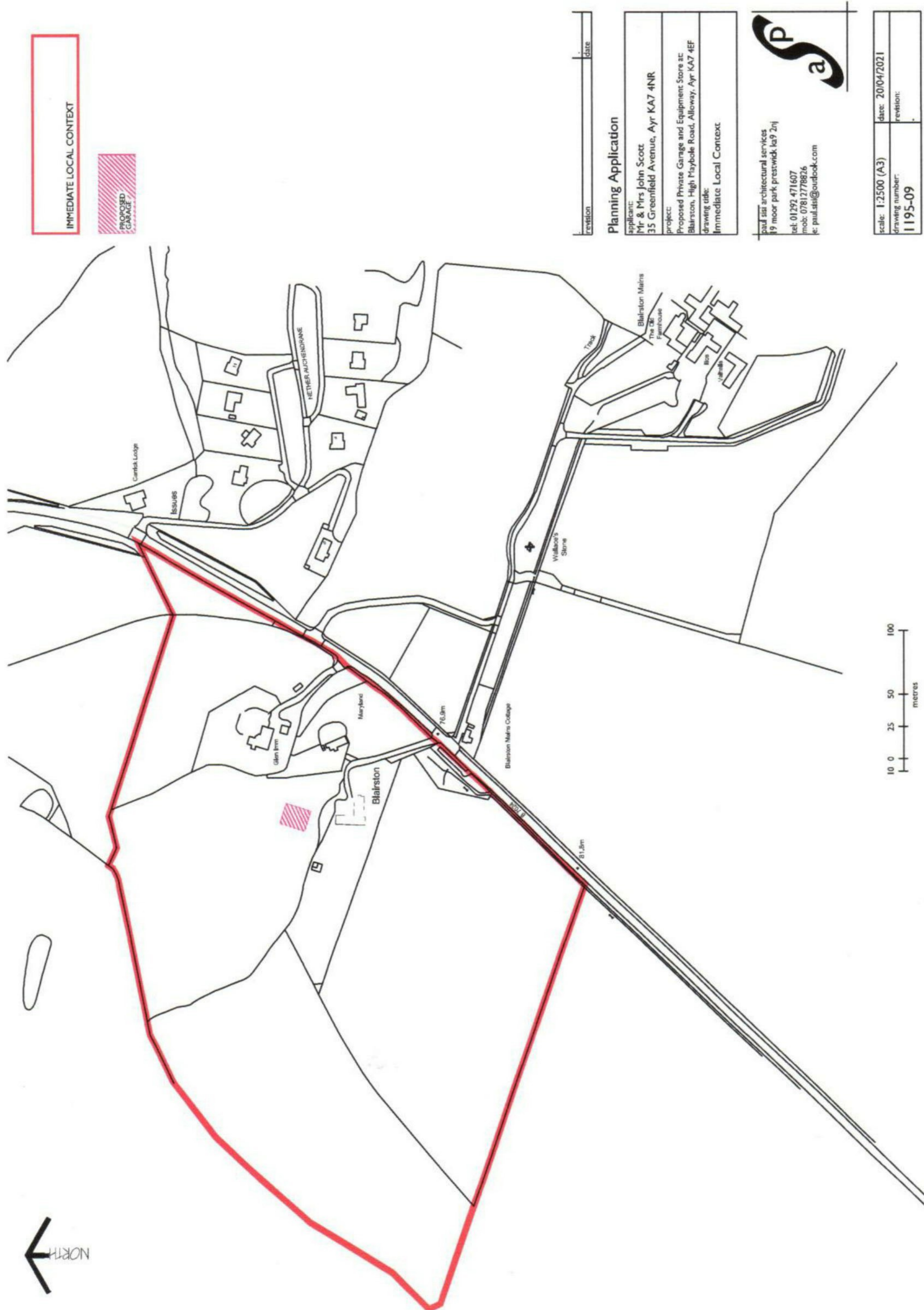


revision	date		
Planning Application			
Applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR			
Project: Proposed Private Garage and Equipment Store at: Blairston, High Myrtle Road, Alloway, Ayr KA7 4EF			
Drawing title: Block Plan Showing All Land in Ownership of the Applicant			
			
Paul SBI architectural services 19 Moor Park, Prestwick KA9 2JL Tel: 01292 471607 Mob: 0781 277826 E: paul.sbi@outlook.com			
scale: 1:2000 (A3)	date: 30/04/2021	revision:	
drawing number: 1195-07			

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Immediate Local Context. Drawing No 1195-09



IMMEDIATE LOCAL CONTEXT

PROPOSED GARAGE

revision	date

Planning Application

Applicant: Mr & Mrs John Scott
35 Greenfield Avenue, Ayr KA7 4NR

Project: Proposed Private Garage and Equipment Store at Blairston, High Myrtle Road, Alloway, Ayr KA7 4EF

Drawing title: Immediate Local Context

Paul Stiff architectural services
9 Moorpark, Prestwick KA9 2NJ
tel: 01292 471607
mob: 0781 2778826
e: paul.stiff@outlook.com

scale: 1:2500 (A3)	date: 20/04/2021
drawing number: 1195-09	revision:

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Site Analysis

- **The Site**

The red line site, which extends to 1 Ha is shown on Planning Application Drawing No 1195-02. The red line area is considered by the Applicants to be garden ground associated with Blairston House. Because, as described elsewhere, the proposals are intended to house elements of one of the Applicant's hobbies and pastimes, proximity to the house itself is an important consideration. The garden forms a relatively small part of the overall ownership, as shown in Planning Application Drawing No 1195-01. The overall ownership extends to 11 Ha and this is shown in Planning Application Drawing No 1195-02.

- **Site Boundaries**

The proposals sit within an otherwise undeveloped portion of the Applicants' garden.

- **Topography**

A copy of the topographical survey carried out by Aspect Surveys can be found on page 29. This confirms that the site sits within topography that is typical of the edges of Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, as described in Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019.

Steep slopes are the significant characteristic but, as the details in Drawing No 1195-08 on page 26 confirm, the development site itself is virtually flat and occupies a natural hollow, which is the key of geomorphological feature.

- **Views of the Site from Outwith (photographs)**

These can be found on the Blairston Images Sheets 1 – 4 on pages 18 to 21.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

- **Its Relationship to Neighbouring Uses**

Currently, the building will be a standalone structure within the garden ground of Blairston House.

- **What Exists within the Site/Current Use**

Not in current use.

- **Services/Drainage**

Electricity and water are both available.

The surface water is dispersed through a large diameter wavy coil drainage pipe which gets dispersed as it goes and ultimately into a field drainage system.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Topographic Extract with Extent of Proposals Superimposed – Drawing No 1195-08




revision	date

Planning Application

applicant:
Mr & Mrs John Scott
35 Greenfield Avenue, Ayr KA7 4NR

project:
Proposed Private Garage and Equipment Store at
Blairston, High Myrtle Road, Alloway, Ayr KA7 4EF

drawing title:
Topographic extract with extent of proposals
Superimposed



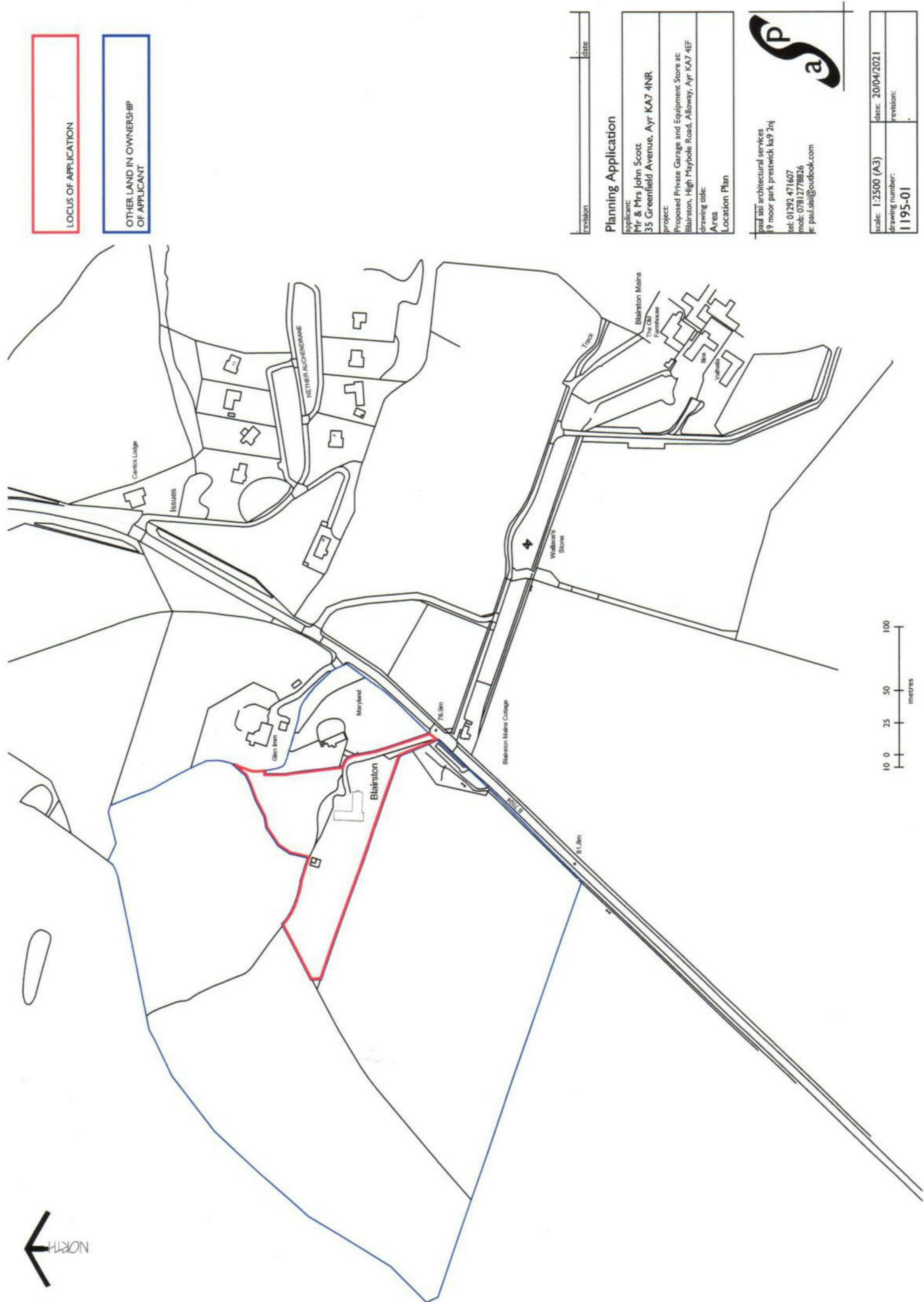
Paul Stitt Architectural Services
9 Moor Park, Prestwick IG7 2JH
tel: 01292 471687
mob: 07812778826
e: paul.stitt@outlook.com

scale: 1:1250 (A3)	date: 20/04/2021
drawing number: 1195-08	revision:

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

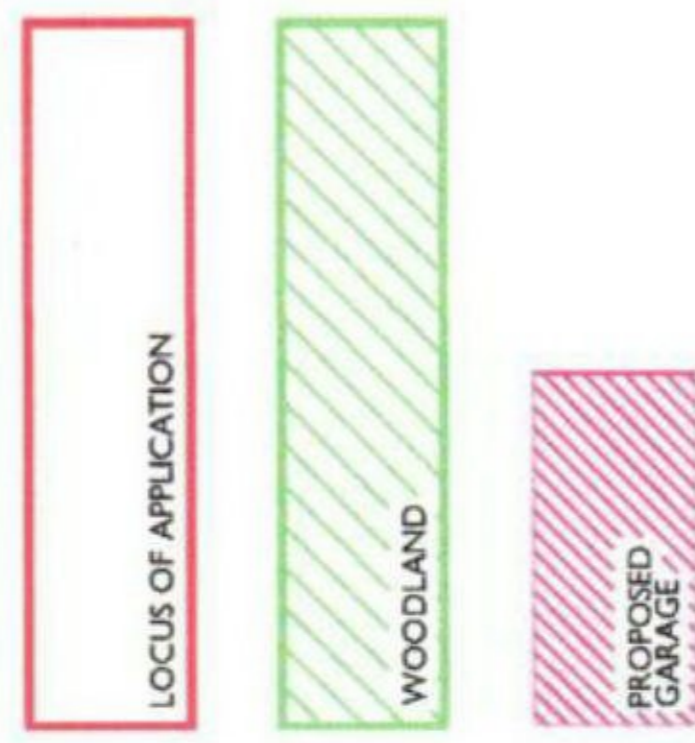
Area Location Plan. Drawing No 1195-01




Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Site Location/Block Plan. Drawing No 1195-02



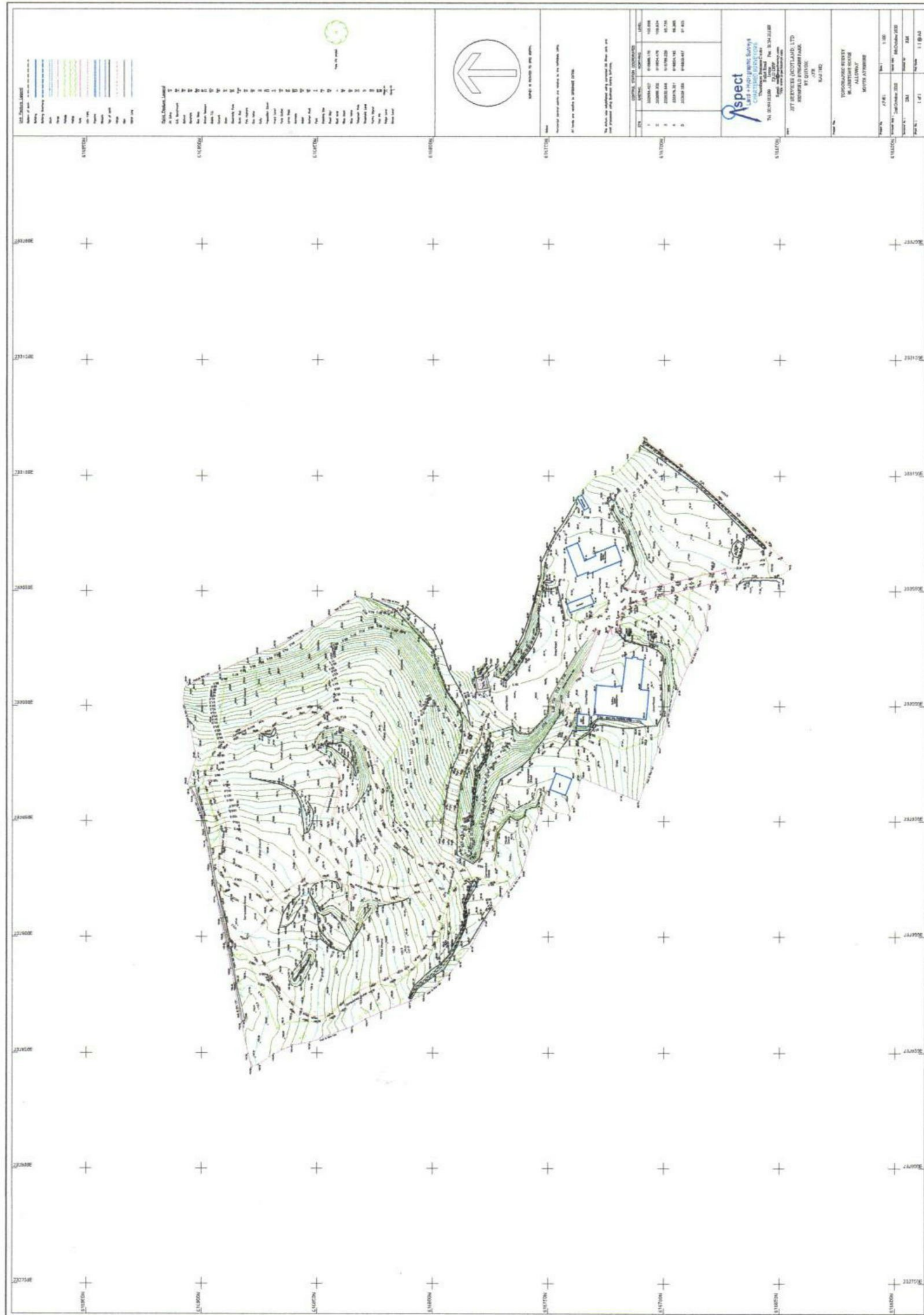
revision	date
Planning Application Applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR Project: Proposed Private Garage and Equipment Store at: Blairston, High Playbole Road, Alloway, Ayr KA7 4EF Drawing title: Site Location/ Block Plan	
	
Paul SSI architectural services 19 Moor Park, Prestwick KA9 2JH Tel: 01292 471607 Mob: 0781 277826 E: paul.ssi@outlook.com	
scale: 1:1250 (A3)	date: 20/04/2021
drawing number: 1195-02	revision:



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Topographical Survey



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

3.0 PLANNING HISTORY

On 5 November 2020, planning permission was refused on a delegated basis for the 'Erection of forestry-related vehicle shed', Ref No 20/00753/APP.

