

REGULATORY PANEL: 15 SEPTEMBER 2022

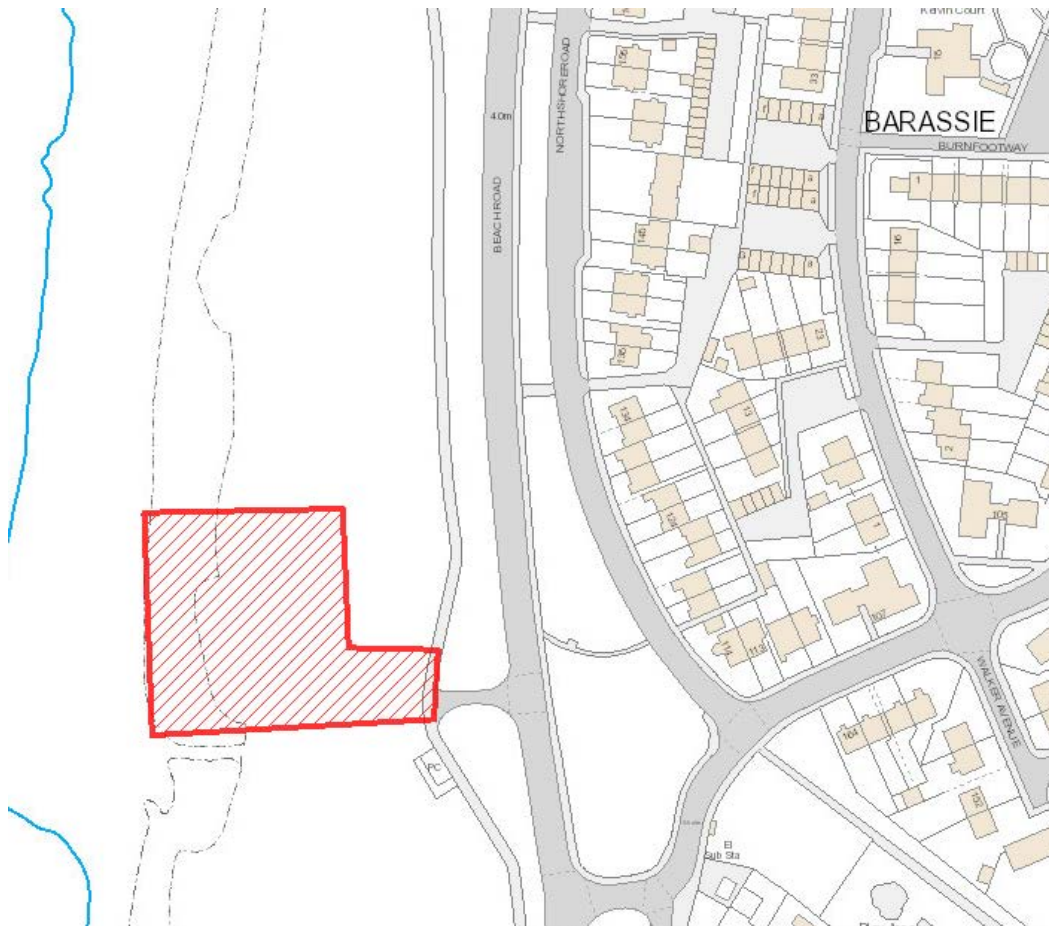
REPORT BY PLACE DIRECTORATE

22/00417/APP

LAND ADJACENT TO NORTH SHORE ROAD TROON SOUTH AYRSHIRE

Location Plan

APPLICATION SITE 



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Summary

The application site is Council owned land and comprises an area of 1.7ha of grassed/ sand covered open space at North Shore Road, Troon. Part of the site was previously the former Troon Sailing Club. Planning permission is sought by the Troon Water Sports Centre Committee, (a Scottish Charitable Incorporated Organisation), for the erection of a water sports hub facility. The proposal incorporates a 'U shape' single storey building formed from shipping containers which reaches a height of approximately 2.6 metres with a low- profile, almost flat roof (slightly angled for rainwater run-off) and shall have a footprint of 204sqm (12 metres wide by 17 metres length). The main entrance to the building is shown on the southern elevation, with the building predominantly having an aspect to the south. The finishing material proposed for the building is larch timber cladding. The galvanised steel entrance gates are also proposed to be clad in larch timber to match the building. An internal courtyard from where access will be taken is proposed within the centre of the 'U' shaped building; a staircase within the courtyard leads to a proposed viewing deck on the roof of the west facing 'wing' of the building with views out towards the beach and Firth of Clyde.