The officer's Report of Handling indicated that prior notification for the erection of a forestry-related vehicle shed, Ref No 20/00302/PNF had been refused on 9 July 2020. The Report of Handling stated that the refusal was based on the conclusion that the proposals should be the subject of a planning application. While this was the technical reason for the refusal, the view taken was that the proposals were not '*... reasonably necessary for the purposes of forestry on the land*'.

The relevant parts of the Report of Handling will be addressed in Part 4.0. In summary, the Report of Handling concluded that the proposals were contrary to the provisions of:

- (i) LDP policy: spatial strategy
- (ii) LDP policy: sustainable development
- (iii) LDP policy: greenbelt
- (iv) LDP policy: landscape quality
- (v) LDP policy: protecting the landscape
- (vi) SPP: promoting rural development

And, in addition, the key characteristics of '*its host landscape types*' as identified in Scottish Landscape Character Types (LCT) Maps and Descriptions, NatureScot, 2019.

Where relevant, the conclusions and recommendations of the Report of Handling are taken account of in Part 4.0 of this Statement but it is important to emphasise, as described earlier in Part 1.0, that there are significant differences between the intended uses compared with those for 20/00753/APP.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

4.0 ASSESSMENT / DESIGN PRINCIPLES

It is generally agreed that inevitably the eventual outcome regarding any proposal is influenced/underpinned by a range of considerations.

The principal ones in this case are:-

- (i) the characteristics of the site, its location and setting within the broader and immediately surrounding landscape/countryside
- (ii) the characteristics of the settlement pattern in this part of the countryside
- (iii) the requirements of the Development Plan and Supplementary Guidance, and
- (iv) where applicable, Material Considerations

(i) **The implications of the characteristics of the site, etc, for the location of the proposals and the design outcome**

Understanding and interpreting the characteristics of the site within its setting are vitally important to the delivery of a successful outcome. Details of the broader and local contexts, in order to establish a baseline for establishing the capacity of the site in landscape terms to absorb the proposals, are described in Part 2.0.

An assessment in relation to the requirements of relevant policies, etc is provided later.

The implication of the details for an indicative outcome are dealt with in Part 5.0.

(ii) **Settlement Pattern**

In most circumstances, a key consideration in relation to impact should be the settlement pattern in the immediate area. We have defined the

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immediate context in Drawing No 1187-2-01 on page 23. The only significant guidance on the matter of settlement pattern in this part of Ayrshire is to be found in SNH's Landscape Assessment 1998 and EnviroScot's Landscape Character Assessment 2019.

The latter in 'key characteristics' indicates that settlement is comparatively limited.

Detailed commentary is provided later in consideration of LDP policies: landscape quality and protecting the landscape and their equivalent proposed LDP policies.

(iii) **Response to relevant Planning Policy, advice and guidance, source documents at national, regional and local levels has included:-**

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) directs that a planning application should be determinative in accordance with the adopted Development Plan unless there are other material considerations to justify otherwise.

- The Development Plan for the site is South Ayrshire Local Development Plan, adopted October 2014
- Guidance: Open Space and Designing New Residential Developments, October 2010

Other Planning Policy Guidance and Advice

- Scottish Planning Policy (SPP), June 2014
- Modified Proposed Local Development Plan 2, September 2020
- Plan Advice Note 61: Sustainable Urban Drainage System, July 2001

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(iv) Other Relevant Material Considerations

- (i) Scottish Natural Heritage, Landscape Assessment, 1998
- (ii) EnviroScot's Landscape Character Assessment, January 2019
- (iii) Decision taken by South Ayrshire Council to refuse Planning Application 20/00753/APP
- (iv) South Ayrshire Council 'Green Belt Update of the South Ayrshire Proposed LDP'
- (v) Scotland's Third National Planning Framework Position Statement, June 2014
- (vi) Planning (Scotland) Act 2019
- (vii) Scotland's Fourth National Planning Framework Position Statement, November 2020

(a) South Ayrshire Local Development Plan 1

A range of policies are relevant and our comments are as follows:

(i) South Ayrshire Local Development Plan: spatial strategy (Core Investment Area)

In the refusal of Planning Application 20/00753/APP, the Report of Handling stated that the proposals failed to comply with the requirements of this policy.

While the proposals do not fall within any of these categories, what they would not do is undermine either the core values or the detailed requirements of this policy, and the continued effectiveness of this policy to operate, either locally or throughout those parts of the LDP area to which it would apply.

The specific criteria for this policy are:

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- (i) *to represent residential development of an allocated housing site (shown in the settlement maps)*
- (ii) *sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport, other airport-related industry and infrastructure*
- (iii) *promotion of rural diversification and tourism*
- (iv) *non-residential uses of a substantially intact building which will benefit the local environment*
- (v) *the promotion and improvement of the environmental quality and range of amenities within town centres*

We will not support proposals for residential development outwith existing towns and village boundaries, except where in compliance with LDP policy: rural housing.

(ii) LDP policy: sustainable development

One of the key strategic policies of LDP1, the policy states that it will '*support the principles of sustainable development by making sure that all development meets the following standards:*

- **Its appropriateness in terms of its amenity impact**

Potential amenity impact in this case is at two levels:

- (i) *impact on the residential amenity of the nearest residential properties, and*
- (ii) *impact on the setting/wider environment*

In relation to (i) – (ii), this is dealt with later. Given that the sun rises due east and sets due west, this, allied to the proposed structure sitting in a natural hollow, suggests strongly that there will be no overshadowing/daylighting

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issues for the three closest dwellings, namely Blairston House, Maryland Cottage and Glen Imm.

There are no windows in the proposed structure that would lead to overlooking.

Because of the quasi commercial component of the refused application, there were also concerns about the noise impact implications caused by vehicles transporting timber. As described elsewhere, the felling is now complete and the second phase of the strategy, i.e. to create a new woodland, is well under way. This woodland will not be for commercial purposes.

- **layout**
- **scale**
- **massing**
- **design and materials**

These details are to be found in the Planning Application Drawings and Part 5.0.

- **Is designed to maximise energy efficiency through building siting, orientation and materials**

The Applicants did consider solar panels for the roof of the building. The position of the proposed structure was, however, found to be unsuitable for receiving sunlight because, essentially, it is literally tucked into the banking of the previously described hollow.

The Applicants are, however, committed to the acquisition of solar panels to be positioned on the hill beyond the stables.

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- **Respects the character of the landscape**

The 1998 Ayrshire Landscape Assessment published by SNH places the site on the eastern edge of Landscape Character Area D, Coastal Headlands, immediately adjacent to Area I, Lowland River Valley to the east.

The more recent Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019 places the proposed site in Landscape Character Area Type 68, i.e. Lowland River Valley – Ayrshire, in the valley of the Doon, although it would appear from the NatureScot maps that most of the Blairston House ownership remains in Coastal Headlands, i.e. Landscape Character Area Type 62.

Inevitably, the boundaries drawn between LDP are, to a degree, generalisations.

LCT 68 areas are described as having a number of key characteristics. A copy of these can be found in the Appendices.

The overall characteristic is that the seven examples of this LCT in Ayrshire make up a *'series of incised, narrow river valleys bounded by steep slopes which cross the agricultural lowlands of Ayrshire'*.

Blairston House is located on a steep slope leading down to the Doon.

The topographical information provided earlier suggests that the location, as a whole, reflects these characteristics. In terms of potential impact, the other two Key Characteristics are:

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- Intimate small-scale landscapes which often lie hidden within the wider agricultural lowlands
- Views tend to be enclosed, short distance and focused along the diverse river valley landscape ...

As the photographs provided earlier confirm, the proposals would not be visible from the wider area and, indeed, this is true for potential viewpoints in LCT 62, Coastal Headlands, as well as LCT 68.

Although technically superseded, the 1998 Assessment provides more detailed guidance in relation to development, not all of which are relevant, but those that are include:

- adopt design requirements for new building, possibly incorporating shelterbelt planting and isolated building
Design is dealt with in Part 5.0, otherwise the proposed building is not isolated, and the proposals include some planting.
- discourage isolated developments in open countryside
The site is very enclosed. While LDP policy does not recognise clusters in the greenbelt, and while this is not a proposal for residential development, the proposals do sit close to what is, in effect, a cluster in the countryside formed by Blairston House, Maryland Cottage and Glen Imm.
- general presumption against large-scale built developments
This requirement is perfectly understandable but, as the information provided elsewhere in this Statement

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confirms, that while the building is large, the landscape capacity is sufficient to absorb significant consequences.

- **Respects, protects and, where possible, enhances natural, built and cultural heritage resources**

Although not part of the planning application, the managed woodland area will significantly improve the scale of potential habitats and, as an outcome, enhanced biodiversity.

Otherwise, the proposals would not impact negatively on natural or built heritage resources.

In relation to cultural heritage, the importance of the collection of vehicles to be housed here has been dealt with later.

- **Helps mitigate and adapt to the effects of climate change**

This is not a flood risk area and renewable energy via solar panels is to be provided off-site. The development area is in close proximity to its associated private dwellinghouse (which, it is proposed, will be linked to the new garage structure via stair and walkway). This will also help to reinforce the security of the site which, given the value of the vehicles and equipment that are to be stored within the new structure, is of obvious importance to the Applicants.

- **Protects peat resources**

No implications.

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- **Is appropriate to the local area in terms of road safety and effect on the transport network**

Access to the site is by means of the current established access from the B7024 as this was the access and egress for the recently completed logging exercise. Both the existing driveway and sight lines were improved to facilitate these works. It is intended that these improvements should be retained.

- **Contributes to an efficient use of public services, facilities and infrastructure**

LDP1 defines infrastructure as 'roads, sewers, schools, and suppliers of gas, water, electricity and other services which are needed to allow a development to take place'. The proposals would have no negative impact on existing capacities.

- **Has sustainable urban drainage and avoids increasing (and, where possible, reduces) risks of or from all forms of flooding**

SEPA flood maps confirm that the site is not in an area at risk from river flooding. There are some local surface water issues but these are below the area to be occupied by the proposals.

- **Supports and, where possible, improves the Central Scotland Green Network**

At the time of writing, while there is a policy in both LDP1 and Proposed Modified LDP2 to deliver a strategy for CSGN, no information is available for comments.

- **Does not have a negative effect on air and water quality**

The proposals would have no negative consequences.

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- **Is designed in a way that helps prevent crime**
This has been dealt with earlier.
- **Wherever possible, is in an accessible location, with opportunities for the use of public transport and other sustainable transport modes, including cycling and walking**
Not relevant.
- **Includes the use of micro-renewables, wherever appropriate and feasible**
The provision of solar panels is dealt with elsewhere.

(iii) LDP policy: green belt

The details of this policy are set out on page 6 of LDP1. Additional advice for housing is provided by Supplementary Guidance: Rural Housing. A Procedural Note provides advice in respect of Rural Businesses.

The proposals, however, cannot be described as new housing nor a new business. Both proposed constituent uses are hobbies.

Council policies do not account for this kind of outcome. Under these circumstances, we would suggest that, in the first instance, the proposals should be judged relative to the core objectives of green belt policy. These core objectives do not appear in the LDP, although they were included in the earlier South Ayrshire Local Plan. We would, however, maintain that their relevance is not lost.

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In the early 2000s, the Council commissioned the 'Green Belt Update of the South Ayrshire Proposed LDP'. The proposed site falls within Area Ref 67. Nothing as comprehensive as this has been undertaken by the Council since. It identified a number of key roles for the green belt. The two most relevant in relation to the site are:

1. protecting the landscape setting of settlements (in this case, Ayr)

This has been confirmed using the detailed information referred to earlier showing how well the proposals are absorbed by the landscape.

2. preventing coalescence (in this case, between Ayr and Minishant ?). This is not likely to be an issue.

It can be confirmed, therefore, that the proposals would not have any negative consequences for these.

(iv) **LDP policy: landscape quality**

The requirements of policy are set out on page 41 of LDP1. Of the five criteria, three are potentially relevant, namely:

(a) community settings, including the approaches to settlements and buildings within the landscape

Information provided elsewhere in this Statement confirms that the proposals are compatible with the requirements of this policy.

(b) patterns of woodland, fields, hedgerow and tree features

Information provided elsewhere in this Statement confirms that the proposals are compatible with the requirements of this policy.

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Outwith, but near the site, there has been a programme of woodland management as described elsewhere. This has involved the retention of a large number of trees near to the site.

(e) skylines and hill features, including prominent views

The LDP does not provide any further guidance about these features but care has been taken to ensure that the proposals would not affect any of them.

In the final analysis, as previously stated, the proposals would occupy an existing geomorphological feature that is a natural bowl-shaped depression that has been slightly enlarged.

(v) LDP policy: protecting the landscape

The site is located within a Scenic Area, as defined by LDP1. In relation to the relevant criteria:

(a) The significance of impacts and cumulative impacts on the environment, particularly landscape and visual effects as informed by the Ayrshire Landscape Character Assessment (SNH 1998)

In addition to the SNH 1998 Assessment, use has also been made of the more recent document, i.e. Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot on behalf of SNH in 2019.

These documents have provided the baseline information for landscape upon which the proposals have been developed. For the purpose of assessment of impact,

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the area shown in Planning Application Drawing No 1187-2-01 was considered to be appropriate, and this matter is dealt with earlier. The conclusion is that the proposals would be unsighted and have zero visual impact on the Scenic Area within which they are located. This matter is confirmed by the photographs shown earlier.

(c) *Whether they can be justified in a rural location*

The proposals are to provide accommodation for, in effect, two leisure activities – one being a hobby and the other essentially a leisure activity of one of the Applicants. The details are dealt with elsewhere.

(vi) **LDP policy: woodland and forestry**

No trees are implicated by the proposals.

The proposals include landscaping. A bund has been constructed between the proposals and Glen Imm. This will be planted in shrubs and trees.

(vii) **LDP policy: preserving trees**

As stated above, no trees are implicated by the proposals. The details of the Applicants' woodland management project, which lies outwith the red line area, are set out on pages 10 and 11. This provides confirmation that a number of the existing trees close to the proposed site will be retained. The Council's Environmental Mapping confirms that the area where trees have been felled were not in the ancient woodland inventory nor the semi-natural woodland inventory.

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(viii) LDP policy: air, noise and light pollution

The site does fall within the Galloway and Southern Ayrshire Biosphere Transition Zone. While the policy implications of this are not clarified in LDP1, it is certain that the proposals will not '*... expose significant numbers of people to unacceptable levels of air, noise or light pollution*'.