The facility comprises changing rooms, showers (indoor and outdoor), toilets (all accessible/ parent/ child friendly), a training room/community space; an office; dry store; an ancillary community café (with kitchen and preparation area).

The principle of the proposed development complies with the development plan. The proposal is considered to have an acceptable relationship to surrounding land and buildings, with minimal impact on the locality. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by condition. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and it is considered that the resultant development will not have an adverse impact on the character, appearance or amenity of the locality or the environment. On this basis, it is recommended that the application be approved subject to conditions.

168 representations have been received to the development proposals; 163 supporting the proposal, 2 neutral comments and 3 objections.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and more than one competent written objection has been received.

REPORT BY PLACE DIRECTORATE

REGULATORY PANEL: 15 SEPTEMBER 2022

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00417/APP
SITE ADDRESS:	LAND ADJACENT TO NORTH SHORE ROAD TROON SOUTH AYRSHIRE
DESCRIPTION:	ERECTION OF WATER SPORTS HUB
RECOMMENDATION:	APPROVAL WITH CONDITIONS

APPLICATION 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 is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Proposal:

The application site comprises an area of 1.7ha of grassed/ sand covered open space at North Shore Road, Troon. The site, which is generally flat, is under the ownership of the Council, and is utilised as public amenity open space. The application site forms part of the former Troon Sailing Club premises and is part of a much larger strip of public open space which extends along a large portion of the coastline at the locale. The site is mainly bound by grassed/ sand covered open space and sand dunes/ beach to the west. Also, in close proximity to the site, are public conveniences, public car parks, a cycle path/ footpath and an existing vehicular access from the B746 is located to the east of the site.

Planning permission is sought by the Troon Water Sports Centre Committee, (a Scottish Charitable Incorporated Organisation (SCIO) SC047691), for the erection of a water sports hub facility. The proposal incorporates a 'U shape' single storey building which reaches a height of approximately 2.6 metres with a low - profile flat roof (slightly angled for rainwater run-off) and shall have a total footprint of 204sqm (12 metres wide by 17 metres length). The building will sit between 100mm to 250mm above ground level. The main entrance to the building is shown on the southern elevation, with the building predominantly having an aspect to the south. The main structure of the building comprises steel shipping containers which shall be fully clad with locally sourced timber larch and galvanised steel entrance gates, which are also to be clad with larch. The proposed upper floor viewing balcony on the west wing of the building shall have a 0.9m slim wire balustrade and an internal courtyard area shall also comprise larch decking boards.

The facility comprises changing rooms, showers (indoor and outdoor), toilets (all accessible/ parent/ child friendly), a training room/community space; an office; dry store; an ancillary community café (with kitchen and preparation area); and an internal courtyard area with upper floor viewing deck.

It is intended that the hub shall offer:

- KiteSurf instruction and rental;
- Stand Up Paddle Board Instruction and Rental;
- Windsurf Instruction and Rental;
- Team Building opportunities;
- BloKarts;

- Wetsuit Rental;
- Equipment Storage;
- Marine and Environmental Awareness;
- Wellbeing Activities; and
- Electric Bike charging.

It is indicated that the hub will operate Spring to Autumn 7-days a week, 10am to 4pm on weekdays and 10am to 6pm at weekends. In the Winter season; it is anticipated that the facility will operate Wednesday to Sunday 9:30am / 10:00 am to 3pm. It is further indicated through the proposal that there will be no less than 3 staff/ volunteers at core times.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and one or more written objections have been received.

2. Consultations:

The Ayrshire Roads Alliance - offer no objection to the development proposals from a traffic and transportation perspective and advise that 'the proposed development is located immediately adjacent to an existing public parking facility, is well served by existing pedestrian and cycling linkages in the immediate vicinity and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

The Ayrshire Roads Alliance, acting as the Flood Risk Management Authority on behalf of South Ayrshire Council have reviewed the Evans River and Coastal, Flood Risk Assessment Reference No 2841/RE/12-21/01 which was submitted in support of the application and have no objection to this development on the grounds of flooding, providing that all the coastal flood risk mitigation and evacuation measures detailed in the Flood Risk Assessment are designed into the development including, the following:

- Water entry strategy established up to the 1 in 200 year + climate change flood extent + 600mm freeboard;
- Development of a Business Flood Plan including actions required in the event of a flood warning

A condition is recommended to ensure the above measures are implemented and to ensure compliance with SEPA's standing Land Use Vulnerability Guidance.