(ix) LDP policy: low- and zero-carbon buildings

The proposals are based on the requirements of all parts 1 – 7 of the Building Standards (Scotland) Technical Handbook – Non-Domestic Regulations.

(x) LDP policy: natural heritage

The Council's Environmental and Conservation Mapping confirms that the proposed site does not fall within a wildlife site; an SWT reserve; special area of conservation; special protection area or an RSPB Important Bird Area.

(xi) LDP policy: water environment

To avoid potential impact on water courses, surface water is dispersed through a large diameter wavy coil drainage pipe. Water therefore dispersed and ultimately enters the field drainage system.

(xii) LDP policy: land use and transport

The proposals are for private use, resulting in a small addition to vehicle movement in and out of Blairston House. Visibility re existing access on to the B7024, which had been enhanced earlier to facilitate the movement of vehicles associated with

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the temporary logging project, is therefore considered adequate.

(b) Modified Proposed South Ayrshire Local Development Plan 2, September 2020 (MPLDP2)

On 1 September 2020, the Council agreed to submit the Plan to the Scottish Ministers for formal Examination. MPLDP2 was submitted to the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA) for Examination on 12 December 2020, with some documents being resubmitted on 19 February to meet DPEA requirements.

The Examination process will consider unresolved issues. Where these do not apply, the Council will look upon parts of MPLDP2 as material considerations in the determination of planning applications.

In relation to the proposals, it is assumed that the following might be relevant:

Part 1 – The Strategy

The site is located in the Kyle Investment Area. The KIA territorially equates with the current Core Investment Area.

C. Our Environmental Responsibilities

Core Principle C1. The relevant policy intentions are:

- *Ensure development proposals safeguard protected natural ... Resources*
- *Ensure Local Landscape Areas ... are treated with due respect*
- *Maintain commitment to the current green belt*

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Information provided elsewhere in this Statement confirm that the proposals do not impact negatively on the above aspirations.

Proposed Strategic Policy 1: Sustainable Development

Of the 16 criteria, 11 (with some modifications to the wording) have their origins in LDP policy: sustainable development, which have been reviewed earlier (pages 34 to 40).

Of the new criteria, none are particularly relevant to the proposals.

Proposed Strategic Policy 2: Development Management

The policy includes 13 criteria, 8 of which have been inherited from current policies, 4 from LDP policy: sustainable development and 1 each from LDP policies: residential policy within settlements, release sites and windfall sites; delivering infrastructure; spatial strategy, and open space.

Of the new criteria, '*Are located within a settlement boundary*' is relevant. The proposals are not, but the reasons for this have been addressed elsewhere.

Proposed Topic Policies include:

LDP policy: greenbelt

The details are not far removed from those in LDP1.

LDP policy: landscape quality

The details are not far removed from those in LDP1 apart from inclusion of a new criteria, (e) *Geodiversity of the area*, which the proposals would not implicate.

The map on page 76, Local Landscape Areas, although the detail is difficult to follow, probably confirms that the site is within the Doon Valley Local Landscape Area, close to its boundary with the Brown

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Carrick Hills and Coast LLA, reflecting the advice provided in NatureScot's 2019 Assessment. Landscape context is dealt with on page 16.

LDP policy: woodland and forestry

The proposals do not impact on woodland.

LDP policy: preserving trees

The proposals do not impact on trees.

LDP policy: water environment

The proposals do not impact adversely on water environment.

LDP policy: air, noise and light pollution

As stated in the response to current policy, the proposals would have no measurable impact.

LPD policy: low- and zero-carbon buildings

As stated earlier, a solar panel array is proposed elsewhere within the site to a suitable south-facing slope.

LDP policy: natural heritage

As previously confirmed, the Council's Environmental and Conservation Mapping indicates that the proposals have no implications for National, Local Designations or Protected Species.

(c) SPP, Scottish Planning Policy, June 2014, Guidance re: (i) Sustainable Development and (ii) Promoting Rural Development

The relevant phrase in para 29 for this situation is *'having regard to the principles for sustainable land use set out in the Land Use Strategy'* (of the LDP). This matter has been comprehensively addressed earlier.

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In para 75, SPP states that the planning system should *'encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality'*. The proposals certainly do not undermine this aspiration and succeed in protecting and enhancing environmental quality.

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5.0 PROPOSALS

The Proposals take the form of the form of a simple Portal Frame finished with profiled steel wall and roof panels. The physical dimensions of the building are dictated by the vehicles and equipment that the building is intended to house. These are further discussed and detailed elsewhere but include a number of historically significant commercial and private vehicles and the equipment needed for forestry maintenance and estate management. The portal frame will incorporate a low pitch roof profile which will help to minimise the physical impact of the structure.

The siting of the building looks to take advantage of the existing local topography, with the proposals being located within a natural depression, this area having been previously used as the principal extraction point and marshalling area for a logging exercise (Note: suitable engineering works were carried out to the depression at this time to ensure the stability and safety of the working area). The development area is in close proximity to its associated private dwellinghouse (which it is proposed will be linked to the new garage structure via a stair and walkway). This will also help to reinforce the security of the site which, given the value of the vehicles and equipment that are to be stored within the new structure, is of obvious importance to the Applicants.

The use of renewables has been fully considered and the Applicant have committed to the installation of a (£50,000.00) solar panel array should the application be successful. Given the location and orientation of the proposed new garage structure, it is proposed to install this array to another part of the red line site and not on the building structure itself, as was originally considered, to ensure best efficiency.

Additional measures that are proposed to ensure the new structure, which will not be visible from the neighbouring property at Glen Imm, include the planting of the downslope to Glen Imm with dense shrubs. This, added to a

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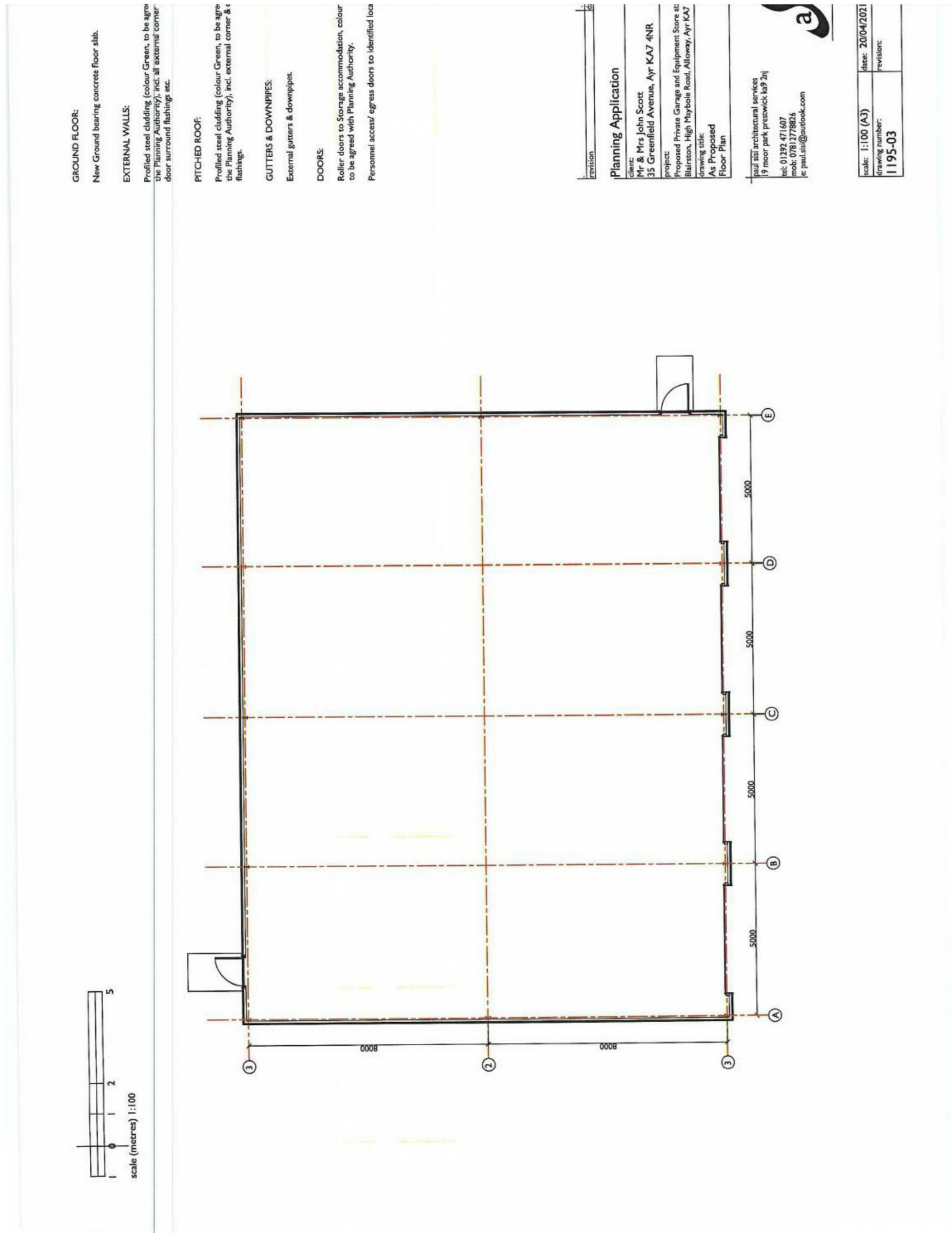
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reinforced tree planting regime and the planting of laurel adjacent to the Glen Imm boundary, will block any view towards the proposed new structure.

The relative position of the proposed new structure in relation to surrounding properties in terms of overshadowing – given that the sun rises due east and sets due west – this allied to the proposed structures siting within a natural depression means that this is not anticipated to be an issue.

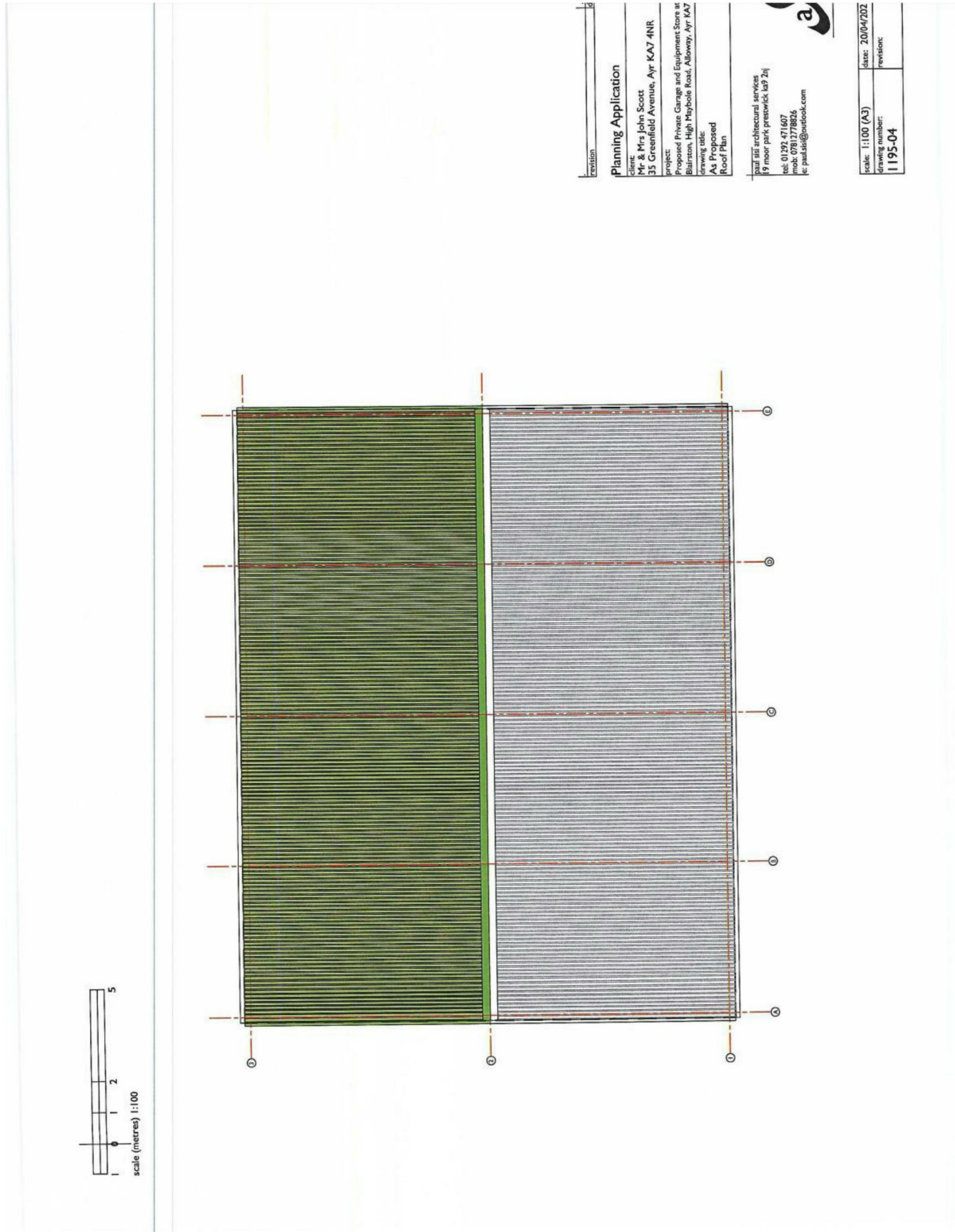
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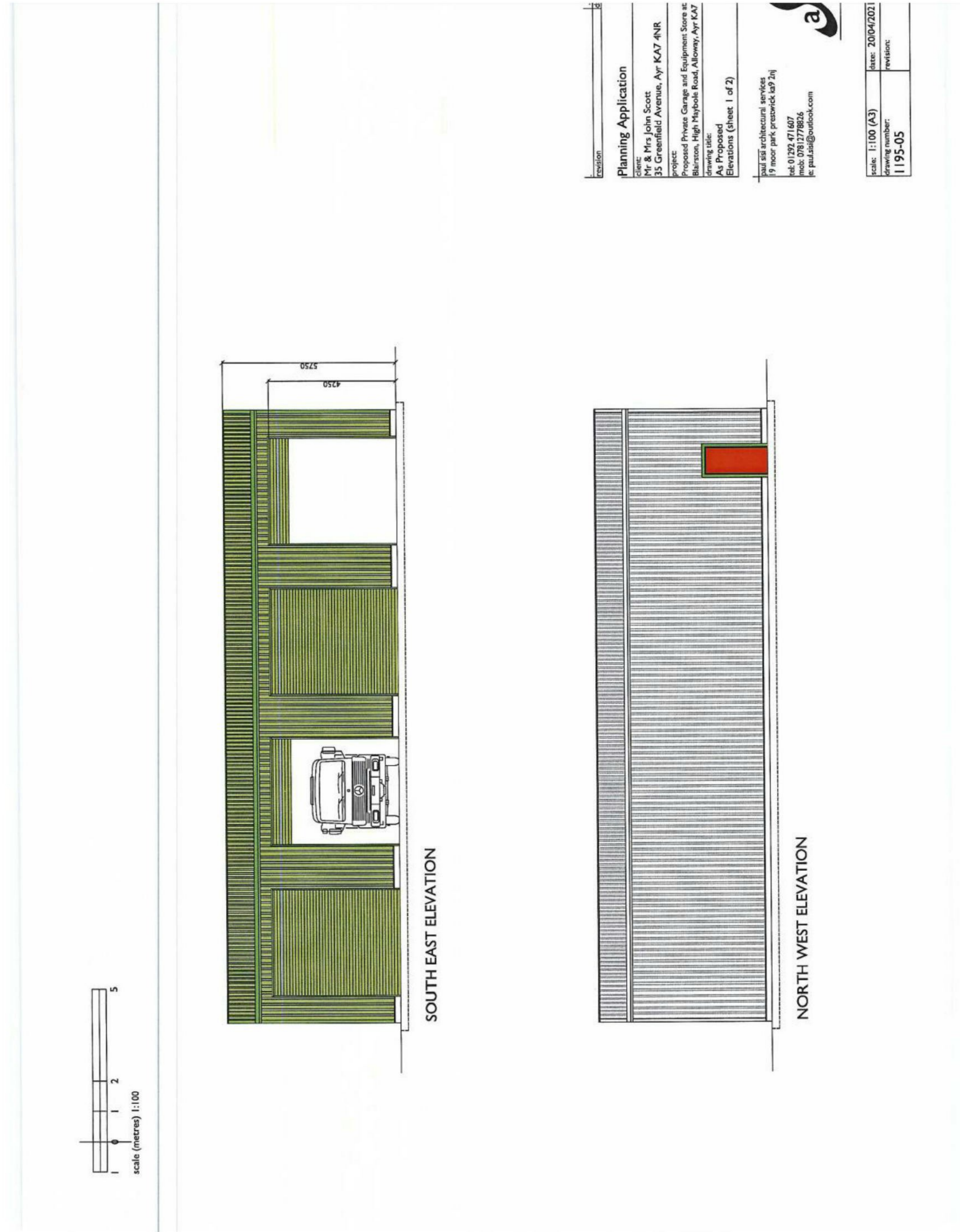
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6.0 CONCLUSIONS

1. The Applicants have acquired Blairston House to become their home.

Mr Scott is a long-standing member of the Historic Commercial Vehicle Society and is the owner of a number of vintage trucks, together with one or two other vehicles. Photographs of these vehicles can be found in the Appendices. These vehicles require a home where they can be stored under cover and can be secure. The third requirement is that of being as close to their new home as possible.