Scottish Environment Protection Agency - advises that the proposal is a 'water compatible use' as per SEPA [Land Use Vulnerability Guidance](#). As such, it does not meet the flood risk trigger for consultation set out in the SEPA [Triage Framework](#). SEPA Standing Advice for developers is available online.

NatureScot - advise that the development does not meet the criteria for consultation. Standing Advice for developers is available online;

West Of Scotland Archaeology Service - advise that the proposals raise no substantive archaeological issues.

Scottish Water - offer no objections

Environmental Health - offer no objections to the proposal and have suggested a general condition regarding noise levels and advisory notes, that the premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.

Property & Asset Management - offer no response.

Sustainable Development (Biodiversity) - offer no objections.

3. 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.

The following documents accompany the application submission:-

Flood Risk Assessment (FRA); A FRA concludes that the site is classified as 'least vulnerable' (SEPA Flood Risk and Land Use Vulnerability Guidance dated 2018). The SEPA Flood Map shows that the site is defined within Low, Medium and High Likelihood of coastal flooding and surface water flooding; and the site is located within Little or No Risk Areas (i.e. <0.1% AP) when considering river flooding from Darley Burn. The FRA recommends flood risk mitigation and evacuation measures; a water entry strategy and a warning and evacuation strategy.

Preliminary Ecological Assessment (PEA); The PEA concludes that the area of the application site is of low ecological value, with no species/habitats of designated value being present. However, recommends some mitigation measures be considered, such as fixing bat boxes to the proposed structure, and notes that the proposed finishing materials (larch cladding) could potentially increase the ecological value of the site by attracting arthropods and small bats.

Supporting Statement; A statement by the applicants' agent also accompanies the submission and outlines the background of the project, aims and objectives, the application site including its history, flood risk, climate change, accessibility, and considers the proposed buildings finishing materials, design ethos and relevant applicable national and local planning policies.

Troon Water Sports Centre Business Plan; The business plan outlines the applicant, TWSC, who a locally based not-for-profit SCIO Charity, comprising a Board of Trustees who are 5 local residents. The premise of the charity is to enhance the community facilities in Troon. The plan outlines the funding for the proposals, its intended operation, the benefits to the local community and environmental impact of the development.

4. S75 Obligations:

None.

5. Scottish Ministers Directions:

None.

6. Representations:

168 representations have been received in total; 163 supporting the proposal, 2 neutral comments and 3 objections to the proposed development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

The objections raised by Representees can be summarised as follows.

- Increased traffic to the area/ car parking could be impeded;
- Concerns with overcrowding and noise from the facility;
- Concerns with the proposed siting, design, construction and finishing materials and deterioration;
- Concerns with flooding;
- Other brownfield sites nearby could have been chosen;
- The area has wildlife could be impacted by the development;

The supporting comments are summarised, below:

- Great tourist attraction which enhances the area;
- Promotes physical and mental wellbeing;
- The area lacks facilities;
- Promotes water sports which are popular in the area;
- The facility will encourage visitors to the area which will benefit the local economy/ town centre;
- Other coastal areas in Scotland have such facilities and this raised Troon's profile as a destination;

- Great for dog walkers and local residents;
- Great location which is easily accessible;
- Long awaited asset to our coast;
- The facility will encourage people to engage with water sports, as it offers a safe environment to learn;
- Great resource for local groups/ associations;

A response to these representations is included within the assessment section of this report.

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report, either by addressing the Panel directly or by making a further written submission. Members can view any further written submissions in advance of the Panel meeting at www.south-ayrshire.gov.uk/planning.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) 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 statutory Local Development Plan for the area currently comprises the South Ayrshire Local Development Plan 2 (LDP2) adopted on 31st August 2022 and its associated Supplementary Guidance.

The following provisions of the development plan are considered relevant to the consideration of this application:

- Core Principle B1 sustainable economic development;
- Core Principle B2 community focused development;
- Core Principle C1 promotes the sustainable use of natural, built and cultural heritage resources;
- Strategic Policy 1; Sustainable Development;
- Strategic Policy 2; Development Management;
- Open Space;
- The Coast;
- Land Use and Transport;
- Tourism;
- Flooding and Development;
- Town Centre First Principle;
- Leisure Development.