The proposed building, as shown in the drawings, will be located in that part of the overall ownership considered to be Mr and Mrs Scott's garden.

2. **In the final analysis, it would sit on level ground within an existing geomorphological feature that is a natural bowl-shaped depression formed partly by a rock formation, providing a natural boundary. Even the most 'exposed' elevation, i.e. the south-east elevation, will be concealed from most potential viewpoints.**

3. When the property was acquired, an area extending to 2 Ha and shown in Drawing No 1195-01, was substantially a Sitka spruce plantation, with some native species. As described in Part 1.0 earlier, the Applicants' intention was to remove the overwhelming majority of Sitka spruce and replace them with native species, i.e. 90%. The planting strategy takes its inspiration from Dumfries House and, while the trees removed under licence from Scottish Forestry were sold commercially, the replacement woodland is to be a permanent feature, bringing with it a wide range of physical landscape and biodiversity benefits.

A certain – although relatively small – amount of covered space would be required for the storage of equipment to be used for woodland management purposes.

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This space would be included within the proposed structure.

4. The Applicants have been aware that any proposals brought forward for this site would have to take account of a range of requirements, the principal ones dealt with in Part 4.0 being:
 - (v) the characteristics of the site, its location and setting within the broader and immediately surrounding landscape/countryside
 - (vi) the characteristics of the settlement pattern in this part of the countryside
 - (vii) the requirements of the Development Plan and Supplementary Guidance, and
 - (viii) where applicable, Material Considerations

5. Specifically, we have carefully assessed the requirements of all relevant LDP policies and, in particular:
 - LDP policy: spatial strategy (Core Investment Area)
 - LPD policy: sustainable development
 - LDP policy: greenbelt
 - LDP policy: landscape quality
 - LDP policy: protecting the landscape
 - LDP policy: transport

In addition, we have:

- also reviewed, where appropriate, the contents of Modified Proposed South Ayrshire Local Development Plan 2, September 2020
- taken account of the details provided by NatureScot's Landscape Character Assessment, January 2019

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In our opinion therefore, the proposals successfully address the requirements of policy and do not impact negatively on the amenity of either the broad or local landscape. This lack of impact on amenity extends also to the nearest housing, i.e. Blairston House, Maryland Cottage and Glen Imm.

In fact, while LDP policy: greenbelt does not recognise clusters and, while this is not a proposal for residential development, the proposals do sit within what is, in effect, a cluster in the countryside formed by the aforementioned houses.

6. **In summary therefore, from the photographic images allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from close proximity.**

APPENDICES TO ACCOMPANY

**STATEMENT IN SUPPORT
OF PLANNING APPLICATION FOR
THE ERECTION OF PRIVATE GARAGE AND
EQUIPMENT STORE ON LAND AT
BLAIRSTON HOUSE, AYR, KA7 4EF**

**ON BEHALF OF
MR AND MRS JOHN SCOTT,
BLAIRSTON HOUSE, AYR, KA7 4EF**



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: planning.development@south-ayrshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100411974-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed Private Garage and Equipment Store

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details


Company/Organisation:	Paul Sisi Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	
Last Name: *	Sisi	Building Number:	19
Telephone Number: *	01292471607	Address 1 (Street): *	Moor Park
Extension Number:		Address 2:	
Mobile Number:	07812778826	Town/City: *	Prestwick
Fax Number:		Country: *	Scotland
		Postcode: *	KA9 2NJ
Email Address: *	paul.sisi@outlook.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	John	Building Number:	35
Last Name: *	Scott	Address 1 (Street): *	Greenfield Avenue
Company/Organisation:		Address 2:	
Telephone Number: *		Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA7 4NR
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

BLAIRSTON

Address 2:

SOUTH FROM AYR

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4EF

Please identify/describe the location of the site or sites

Northing

616715

Easting

233003

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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 accompanying application.

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

Signed: Paul Sisi

On behalf of: Mr & Mrs John Scott

Date: 13/05/2021

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Paul Sisi

Declaration Date: 13/05/2021

Payment Details

Created: 13/05/2021 17:02

**Statement in Support of Planning Application for the Erection of Private
Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF**

Prepared for: Mr and Mrs John Scott

**(i) *Scottish Landscape Character Type Extract 68 –
Lowland Valleys - Ayrshire***

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

4/10/2021

Scottish Landscape Character Types Map and Descriptions | NatureScot



<https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions>

2/3

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



SNH National Landscape Character Assessment

Landscape Character Type 68

LOWLAND RIVER VALLEYS - AYRSHIRE



Location and Context

The *Lowland River Valleys - Ayrshire* LCT occurs in seven places across Ayrshire, focused to the central inland area. They are centred on the Garnock, Annick, Irvine, Ayr and Doon together with a number of smaller tributaries of these rivers, which typically flow from east to west through Ayrshire's agricultural lowlands.

Key Characteristics

- Series of incised, narrow river valleys bounded by steep slopes which cross the agricultural lowlands of Ayrshire.
- Complex skylines formed by small interlocking hills within the southern valleys.
- Boulder clays and coal measures form the most commonly occurring underlying geology.
- Pastoral farming character with hedgerow field boundaries and valley slopes which are frequently wooded with stands of beech and semi-natural woodland.
- Settlement comparatively limited although there are a number of mills sited alongside rivers, often at bridging points.
- Rich woodland of the river valleys often incorporated into designed landscapes.
- Intimate small scale landscapes which often lie hidden within the wider agricultural lowlands.
- Views tend to be enclosed, short distance and focused along the diverse river valley landscape. There are open elevated views over the valleys from settlements and roads sited on upper slopes.

Landscape Character Description

Landform

The post glacial changes in sea level, which created the raised beaches that are a characteristic feature of much of the Ayrshire coast, also caused rivers to enter a phase of down-cutting, creating a series of incised *Lowland River Valleys* which cross the Ayrshire lowlands. The Garnock, Annick Water, Irvine, Ayr and Doon (together with a large number of

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

smaller rivers and streams) all enter narrow, entrenched valleys as they leave the bold landscapes of the uplands and flow towards the coast. The river valleys are generally narrow, often just a few hundred metres wide, but bounded by steep slopes between 10 and 30 metres high.

The underlying geology is varied. Most common are boulder clays and coal measures, but near Mauchline, the Ayr cuts through an area of sandstone, creating a dramatic gorge-like valley.

Landcover

Land use is characterised by stable and relatively prosperous pastoral farming. These valley slopes are frequently wooded with stands of beech and semi-natural woodland. Within the valleys, the rivers flow in tight meanders, often cutting into side slopes and enclosing semi-circles of rich pasture. Doon, Ayr, Lugar Water and Water of Coyle valleys are particularly well-wooded with a mixture of semi-natural riparian woodland and extensive wooded policies associated with the nearby large estates sited on lower slopes. These woods, together with small, rolling hedged fields on side slopes, more open flood plain pastures, individual trees, parkland and small buildings contribute to the intimate scale of these river valleys. Field boundaries, where they occur, tend to be hedges.

Settlement

The valleys contain a number of architecturally interesting settlements. A number of mills are sited alongside rivers, often at bridging points. The village of Sorn occupies a position at the point where the River Ayr leaves the uplands and enters its lowland valley. Kilmarnock is located on the Irvine. The rich woodland of the river valleys has, in a number of examples, been incorporated into the designed landscapes associated with a number of historic houses and large estates. Loudoun and Eglinton are both notable for containing the remains of 19th century mansions which replaced earlier castles.

Perception

These are small scale landscapes which, for much of the time, lie hidden within the wider landscape of the undulating Ayrshire lowlands. They often come as a surprise, signalled by a steep twist in the road, and the presence of linear woodlands along the steep valley slopes. Views tend to be enclosed by the surrounding steep slopes and shorter distance, focused up and down the diverse river valley landscape, although there are open elevated views over the valleys from settlements and roads sited on upper slopes.

This is one of 389 Landscape Character Types identified at a scale of 1:50 000 as part of a national programme of Landscape Character Assessment republished in 2019.

The area covered by this Landscape Character Type was originally included in the Ayrshire (Land Use Consultants), published 1998.

**Statement in Support of Planning Application for the Erection of Private
Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF**

Prepared for: Mr and Mrs John Scott

***(ii) Photographs, etc, including those of the
Vehicles to be housed***

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott

Membership Card

**To promote the study and preservation of
Historic Commercial Vehicles**

**Registered Charity No.271123
Incorporated in England & Wales No.1241335**

Historic Commercial Vehicle Society

Expiry Date 31st October 2021

Name: [REDACTED]

Membership No: 15916



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



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Prepared for: Mr and Mrs John Scott



**Statement in Support of Planning Application for the Erection of Private
Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF**

Prepared for: Mr and Mrs John Scott

(iii) Woodland Management

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



South Scotland Conservancy
Scottish Forestry
Greystone Park
55/57 Moffat Road
Dumfries
DG1 1NP

0300 067 6500
southscotland.cons@forestry.gov.scot
Conservator: Doug Howieson

Mr John Scott
Woodland Owner
JST Services
Highfield
St Quivox
Ayr
KA6 5HQ

20-Feb-2020

Dear Mr Scott

Felling Permission Application (Forestry and Land Management (Scotland) Act 2018)
Case Reference: FPA-6876
Property Name: Blairston

I refer to your application referenced above and I now enclose the approved Felling Permission. If you are an agent receiving this Felling Permission on behalf of the owner, you are obliged to forward a copy to the owner for their retention.

We approved your application on the basis that we consider it has addressed all known issues relating to the application area, and demonstrates sustainable forest management in line with the principles of the UK Forestry Standard

Please note the felling approval period associated with this Felling Permission. If felling has not been completed by the end of this period, a new permission will be required.

If this application has been approved with conditions, and you do not agree with the stated conditions, then you may appeal our decision for these under section 68 of the Act. For more information please see our website or contact the issuing office.

Yours sincerely

Robert Mcauley
Admin Officer

Scottish Forestry is the Scottish Government agency responsible for forestry policy, support and regulation

S e Coilltearachd na h-Alba a' bhuidheann-ghnìomha aig Riaghaltas na h-Alba a tha an urra ri poileasaidh, taic agus riaghladh do choilltearachd



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Permission to Fell Growing Trees

Permission Number:FPA-6876

To:
Mr John Scott
Woodland Owner
JST Services
Highfield
St Quivox
Ayr
KA6 5HQ

This Felling Permission authorises you under section 27 of the Forestry and Land Management (Scotland) Act 2018 to fell the trees described below and shown on the attached map.

This Permission expires on: 19-Feb-2022

Part 1: Felling

Name of Property:Blairston
Name of Wood:Blairston Hill
Central Grid Reference: NS329168
Nearest Town or Locality Name:Ayr
Local Authority:South Ayrshire
Council

Table 1: Felling Operations

Felling Site/Cpt	Type Of Operation	Species to be Felled	Marking Of Trees	Est. Area (ha)	Approx Age (years)	No of Trees	Est Volume (m3)
001	CF - Clear Felling	Sitka spruce	n/a	2.18	40	2300	1,315.00
001	SF - Selective Felling	Mixed conifers	n/a	0.10	40	40	50.00

Total Felling Area (ha) **2.28**
Total Volume (m3) **1,365.00**

Note: Operations in Table 1 represent the total felling to be carried out within the approval period and not approval per year.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Part 2: Conditions

1. Site Preparation Conditions

The land on which felling took place, or the agreed alternative area, must be cleared, drained and prepared, as required, to allow restocking as specified in Table 2.

2. Restocking Conditions

Table 2 below details the restocking specification for each of the felled areas.

You must restock all felled areas as detailed in Table 2. Restocking must be completed by 30-Jun-2022

Table 2: Restocking Operations

Felling Site/Cpt	Restocking Proposal	Species	% of Site	Area (Ha)	Density (stems/Ha)	Number of Trees	Alternative Restocking Site/Cpt(s)
001	RF - Replant felled area	Scots pine	21.93	0.50	2500	-	-
001	RF - Replant felled area	Douglas fir	21.93	0.50	2500	-	-
001	RF - Replant felled area	Oak	16.67	0.38	1600	-	-
001	RF - Replant felled area	Birch	8.77	0.20	1600	-	-
001	RF - Replant felled area	Hazel	8.77	0.20	1600	-	-
001	RF - Replant felled area	Rowan	8.77	0.20	1600	-	-
001	OG - Create Designed Open Ground	-	13.16	0.30	-	-	-

3. Maintenance Conditions

For a period of 10 years from the restocking date the trees must be protected from all damage and weeded adequately to allow effective establishment.

Failures or losses must be replaced as necessary to maintain a stocking density not less than is specified in Table 2, evenly distributed across the site.

4. Other Conditions

All felling, restocking and maintenance operations carried out under this permission will be planned and implemented within the scope of the UK Forestry Standard.

You will provide a summary to Scottish Forestry of restocking carried out against this permission immediately after the works have been carried out, or by the restocking deadline in Part 2, whichever is sooner.

5. Additional Conditions

No additional conditions specified for this site.

Permission approved by: Alasdair Hendry - Operations Manager

Date: 19-Feb-2020

South Scotland Conservancy
Scottish Forestry

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



INVOICE
144891

Tel: 01353 720 950

Email: info@barchamtrees.co.uk

Order To:	JST Services Highfield Business Park St Quivox Ayr Scotland KA6 5HQ	Deliver To:	ALLOWAY Ayr Scotland KA7 4EF
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Customer Tel: 01292 262 050

Our Order No: 122040/ 0
Invoice No: 144891
Date: 29/03/2021

Customer A/C: JTSER01

Page: 1 of 2

Description			Qty	Price	Discount	Total	Vat	
Acer x freemanii Autumn Blaze	10-12cm	45L	7	109.00	10.00%	686.70	137.34	T1
Acer x freemanii Autumn Fantasy	10-12cm	55L	7	109.00	10.00%	686.70	137.34	T1
Acer platanoides Crimson King	10-12cm	45L	3	101.00	10.00%	272.70	54.54	T1
Acer platanoides Cleveland	14-16cm	45L	7	111.00	10.00%	699.30	139.86	T1
Acer platanoides Deborah	14-16cm	45L	7	111.00	10.00%	699.30	139.86	T1
Acer platanoides Fairview	14-16cm	45L	7	111.00	10.00%	699.30	139.86	T1
Acer platanoides Princeton Gold	12-14cm	45L	7	121.00	10.00%	762.30	152.46	T1
Acer platanoides Pacific Sunset	14-16cm	45L	5	121.00	10.00%	544.50	108.90	T1
Acer pseudoplatanus Leopoldii	12-14cm	45L	7	106.00	10.00%	667.80	133.56	T1
Acer pseudoplatanus Spaethii	12-14cm	45L	7	106.00	10.00%	667.80	133.56	T1
Acer rubrum	10-12cm	45L	7	109.00	10.00%	686.70	137.34	T1
Alnus incana	10-12cm	45L	2	88.00	10.00%	158.40	31.68	T1
Betula albo. Fascination Feathered	10-12cm	35L	5	110.00	10.00%	495.00	99.00	T1
Betula ermanii	12-14cm	35L	5	115.00	10.00%	517.50	103.50	T1
Betula papyrifera	10-12cm	45L	5	88.00	10.00%	396.00	79.20	T1
Betula pendula	12-14cm	45L	12	93.00	10.00%	1004.40	200.88	T1
Betula pendula Tristis	14-16cm	45L	5	125.00	10.00%	562.50	112.50	T1
Betula utilis Snow Queen	12-14cm	45L	2	125.00	10.00%	225.00	45.00	T1
Betula ut. Jac Doorenbos FTH	10-12cm	45L	3	110.00	10.00%	297.00	59.40	T1
Carpinus betulus clear stem	10-12cm	45L	3	91.00	10.00%	245.70	49.14	T1
Crataegus laevigata Paul's Scarlet	10-12cm	45L	5	93.00	10.00%	418.50	83.70	T1
Fagus sylvatica Asplenifolia	10-12cm	55L	3	167.00	10.00%	450.90	90.18	T1
Malus Director Moerland	10-12cm	35L	3	93.00	10.00%	251.10	50.22	T1
Malus Evereste	10-12cm	35L	3	93.00	10.00%	251.10	50.22	T1
Malus John Downie	12-14cm	45L	3	98.00	10.00%	264.60	52.92	T1
Prunus Accolade	10-12cm	45L	5	93.00	10.00%	418.50	83.70	T1
Prunus avium Plena	14-16cm	45L	3	108.00	10.00%	291.60	58.32	T1
Prunus Royal Burgundy	10-12cm	35L	3	98.00	10.00%	264.60	52.92	T1
Prunus sargentii	10-12cm	45L	5	93.00	10.00%	418.50	83.70	T1
Prunus serrula Tibetica	10-12cm	45L	3	98.00	10.00%	264.60	52.92	T1
Prunus Yedoensis	12-14cm	45L	3	108.00	10.00%	291.60	58.32	T1
Pseudotsuga menziesii	1-1.25m	10L	5	39.00	10.00%	175.50	35.10	T1
Salix alba chermesina	12-14cm	45L	5	97.00	10.00%	436.50	87.30	T1



Barcham Trees plc, Eye Hill Drove, Ely, Cambs, CB7 5XF.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Barcham

The Tree Specialists

INVOICE
144891

Tel: 01353 720 950

Email: info@barchamtrees.co.uk

Our Order No: **122040/0**

Customer A/C: JSTSER01

Invoice No: **144891**

Date: 29/03/2021

Page: 2 of 2

Description	Qty	Price	Discount	Total	Vat
Sorbus aucuparia Edulis 12-14cm 35L	3	102.00	10.00%	275.40	55.08 T1
Sorbus aucuparia SheerwaterSeedling 10-12cm 45L	9	94.00	10.00%	761.40	152.28 T1
Tilia cordata Greenspire 10-12cm 45L	3	92.00	10.00%	248.40	49.68 T1
Plant Kit - Bag of Mulch + stakes	172	20.00	10.00%	3096.00	619.20 T1
Rabbit Guards	177	2.50	10.00%	398.25	79.65 T1
Deposit	1	****.00		-2000.00	-400.00 T1
Totals, Currency (British Pounds GBP)	527			17951.65	3590.33

Total exc. VAT: (GBP)	17951.65
VAT: (GBP)	3590.33
Total: (GBP)	21541.98

Thank you for your payment, please accept this Invoice as a receipt.

Please note: All Cancellations are subject to a 33% administration fee
Delivery is to kerbside, front garden or nearest reasonable access point
Drivers are unable to move trees once onsite



Barcham Trees plc, Eye Hill Drove, Ely, Cambs, CB7 5XF.

Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

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Statement in Support of Planning Application for the Erection of Private Garage and Equipment Store on Land at Blairston House, Ayr, KA7 4EF

Prepared for: Mr and Mrs John Scott



Turf Irrigation Services (Scotland) Ltd
 Unit 6B Mill Road Industrial Estate
 Linlithgow Bridge
 LINLITHGOW
 West Lothian
 EH49 7SF

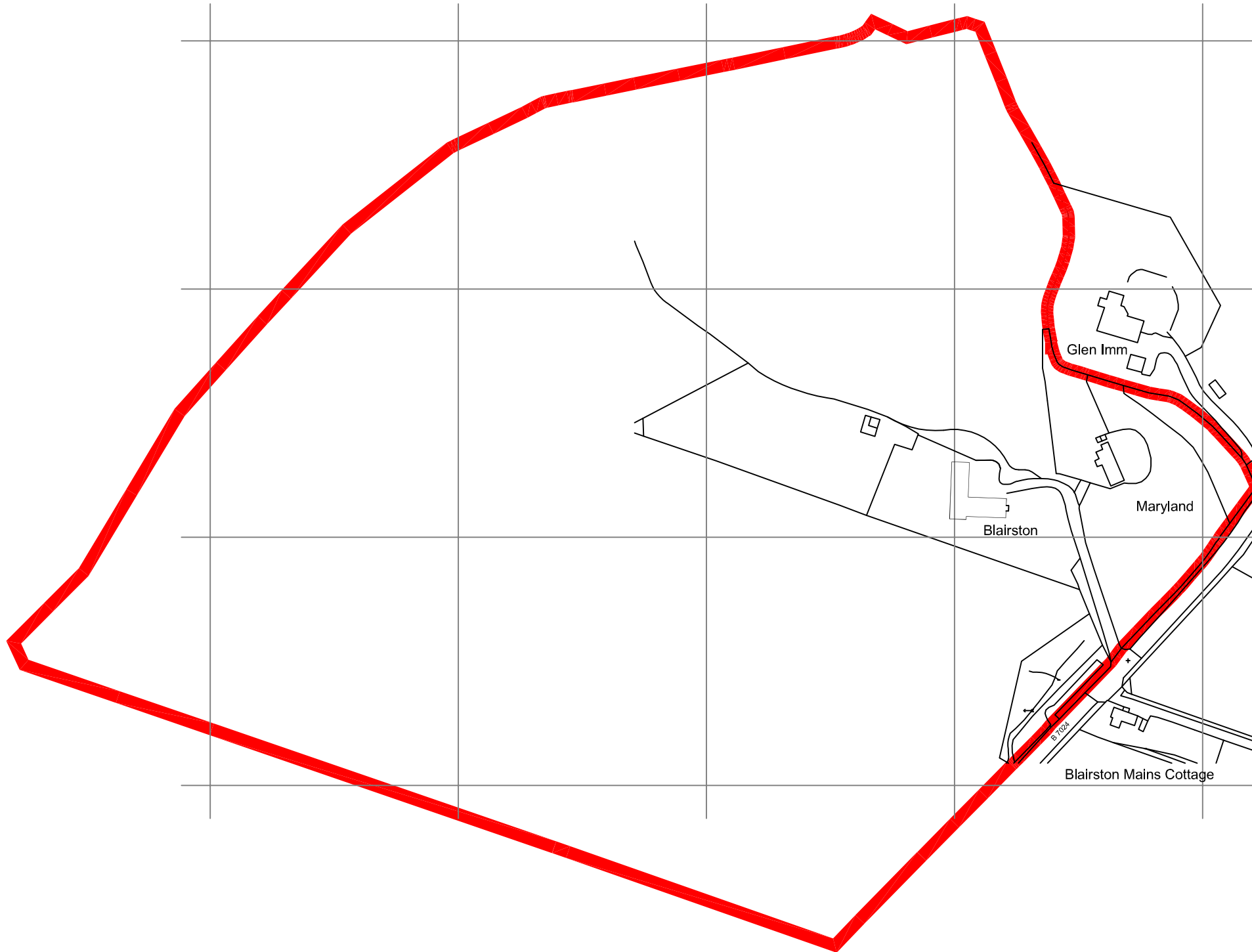
**BLAIRSTONE HOUSE
 ALLOWAY**

<u>Description</u>	<u>Qty</u>	<u>Rate</u>	<u>Total</u>
50mm pipe	320	£	£
20mm pipe	3750	£	£
Drip pipe	600	£	£
50mm x 3/4" saddle	25	£	£
3/4" x 20mm	170	£	£
20mm T	60	£	£
04			
20mm end cap	50	£	£
Pump 0.3 l/s fittings + housing	1	£	£
Non return valve assembly	1	£	£
MATERIALS			£
INSTALLATION			£
TOTAL			£

Tel: 01506 848494
 Email: tis@turfirrigationservices.co.uk



ALL LAND IN OWNERSHIP OF APPLICANT

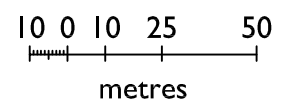


revision	date
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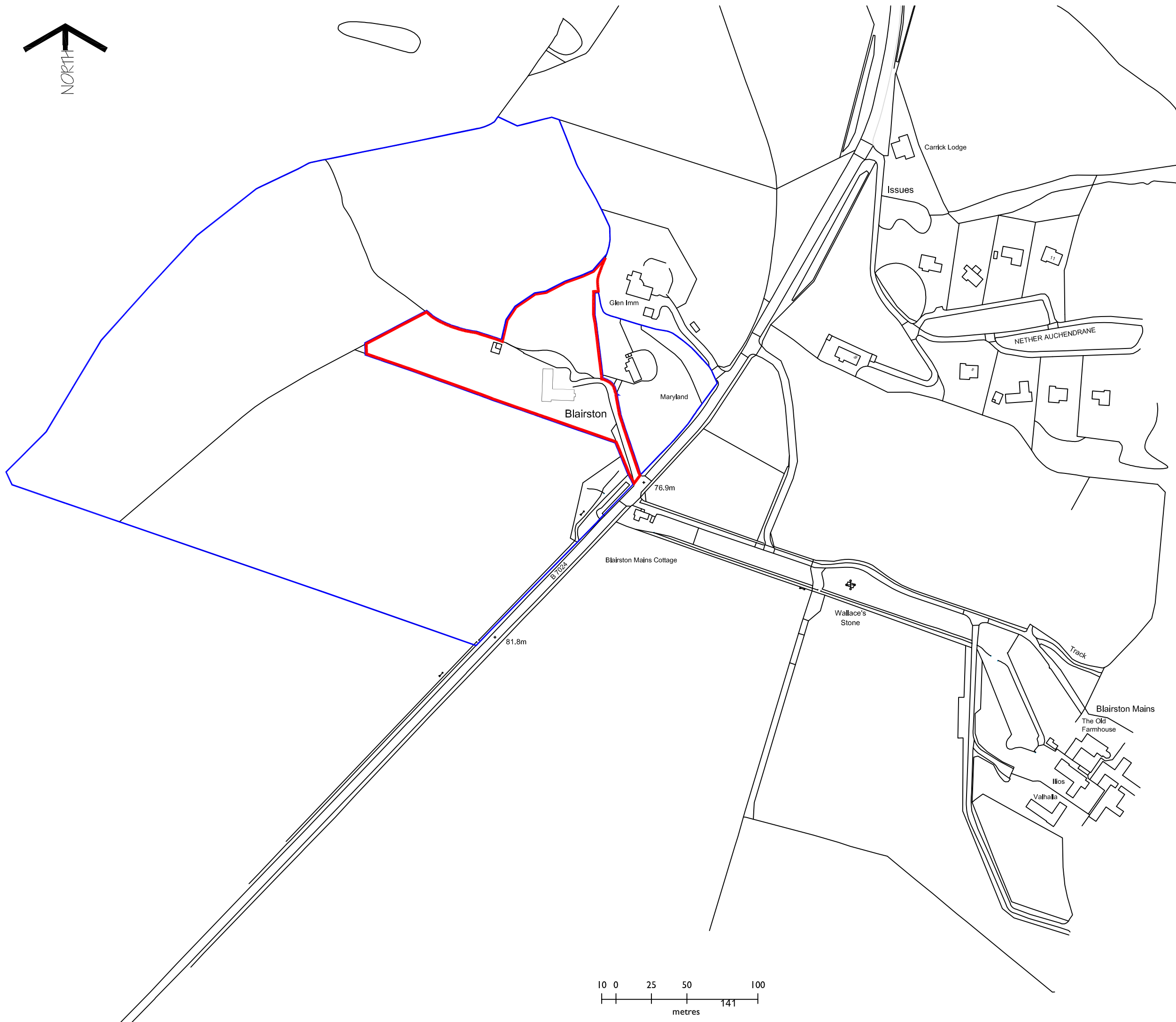
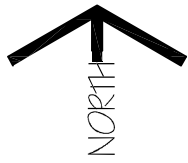
Planning Application

applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Block Plan Showing All Land in Ownership of the Applicant

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:2000 (A3)	date: 30/04/2021
drawing number: 1195-07	revision: .



LOCUS OF APPLICATION

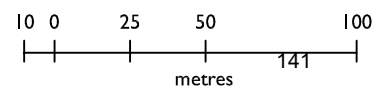
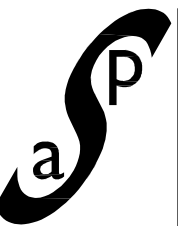
OTHER LAND IN OWNERSHIP OF APPLICANT

revision	date

Planning Application

applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Area Location Plan

paul sisi architectural services
 19 moor park prestwick ka9 2nj
 tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com



scale: 1:2500 (A3)	date: 20/04/2021
drawing number: 1195-01	revision: .