The provisions of the Adopted South Ayrshire Local Development Plan 2 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.

LDP Core Principle B1 states that the Council will prioritise sustainable travel and development, direct development to settlements and prioritise brownfield over greenfield sites. LDP Core Principle B2 states that the Council will support community focused development which support community- based projects provided they have no significant adverse environmental impact; facilitate the development of sports and leisure facilities and safeguard existing community facilities. LDP Core Principle C1 states the council will promote the sustainable use of natural resources by ensuring development safeguards these resources and protects and enhances existing green networks.

Strategic Policy 1: Sustainable Development and Strategic Policy 2: Development Management seek to ensure that development is appropriate in terms of its impacts on local amenity and that its layout, scale, massing, design and materials are acceptable in relation to its surroundings. In addition, development should be suitable in terms of its bearing on residential amenity, infrastructure implications and contribute to the efficient use of public services and facilities.

The development proposal is sited within the settlement of Troon, on previously developed land (Troon Sailing Club) and offers the opportunity to sensitively improve the scenic and environmental quality of the area, whilst protecting the foreshore. The development proposal is considered appropriate to the local area in terms of its appearance, character and amenity impact. The proposed layout, scale, massing, design and materials are considered acceptable in relation to its surroundings, and importantly, by being appropriate to the local area in terms of road safety and effect on the transport network. Furthermore, the proposal is a community lead project which is considered to enhance the existing sport and leisure facilities at the locale without any significant impact on the environmental quality of the area. In this regard, the proposal is considered to accord with the principle policies of LDP2.

The site is designated as Open Space within the Local Development Plan. This policy requires consideration of the value of open spaces, in order that locally significant green spaces which are valued and valuable to the wider environment are afforded appropriate safeguarding. As such, consideration is required of the individual site-specific factors relating to this site, and the area in which it is set. Development proposals also require to be considered based on the merits of the proposal and any individual site-specific circumstances arising. The application has been considered in this context, and the following is noted;

Part of the key value and function of this open space is its visual amenity and contribution to the coastal character of Troon. In quantitative terms, the open space which would be lost as a result of the proposal represents a very small proportion of land in the context of the wider open space and shore area, and under the proposals a significant portion of open space will be retained immediately adjacent to the site. In this context, the area of open space to be lost is relatively small in size. More importantly, it is considered that its loss will not undermine the integrity of or alter the established character of the wider area of adjacent public open space. It is proposed to erect a modestly scaled building for the purposes of providing and enhancing community facilities at the locale; There is a locational need for the building as its primary purpose is to encourage and enhance the existing water sports activity within the area.

Given the location of the site, the provisions of the coastal policy are also considered to be relevant in the consideration of the proposal. The LDP coastal policy requires development within the coastal areas to be in accordance with the coastal strategy, and to protect or improve the scenic and environmental quality of the area. The coastal strategy map defines the coastal area to the north of Troon as being 'partly developed' and characterised by unobtrusive formal visitor activities and informal recreation. In this context, the site is considered to be typical of the partly developed landscape referred to in the coastal strategy. The Local Development Plan (Appendix B) presumes in favour of very small-scale developments which integrate well with existing land uses and which complement the surrounding environment. The term 'very small scale' is taken to mean facilities that would not require substantial building works. In this instance, a new modestly sized building comprising mainly of timber clad shipping containers is proposed. It is also noted that the building works, which are considered minimal, are concentrated on the built envelope of the site which comprised the former Troon Sailing Club site. Therefore, as a consequence represents previously developed land. As such, the principle of the erection of a new building is considered to be broadly in accordance with the provisions of the coastal strategy. The proposed buildings are single storey in height and have a simple design and form so as to retain the generally open characteristics of the wider area and which are considered to complement the existing land uses.

LDP Land Use and Transport policy requires for development to provide parking which reflects the role of the development and which keeps any negative effects of road traffic on the environment to a minimum. The Ayrshire Roads Alliance has offered no objection to the development proposal from a traffic and transportation perspective. It is recognised that the proposed development is located immediately adjacent to an existing public parking facility, is well served by existing pedestrian and cycling linkages, and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road. On this basis, it is considered that the proposal can satisfy the requirements of the LDP policy in relation to land use and transport.