IMAGE 1.1



IMAGE 1.2



IMAGE 1.3



IMAGE 1.4



IMAGE 1.5



IMAGE 1.6



IMAGE 1.7



IMAGE 1.8



IMAGE 1.9



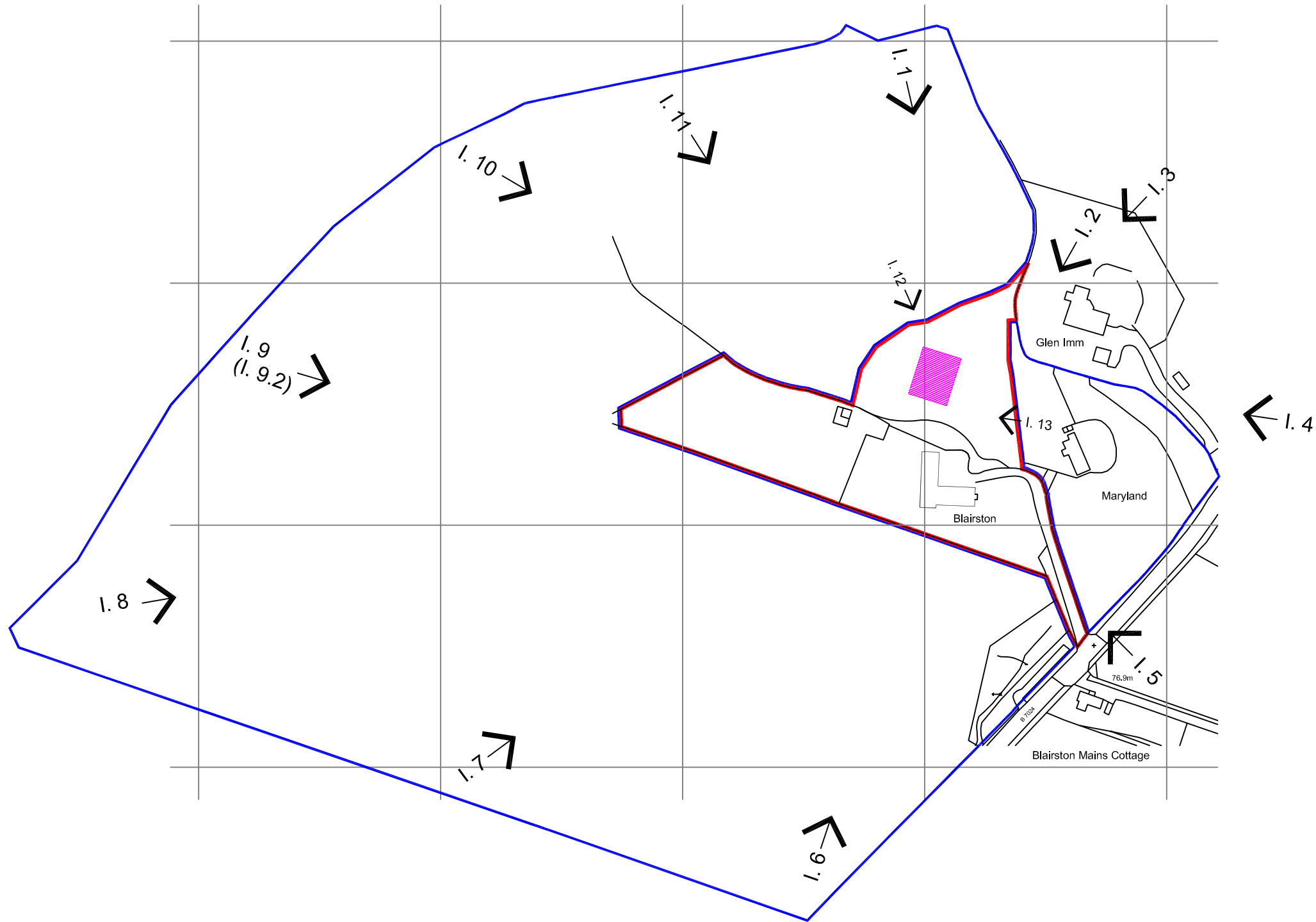
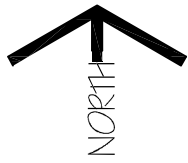
IMAGE 1.9.2



IMAGE 1.10



IMAGE 1.11

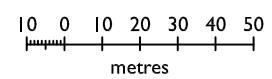
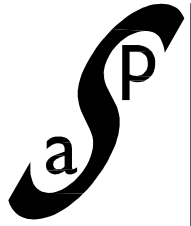


revision	date
----------	------

Planning Application

applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Photograph Viewpoints

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com

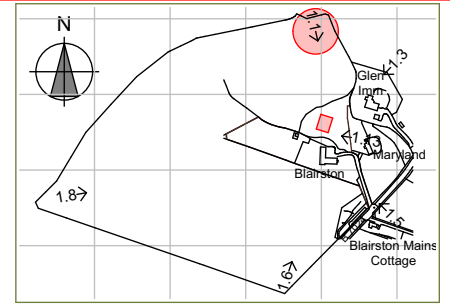


scale: 1:2000 (A3)	date: 30/04/2021
drawing number: 1195-06	revision: .



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.1**



Key Plan 1:10000



Photograph 1.1



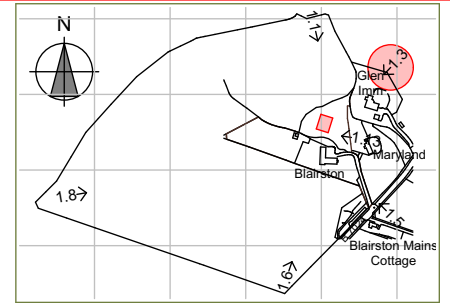
Photomontage 1.1

Proposal fully concealed by landscape - position of proposal shown ghosted



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.3**



Key Plan 1:10000



Photograph 1.3



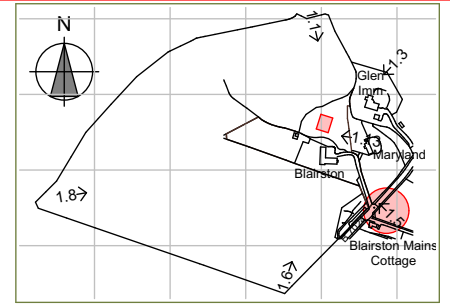
Photomontage 1.3

Proposal fully concealed by trees/vegetation - position of proposal shown ghosted



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.5**



Key Plan 1:10000



Photograph 1.5



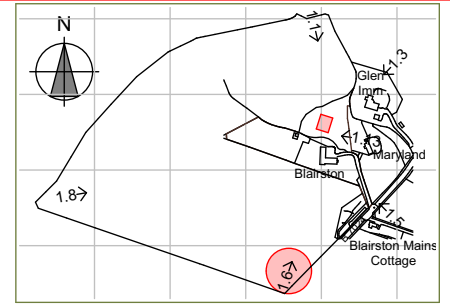
Photomontage 1.5

Proposal fully concealed by landscape/vegetation - position of proposal shown ghosted



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.6**



Key Plan 1:10000



Photograph 1.6



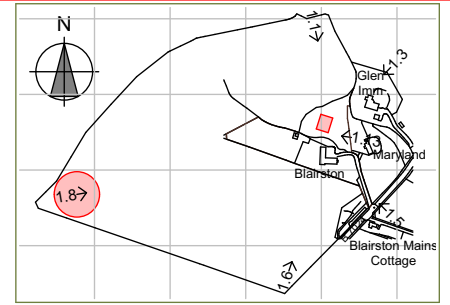
Photomontage 1.6

Proposal fully concealed by landscape - position of proposal shown ghosted



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.8**



Key Plan 1:10000



Photograph 1.8



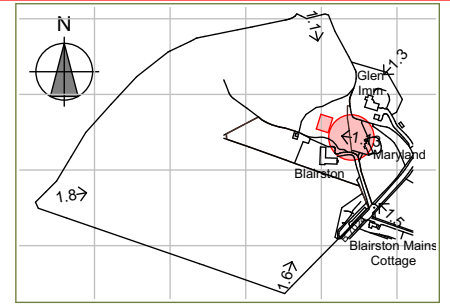
Photomontage 1.8

Proposal fully concealed by landscape - position of proposal shown ghosted



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client: **Mr J Scott**
project: **Blairston
by Alloway**
pg title: **Photomontage 1.13**



Key Plan 1:10000



Photograph 1.13



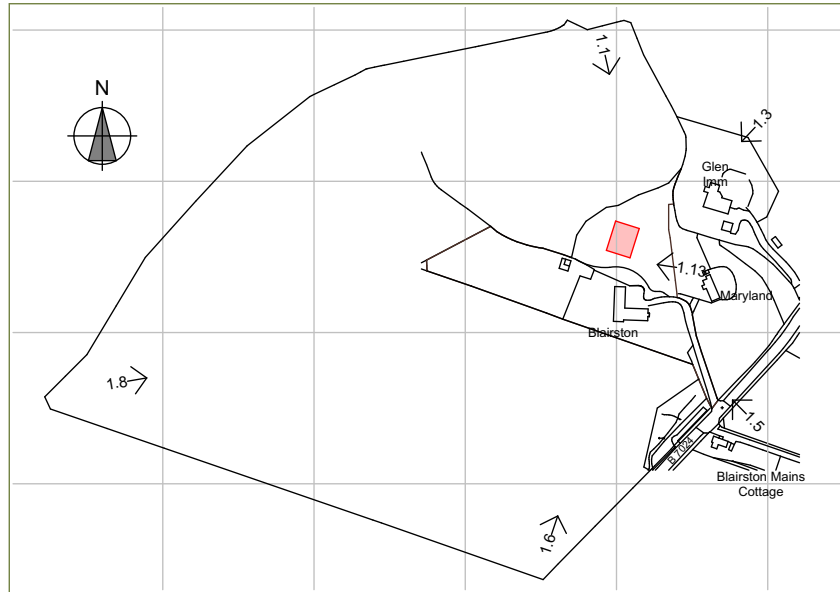
Photomontage 1.13

Proposal visualisation from within applicants curtilage



01292 470862
www.visuplan.co.uk
info@visuplan.co.uk

client:	Mr J Scott
project:	Blairston by Alloway
pg title:	Key Plan



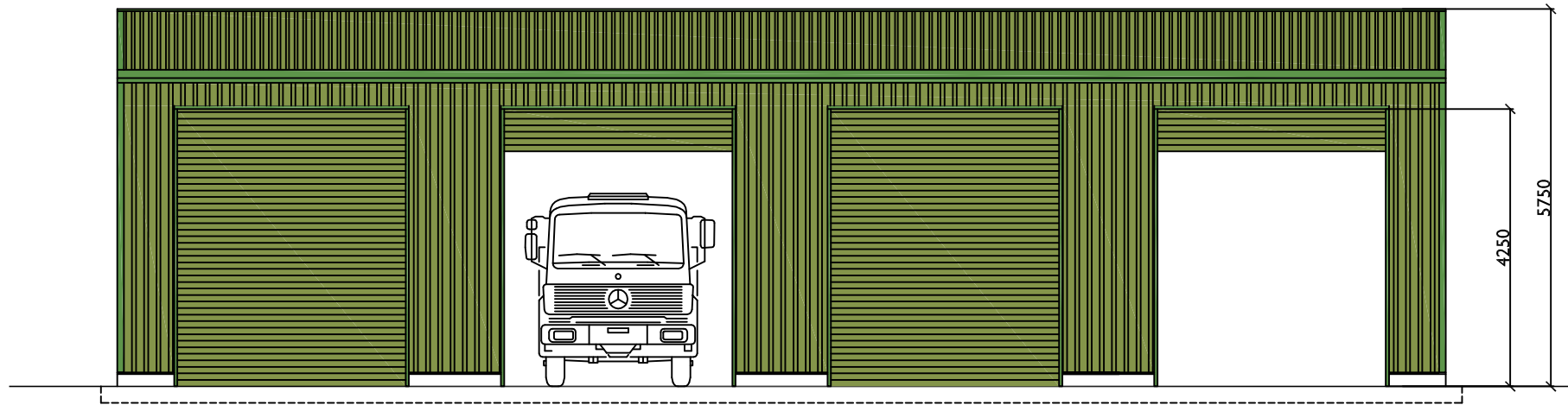
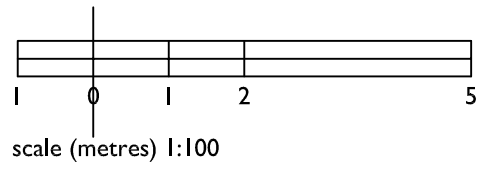
Key Plan 1:5000

Visuplan have been instructed by Meic Evans and Paul Sisi (project design and planning team) to provide photomontages to assist with assessing of the visual impact of the proposals on the surrounding area on behalf of Mr J Scott (applicant).

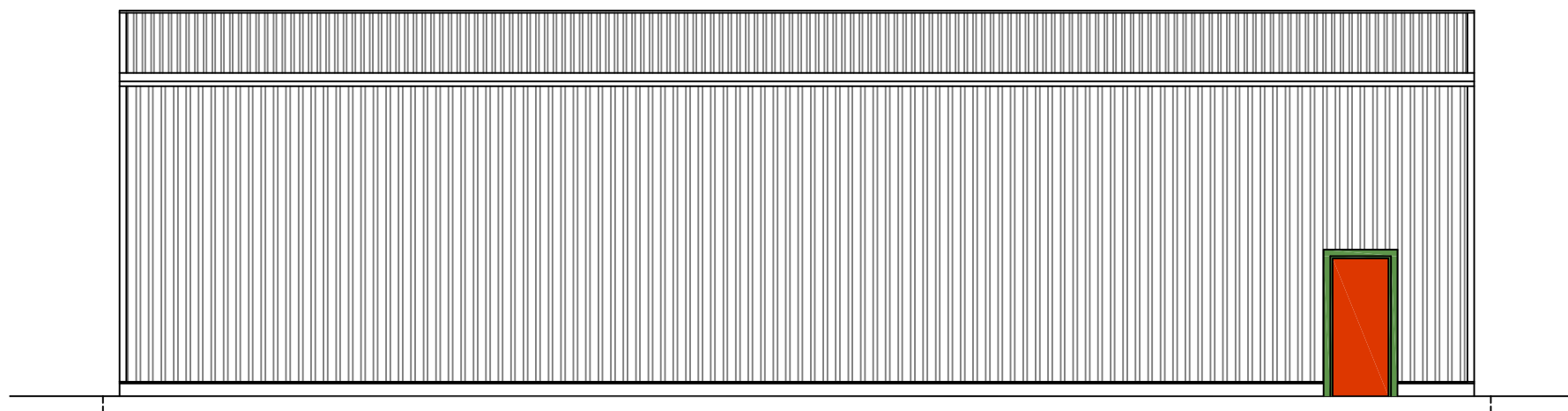
The method for this involves the production of a dimensionally accurate 3D model of the proposals together with site photography capturing an array of views towards the location of the proposals from various points from within the site and along the boundary with neighbouring land.

A series of high resolution 3D renderings of the model are then produced, using topographical survey information to align the rendered views with the photographed views. The photographs and rendered views are then combined to produce accurate photomontages of the proposal insitu.

Where the proposals are obscured by landscape, vegetation or existing buildings the position of the proposals are presented as ghosted wireframe.