The LDP Tourism policy states that the council will look favourable on proposals that will provide or improve tourism or leisure services in South Ayrshire. The council states it will allow new sites and accommodation to be developed providing that the new development is intended for holiday use only and the proposed development has suitable screening and is appropriate in terms of landscape setting, scale and design. It is noted that the proposed water sports facility will enhance facilities for tourists visiting the locale, as well as the locale community. The proposed building is also considered small-scale and, although shall be sited in a prominent locale, shall integrate well with existing land uses and which complements the surrounding environment. Therefore, the proposal is considered to align with the LDP Tourism policy.

LDP Flooding and Development; advises that development should avoid areas which are likely to be affected by flooding or if the development would increase flooding elsewhere. In terms of the nature of the proposed development, it is noted that it requires to be sited in reasonable proximity to the shore. A Flood Risk Assessment accompanies the application submission which recommends mitigation measures for the development. Additionally, the Ayrshire Roads Alliance, acting as the Flood Risk Management Authority, on behalf of South Ayrshire Council do not object to the proposal, subject to a condition with regards to the mitigation measures as set out in the FRA are adhered to. This aspect of the proposal is conditioned accordingly. On this basis, the development is considered to accord with the provisions of the LDP policy Flooding and Development.

LDP Town Centre First Principle states that the Council will put the health of town centres at the forefront of decision making and will encourage public and private development proposals and investments to the town centre and promote a 'sequential approach' to ensure all appropriate uses are directed to town centres. LDP Leisure Development also refers to a 'sequential approach' when choosing locations for all leisure uses. While it is recognised that the proposal is not located in a town centre, it is sited in close proximity to the town centre and has a locational need which requires access to the waterfront. Furthermore, the proposal includes a café which is considered ancillary to and complements the proposed primary function of the building as a water sports facility. The indicative opening hours of the sports hub (including café) are; Spring to Autumn 7-days a week, 10am to 4pm on weekdays and 10am to 6pm at weekends. In the Winter season; Wednesday to Sunday 9:30am / 10:00 am to 3pm) The cafe will primarily serve patrons of the water sports hub but will also benefit the wider community utilising the locale, such as dog walkers and cyclists, for example. On this basis, the ancillary small -scale nature of the café operating a day-time economy is such that it will not have an adverse impact on the viability or vitality of Troon town centre and therefore raises no policy concerns.

(ii) Other Policy Considerations (including Government Guidance)

- **Scottish Planning Policy (SPP);**

The policy principles of the SPP seek to create high quality places by taking a holistic design-led approach which responds to and enhances the existing place while balancing the costs and benefits of potential opportunities over the longer term. This means considering the relationships between; a successful sustainable place, a natural resilient place, a connected place and a low carbon place.

SPP also emphasises the need to make efficient use of existing buildings, land and infrastructure. The protection and enhancement of landscapes and the environment, and linkages to infrastructure are also key considerations.

SPP advises that Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation.

SPP sets out the policy position for managing flood risk and drainage. The overarching policy principles state that the planning system should promote a precautionary approach to flood risk from all sources, flood avoidance, flood reduction and avoidance of increased surface water flooding. To achieve this, the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere.

It is considered that the proposals align with SPP for the reasons captured in part (i) above.

- **South Ayrshire Open Space Strategy 2012;**

The Council has an Open Space Strategy. The Strategy, which is based on a quantitative and qualitative audit of open space in South Ayrshire, sets out a vision for the provision, management and maintenance of open spaces within the Council's area. It is intended to improve the quality, management, accessibility and usage of parks and other open spaces and identify the need for new or improved facilities where there are deficits in provision. The Open Space Strategy estimates the provision of Council owned open space within the ward in which the application site is set to be approximately 236 ha. A large amount of this open space provision is formed by the areas of open space which extend along the coastline to the north and south of the town. Whilst generally seeking to protect and improve open spaces, the Strategy does not preclude them from being developed. However, development proposals also require to be considered based on the provisions of the development plan, merits of the proposal and any individual site -specific circumstances arising.

The development proposal seeks to enhance the facilities within the area, ensures the continued leisure and recreational use of the site by the wider community; is within the settlement of Troon where various modes of transport (bus, cycling and walking) are available, and large areas of open space remains at the locality. Accordingly, and considering part (i) above, the development proposal, as conditioned, is considered to be in accordance with the aims of the Open Space Strategy.

(iii) Planning History of the Site:

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

(iii) Objector Concerns

- **Concerns with increased traffic/ car parking;**

The Ayrshire Roads Alliance has offered no objections to the proposal. It is therefore considered that sufficient public car parking at the locale shall continue to serve the anticipated needs of both members of the public, and patrons of the proposed facility. Additionally, it is noted that the area is well served by existing pedestrian and cycling linkages in the immediate vicinity; and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

- **Concerns with overcrowding and noise;**

The area currently attracts visitors and local residents due to its beach location, accessible footpaths, cycle paths, bus routes and close proximity to the town centre. Therefore, although the proposed facility shall enhance and encourage the use of the existing facilities within the area, it is not considered that it will become a 'destination' and attract significant crowds to that currently experienced or which would adversely impact or change the character of the area. Furthermore, It is considered that the facility has been positioned a sufficient separation distance from the closest residential properties sited in North Shore Road which sit further to the east of the site. The indicative hours of operation of the sports hub are noted in Section 1 of this report and are considered reasonable in the context. The Council's Environmental Health Service has been consulted on the proposals and offers no objections with regards to the facility subject to a condition with regards to noise levels however noise nuisance, should it occur, is a matter for the Council's Environmental Health Service or Police Scotland.

- **Concerns with the proposed design, construction, finishing materials, deterioration and siting;**

It is not considered that the proposed building shall detract from the current character or appearance of the area. It is recognised that the building will be sited close to the former Troon Sailing Club site within a prominent area and will be open to wider public views. However, the proposed building is of a modest scale, single storey in height, and of a simple design and finish and can be absorbed within the context of the large area of open space in which it is to be sited. Therefore, it is not considered that the proposed building or its use would be so injurious to the character and landscape of the area to merit a refusal of planning permission in this instance.

Furthermore, the submitted supporting statement asserts the use of shipping containers to be robust and stand up to the elements of the coastal marine location. The shipping containers shall be fully clad with locally sourced larch, a natural material so as to provide a natural aesthetic appearance which complements the area. Therefore, the siting, scale, massing and finishing materials of the proposed building is considered appropriate in this instance.

The upkeep, repair and maintenance of the proposed building is not a material planning consideration and the responsibility of the building lies with the applicant(s).

- **Concerns with the area flooding;**

The Ayrshire Roads Alliance, acting as the Flood Risk Management Authority, on behalf of South Ayrshire Council has offered no objections to the development, subject to a condition, with regards to mitigation measures, as set out in the submitted Flood Risk Assessment. Therefore, a condition is attached to the permission in this regard.

- **Other Brownfield sites could have been chosen;**

The Council has a duty to consider a planning application as submitted. Notwithstanding, the submitted supporting statement and a Site Options Plan demonstrates the alternative sites considered by the applicants. It is also recognised that the site was previously occupied the Troon Sailing Club, so development previously existed at the site.

- **Concerns that wildlife could be impacted by the proposals;**

The application site has no environmental designations. As set out elsewhere within the report, a Preliminary Ecological Assessment (PEA) accompanies the submission and concludes that the area of the application site is of low ecological value, with no species/habitats of designated value, present. However, recommends some mitigation measures are considered by the applicant, such as bat boxes being fixed to the proposed building and some landscaping features so as to encourage wildlife.

The application was also subject to consultation with biodiversity colleagues who offered no objections to the proposals. It is also noted that the existing/ established pathways and accesses at the locale shall be utilised for the facility.

Although, the application proposals do not meet the criteria for consultation with NatureScot., an advisory note can be attached to the permission which reminds the applicant of the need to comply with the legislative requirements set out in the Wildlife and Natural Environment (Scotland) Act 2011. On this basis, it is not considered that any natural heritage features or wildlife shall be significantly impacted as a consequence of the small-scale development proposals.

(iv) Impact on the Locality

In terms of the loss of public open space, it is considered that the area of open space to be lost is relatively small in size and its loss will not undermine the integrity or compromise the appearance/ setting or alter the established character of the wider area of adjacent public open space. Notwithstanding the loss of a small area of open space, it is considered that a significant area of public open space remains at the locale.