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

revision	date
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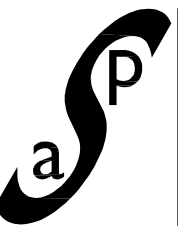
Planning Application

client:
Mr & Mrs John Scott
35 Greenfield Avenue, Ayr KA7 4NR

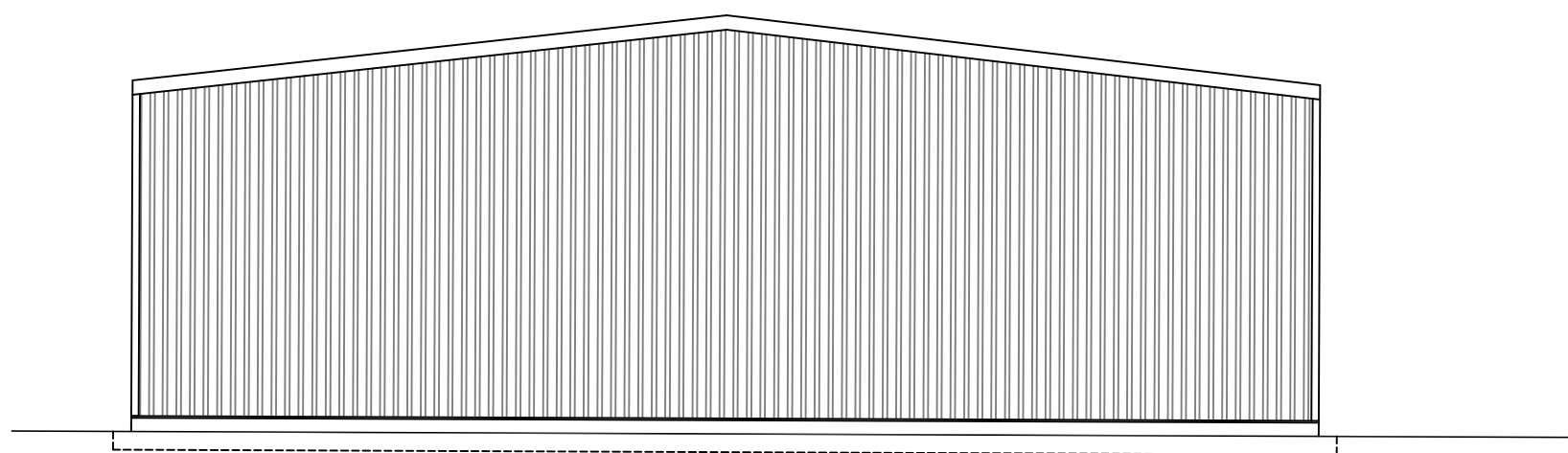
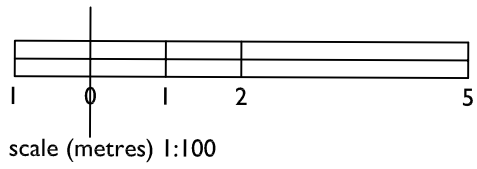
project:
Proposed Private Garage and Equipment Store at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
As Proposed
Elevations (sheet 1 of 2)

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:100 (A3)	date: 20/04/2021
drawing number: 1195-05.1	revision:



NORTH EAST ELEVATION

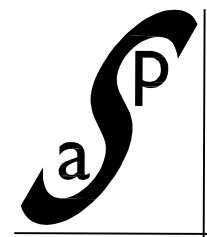


SOUTH WEST ELEVATION

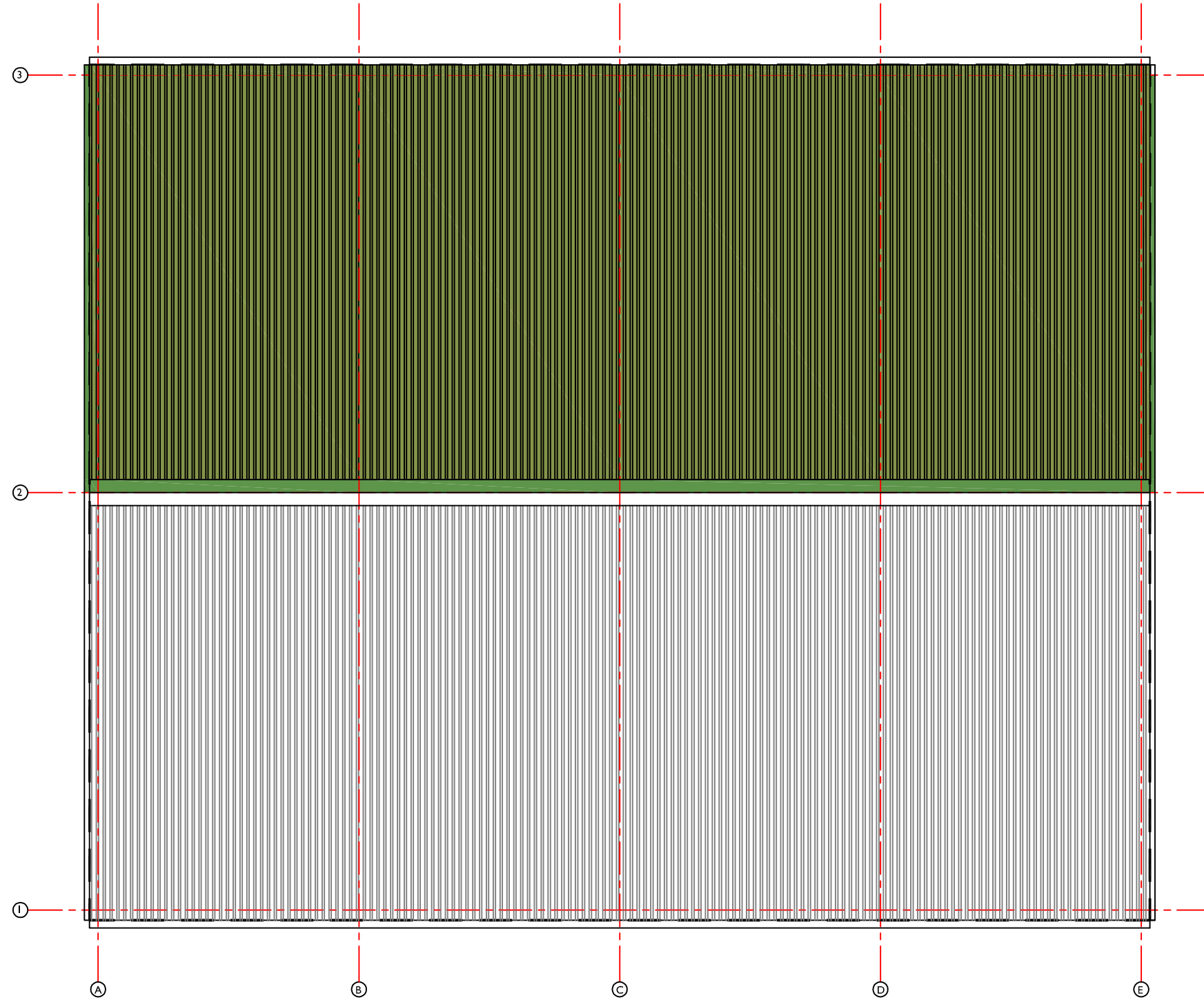
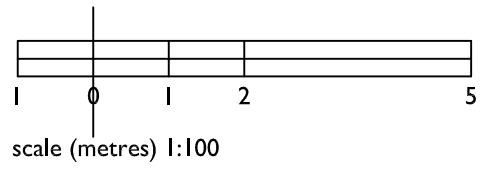
revision	date
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Planning Application	
client: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR	
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
drawing title: As Proposed Elevations (sheet 2 of 2)	

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:100 (A3)	date: 20/04/2021
drawing number: 1195-05.2	revision:



revision	date
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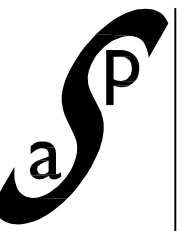
Planning Application

client:
Mr & Mrs John Scott
35 Greenfield Avenue, Ayr KA7 4NR

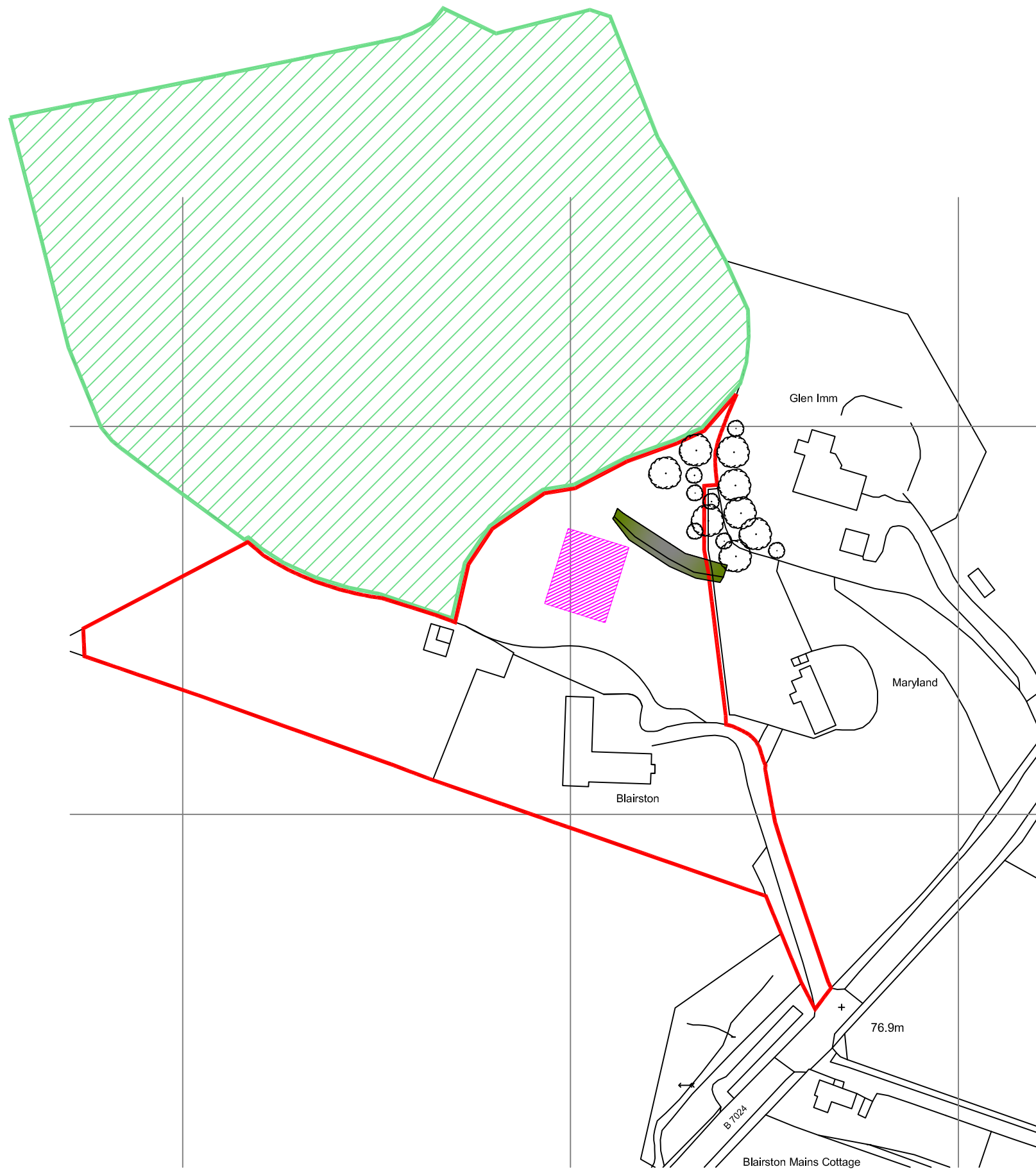
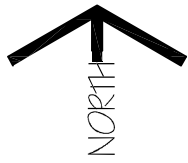
project:
Proposed Private Garage and Equipment Store at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
As Proposed
Roof Plan

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:100 (A3)	date: 20/04/2021
drawing number: 1195-04	revision:



LOCUS OF APPLICATION

WOODLAND

PROPOSED GARAGE

Planted BERM feature



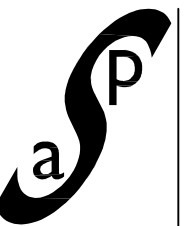
Existing & Reinforced Boundary tree planting species include:
Ash, Sycamore, Willow, Birch Lime & Poplar.

A. Berm feature and boundary planting additions	18/01/2021
revision	date

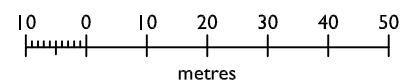
Planning Application

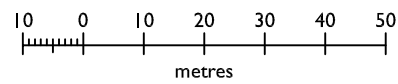
applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Site Location/ Block Plan

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 20/04/2021
drawing number: 1195-02	revision: A



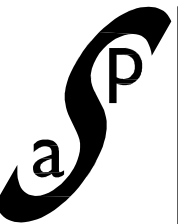


revision	date
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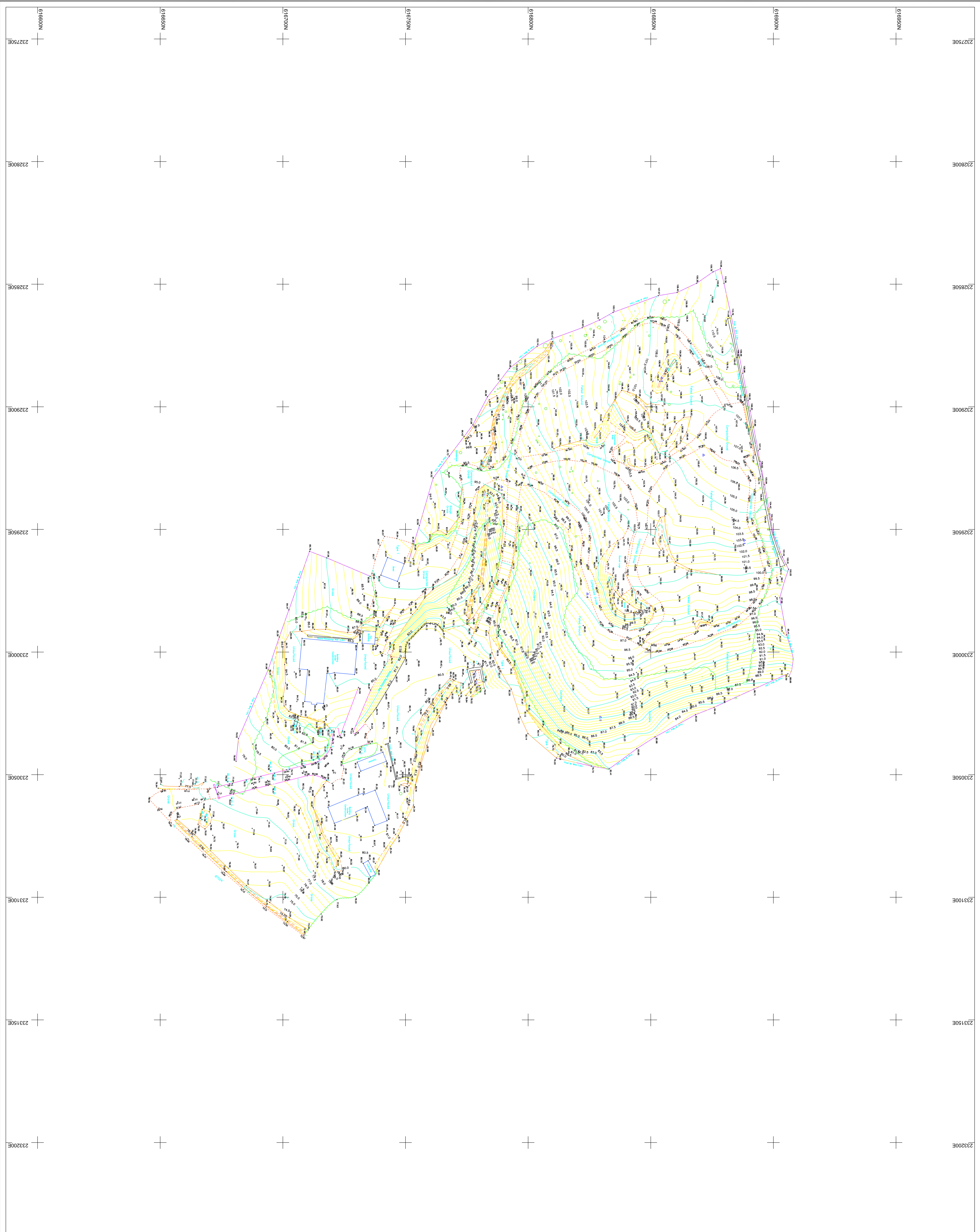
Planning Application

applicant: Mr & Mrs John Scott 35 Greenfield Avenue, Ayr KA7 4NR
project: Proposed Private Garage and Equipment Store at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Topographic extract with extent of proposals Superimposed

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com

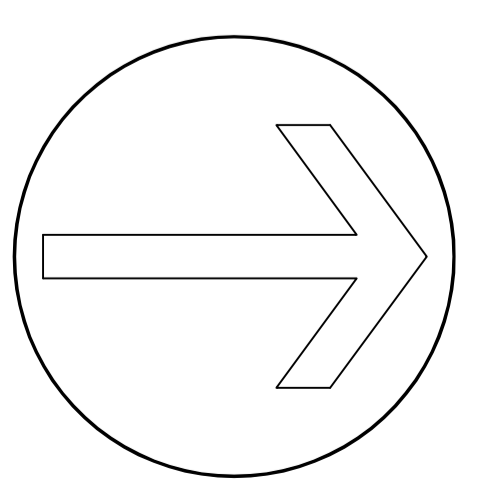


scale: 1:1250 (A3)	date: 20/04/2021
drawing number: 1195-08	revision: .



Symbol	Description
---	Level Boundary
---	Boundary Boundary
---	Ditch
---	Face
---	Fringe
---	Height
---	Line Axis
---	Structure
---	Top of Bank
---	Vegetation
---	Wall
---	Water Line

Symbol	Description
---	Asphalt
---	Gravel
---	Grass
---	Concrete
---	Brick
---	Timber
---	Other
---	...



Symbol is rotated to 0/90 NORTH

STN	EASTING	NORTHING	ELEV
1	232924.427	618888.175	101.598
2	232888.302	618854.479	100.634
3	232932.646	618799.329	95.738
4	232976.321	618824.192	98.265
5	232928.586	618829.497	91.820

Aspect
Land + Hydrographic Surveys
CHARTERED SURVEYORS
Townhouse Business Centre
Baldie Road, KATONHA
Tel: 01294 31399 Fax: 01294 31389
Email: info@aspecthydro.com Web: www.aspecthydro.com

Client: JSF SERVICES (SCOTLAND) LTD
HIGHFIELD BUSINESS PARK
ST. QUINVOX
AYR
KA6 5HQ

Project Name: TOPOGRAPHIC SURVEY
BLAIRSTONE HOUSE
ALLOWAY
SOUTH AYRSHIRE

Project No:	A7393	Scale:	1:500
Survey Date:	2nd October 2020	Issue Date:	6th October 2020
Survey By:	DM	Checked By:	RM
Sheet No.:	1 of 1	File Name:	11 @ 80

LOCAL DEVELOPMENT

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)**

Ref No: 21/00551/APP

SOUTH AYRSHIRE COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
as amended by the PLANNING ETC. (SCOTLAND) ACT 2006**

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

**To: Mr And Mrs John Scott
per Paul Sisi Architectural Services
Paul Sisi
19 Moor Park
Prestwick
KA9 2NJ**

With reference to your application dated **14th May 2021** for planning permission under the above-mentioned Acts and Orders for the following development, viz:-

Erection of garage

**at: Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole South From Ayr Ayr
South Ayrshire KA7 4EF**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** planning permission for the said development.

The drawings and other documents, where relevant, which relate to this refusal can be viewed at www.south-ayrshire.gov.uk/planning/.

The reasons for the Council's decision are:

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically policies Sustainable Development, Rural Housing, Landscape Quality and Protecting the Landscape as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality.
- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Supplementary Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse.
- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan by reason that it does not accord with LDP policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP Policy: Greenbelt.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** 1195-01

Drawing - Reference No (or Description): **Refused** 1195-02

Drawing - Reference No (or Description): **Refused** 1195-03

Drawing - Reference No (or Description): **Refused** 1195-04

Drawing - Reference No (or Description): **Refused** 1195-05.01

Drawing - Reference No (or Description): **Refused** 1195-05.2

Drawing - Reference No (or Description): **Refused** 1195-06

Drawing - Reference No (or Description): **Refused** 1195-07

Drawing - Reference No (or Description): **Refused** 1195-08

Drawing - Reference No (or Description): **Refused** 1195-09

Other - Reference No (or Description): **Refused** Statement in Support

Other - Reference No (or Description): **Refused** Statement in Support Appendices

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

Dated: 21st July 2021

.....
Julie Nicol
Service Lead – Planning and Building Standards

PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR



Contact: ARA.TransportationPlanningConsultations@ayrshireroadsalliance.org

ARA Case Officer: AP

Planning Case Officer: E McKie

Planning Application No: 21/00551/APP

Location: Blairston B7024 From High Maybole Road, Ayr

Date Received: 16/06/2021

Date Returned: 28/06/2021

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.

Comments for Planning Application 21/00551/APP

Application Summary

Application Number: 21/00551/APP

Address: Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole South From Ayr Ayr South Ayrshire KA7 4EF

Proposal: Erection of garage

Case Officer: Ms Emma McKie

Customer Details

Name: Mrs adrienne healy

Address: midton house by alloway ayr

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: this application has been turned down twice for very good reason - now its in again as a 'garage' not a forestry vehicle storage - the B7024 has a heinous history - particularly on this bend of the road - several fatalities - JST trucks coming in and out are only going to cause more grief. this is a rurall neighbourhood not an industrial estate - this road is not conducive to large vehicles

Stirling, Shane

From: McKie, Emma
Sent: 06 July 2021 14:27
To: Stirling, Shane
Cc: Planning Development
Subject: RE: Planning Application 21/00551/APP

Please Note:

Planning and Building Standards Staff are now working remotely .

Government measures to combat Covid-19 are having an impact on the operation of the Planning & Building Standards Service.

Details of the arrangements currently in place to maintain services can be viewed on the Council's [website](#)

The Planning Service is experiencing the submission of high volumes of planning applications at the present time. There is a significant number of applications awaiting registration, assessment and determination and we are progressing our way through caseload as quickly possible; and as available resources permit. Please be advised, therefore, that you may experience delays in receiving a decision on your application and I apologise should any delay occur. We are endeavouring to process caseload as quickly as possible.

From: Adrienne Healy <[REDACTED]>
Sent: 01 July 2021 18:16
To: McKie, Emma <Emma.McKie@south-ayrshire.gov.uk>
Subject: Re: Planning Application 21/00551/APP

Email is fine and its a definite objection. Do i have to go back on the planning applications to do it

On Thu, 1 Jul 2021, 10:11 McKie, Emma, <Emma.McKie@south-ayrshire.gov.uk> wrote:

Good morning Mrs. Healy,

Thank you for your email.

Could I just confirm whether you wish to lodge an amended representation via the Council's website or through email?

If you wish to lodge the representation via email, for clarity, the following information will be required alongside your reasons:

- Name
- Address
- Community Council
- Stance (object/neutral/support)

Kind regards,

Emma

Emma McKie | Planner | Place Directorate | Planning Service | Emma.McKie@south-ayrshire.gov.uk | 01292 616 203 | County Buildings | Wellington Square | Ayr | KA7 1DP | www.south-ayrshire.gov.uk

Please Note:

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Government measures to combat Covid-19 are having an impact on the operation of the Planning & Building Standards Service.

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The Planning Service is experiencing the submission of high volumes of planning applications at the present time. There is a significant number of applications awaiting registration, assessment and determination and we are progressing our way through caseload as quickly possible; and as available resources permit. Please be advised, therefore, that you may experience delays in receiving a decision on your application and I apologise should any delay occur. We are endeavouring to process caseload as quickly as possible.

From: Adrienne Healy [REDACTED]
Sent: 30 June 2021 20:56
To: McKie, Emma <Emma.McKie@south-ayrshire.gov.uk>
Subject: Re: Planning Application 21/00551/APP

No problem - not only am I vice chair for Minishant community council - most of the residents use this road - but I also live on this road a few hundred yards up and have witnessed the fatalities on the particular bend where the drive to Blairston is situated. The application was twice in as agricultural vehicle shed for his logging trucks - and now just as a garage. These trucks cannot come out that driveway in a safe manner as its in a hidden dip - why the application has been allowed for a 3rd time I have no idea - we live in a rural area not an industrial estate

On Wed, 30 Jun 2021 at 14:08, McKie, Emma <Emma.McKie@south-ayrshire.gov.uk> wrote:

Good afternoon Mrs. Healy,

I write with reference to the representation lodged in regard to the above noted planning application on the 29th of June.

The community council for which you have lodged this representation on behalf of, has not been stated within the representation. Therefore, in order for this representation to be added to the public record could you please either submit the representation again through the Council's website, with the required information, or confirm this via email through to myself.

I trust this is clear but if any questions please do not hesitate to contact me.

Kind regards,

Emma

Comments from interested party representation - 14.02.22

I still have a huge objection to the massive garage he is wanting to erect - he has already blighted the landscape with his 'Blackpool' illuminations which is totally not in keeping with the area.

The concern re the garage is the movement of trucks on the blind summit where there have been multiple fatalities over the past years. Garages of that proportion should be on industrial estates not in a rural area which has remained unchanged for the last 30 years that I have been a resident.

Please take my previous concerns as emailed - the proposer will stop at nothing to achieve what he wants - a garage of 320sq m is not in keeping with the rural landscape or environment. Again, concerns over the particular piece of road which is a blind summit with multiple fatalities which has eventually ended up with a lighting up sign warning drivers of the bend after. The whole place now looks like a cheap hotel in Blackpool with 'street lights' installed and numerous light pollution issues. The garage though is the main item that myself and many others are not happy with the prospect of. Just because you have land doesn't mean you can build whatever you want - we certainly weren't allowed to.

21/00551/APP - Agent's response to Interested Party Comments - 22.03.22

Dear Sir/ Madam

SOUTH AYRSHIRE LOCAL REVIEW BODY

APPLICATION REF. NO: 21/00551/APP

APPLICANT: MR PAUL SISI

**SITE ADDRESS: BLAIRSTON, B7024 FROM HIGH MAYBOLE ROAD AYR TO ALLOWAY ROAD
MAYBOLE, SOUTH FROM AYR, AYR, SOUTH AYRSHIRE, KA7 4EF**

DESCRIPTION: ERECTION OF GARAGE

Thanks for the update and the attachments regarding the request for review.

With respect to the above noted application we would comment as follows on the points contained in the Interested Parties Representation of 14/02/2022:

1. The scale of the garage is relatively large, dictated by the nature of the vintage vehicle collection that it is intended to house.

The submitted information confirms that the site was carefully selected so as to enable the proposals to sit on level ground within an existing geomorphological feature that is a natural bowl-shaped depression formed partly by a rock formation, providing a natural boundary on three sides.

Even from the most exposed elevation, i.e. the south-east elevation, the proposals would be concealed from most potential viewpoints.

In truth, the proposals would only be genuinely exposed from the air! or from very close proximity.

The applicants have been consistently aware of the fact that this is a countryside location and due diligence has been applied to the planning process throughout because of the requirements this brought.

2. It has to be assumed that the comments regarding lighting are intended to suggest the applicants' indifference to a rural context. This could not be further from the truth as the landscape/woodland strategy for the bulk of Blairston's land confirms and described in the Supporting Statement re the initial planning application clearly indicates.

While the tone and quality of the representation on this matter leaves much to be desired, strictly speaking, this is not an issue that the Planning Authority has raised for consideration here.

Nevertheless, I am happy to confirm that there has been incorporated into the upgrading of the two domestic properties an amount of low-level lighting which also operates in conjunction with the security systems associated with the properties.

During the earlier construction phase of the of the works to the two Domestic properties (Blairston and Maryland) there were a number of high level lights used, these were used for

general illumination, site safety and security reasons, all uses being reasonably justified in the context of the construction processes taking place at the time and in view of the amount of valuable equipment being stored on site at a relatively isolated location, these were temporary installations and have now been removed.

3. The comment regarding the unchanging nature of the local Area for some 30 years is not exactly borne out by the evidence obtained from a search through the Local Authority Planning Register, I would therefore refute this statement.

The point at issue, however, is whether or not these particular proposals impact negatively on their surroundings. From the evidence provided in support of the proposals, i.e. the photographs and photomontage images, allied to the topographic information and with the extensive adjacent interplanting and replanting exercise, it is, in our opinion, clear that the new structure will sit comfortably within its context and, in so doing, satisfy the requirements of policy.

4. It must be emphasised that the movement of the vehicles in question will be extremely infrequent (principally to and from Local Vintage Rallies and Charitable fund raising events), these are valuable vehicles of a historic nature and not working vehicles, this is not, as has been noted, a commercial operation.

5. Sadly, it is true that there have been fatal accidents near the junction, the most recent of these being October 2017 and late 2016. Prior to this, there was one fatality in the record period which begins in 1999, and that was in 2008.

Importantly, along with previous works carried out by the Local Authority/Roads department to improve the road geometry the applicant has resurfaced and greatly improved the existing site entrance. This work also included the removal of a substantial amount of overgrown vegetation which has resulted in much improved sightlines from the application site, all of this has clearly had a positive effect on overall Roads Safety to the immediate area.

6. The comments regarding a 'cheap Blackpool Hotel' are not relevant to this application and should be, in truth, ignored.

As a matter of fact however, all the works carried out to the two previously run-down domestic properties were the subject of separate Planning applications and have been done with the full approval of both the Local Planning Authority and Building Standards. The applicants have taken a holistic approach to the changes introduced by them on the land within their ownership, as confirmed in the documentation submitted for consideration by the Planning Service initially and, thereafter, the LRB. The impact of the proposals, we respectfully suggest, should be judged within this context.

And finally, I have been asked to draw to your attention to the fact that they are both very disappointed and, indeed, somewhat taken aback by the nature of some of the comments contained in the representation.

**I have also attached, on their request, a separate response from the applicants regarding the Interested Parties Representation of 14/02/2022.*

21/00551/APP - Applicant's response to Interested Party Comments -
22.03.22

Replying to the points raised in the objector's letter see below.

1, In reply to their first point, RE: the scale of the proposals, whilst the building is larger than the average house garage (which some can house up to 3 or 4 cars), in comparison to the size of some of the agricultural buildings being erected round about the shed is actually quite small, if I could point out that it's use is to store my vintage truck collection, which would be the equivalent of storing 8 cars, In fact I have taken great care to locate the proposals in an unobtrusive location as the evidence submitted confirms.

2, To refer to my house as a "cheap Blackpool hotel" is an insult, the house has been renovated to a very high standard and yes it does have lights round it's perimeter, during the construction we also had high level lights for site safety, they have now been replaced by low level lighting, unfortunately in this day and age crime is always at the back of our mind so security cameras and lighting is a must when staying in a remote place. There are also plenty of places in the locality of Blairston that have outside lights including my 2 nearest neighbours.

3, Re the concern about the movement of trucks in and out, firstly my trucks are not full blown 44ton articulated vehicles, these are tractor units about 7m long, most camper and caravans are longer than that now, with regards to the frequency of movements out and in the road end these trucks are very valuable, some are worth £70,000 and only go out to local vintage rallies and fund raising events, which are once or twice a year. Work has also been done at the road end to clear vegetation on both sides thus allowing safer access and egress for cars etc.

4, I don't agree with the comment that the rural area has remained "unchanged for 30 years" the important point being that the approach that I have taken is to ensure that the proposals have a broadly neutral impact.

5, I also object the my description as "someone that will stop at nothing" as if I'm some kind of tyrant that runs slipshod through the rules, I have went about this application in a responsible manner and have spent a lot of time and money to simply build a shed to house vehicles that are my hobby and which I have worked with since childhood, furthermore where the shed is to be situated it is not visible from anywhere except form the air, this has been proven by the photo montage sent in with the appeal, I have also tried to ensure elsewhere in the land under my ownership that I am delivering enhancement through my landscape strategy.

6, The objector also refers to blind summit, yes, the blind summit is a problem, but the council did work on the road at this point 3 or 4 years ago by reducing the height of the road, which seems to have greatly reduced the risk of accidents. I do believe that by us clearing the vegetation at our road end this may also have helped the road situation.

7, Finally the objector refers to being unhappy about the application along with a lot of others, I have heard of nobody else that is unhappy, in fact it's the opposite that everybody has given us positive compliments about what we have done and about what we wish to do regards building the shed. The objector also refers to the fact that they weren't allowed to build something at some point, I'm sure that the Council will have had its reasons for not supporting whatever it was.

8, The objector gives reference and comments that makes this look like it's for a commercial operation, I'm fed up with this, I sold my business at the end of 2020 and the last thing I want to do is run any kind of truck operation at Blairston I simply wish to enjoy my retirement and part of that is keeping my vintage truck collection.

Regards

John Scott