As mentioned elsewhere in the report, the proposed facility shall not detract from the current character or appearance of the area and can be successfully integrated. While it is recognised that the proposed building will be sited within a prominent area and will be open to public view, it is of a modest scale, single storey in height, of a simple design and finish, and can be absorbed within the context of the larger area of open space in which it is to be sited.

Additionally, the proposed building is to be a suitably sited in close proximity to the beach due to its locational need; is located immediately adjacent to existing public parking; is well served by existing pedestrian and cycling linkages in the immediate vicinity; and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

It is not considered that any neighbouring properties would be adversely impacted by the proposed development given the location and orientation of the building; and the separation distance to the closest residential properties; the proposed days/ hours of operation and small-scale nature of the proposals. On this basis, it is considered that the development will not give rise to any adverse residential amenity concerns. A condition is proposed to ensure that the operating hours of the facility are confirmed and acceptable with regards neighbouring amenity.

Furthermore, the principal use of the building as a water sports hub is apparent from the submitted drawings. The café element of the proposals is small scale, complementary and an ancillary use that will primarily serve users of the facility and will also be open to the local community. It is not considered that the ancillary café will have any adverse impact on the vitality and viability of Troon town centre.

Overall, the principle of the proposed development broadly complies with the development plan. The proposal is considered to have an acceptable relationship to surrounding land and buildings, and an acceptable impact on the locality. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by suitable conditions. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application.

8. Conclusion:

There are no policy objections and following the above assessment, it is considered that the proposal will not have an adverse impact on character or appearance of the area or on the amenity of the locality. The proposal will provide opportunities for water sport recreational activities which will be of local community benefit. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

9. Recommendation:

It is recommended that the application is approved subject to 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) That all coastal flood risk mitigation and evacuation measures detailed in the Evans River and Coastal, Flood Risk Assessment Reference No 2841/RE/12-21/01 are incorporated within design proposals and implemented prior to operation of the development. These measures shall include, but not be limited to, the following:
 - o Water entry strategy established up to the 1 in 200 year + climate change flood extent + 600mm freeboard;
 - o Development of a Business Flood Plan including actions required in the event of a flood warning.
- (3) Notwithstanding the plans hereby approved, the proposed building and galvanised steel gates shall be fully clad with larch within one calendar month of the siting of the building on site to the satisfaction of the Planning Authority.
- (4) That before the development hereby permitted is brought into use, details of the operational days and hours of the sports hub and ancillary community café shall be submitted for the approval in writing of the Planning Authority. Thereafter the sports hub and ancillary community café shall operate within the days and hours agreed under the terms of this condition, unless otherwise agreed in writing.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In order to ensure the development is protected against flooding in an acceptable manner.
- (3) In the interests of visual amenity.
- (4) In the interests of residential amenity.

Advisory Notes:

- (1) The premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.
- (2) Please note that work should be undertaken in compliance with legislation and guidance relating to NatureScot <https://www.nature.scot/professional-advice/protected-areas-and-species/licensing>

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN
Drawing - Reference No (or Description): EXTERNAL ELEVATIONS
Drawing - Reference No (or Description): PROPOSED ELEVATIONS (MONTAGE)
Drawing - Reference No (or Description): SITE PLAN SERVICES
Drawing - Reference No (or Description): PROPOSED GROUND UPPER FLOOR VIEWING PLATFORM
Drawing - Reference No (or Description): SITE SURVEY 01

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Other - Reference No (or Description): WATER SPORTS FLOOD RISK ASSESSMENT
Other - Reference No (or Description): TROON WATER SPORTS BUSINESS PLAN
Other - Reference No (or Description): WILDLIFE ASSESSMENT TROON HUB REPORT
Other - Reference No (or Description): SUPPORTING STATEMENT
Drawing - Reference No (or Description): 01 LOCATION PLAN
Drawing - Reference No (or Description): HUB BLOCK PLAN
Drawing - Reference No (or Description): PROPOSED GROUND AND UPPER FLOOR PLAN
Other - Reference No (or Description): FURTHER SUPPORTING INFORMATION/ DETAILS

Reason for Decision (where approved):

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

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

Background Papers:

1. Planning application form, plans and supporting information;
2. Adopted South Ayrshire Local Development Plan (LDP2);
3. Representations;
4. Consultation Responses;
5. Scottish Planning Policy
6. South Ayrshire Open Space Strategy 2012

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.

Person to Contact:

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