

## REGULATORY PANEL: 12 OCTOBER 2022

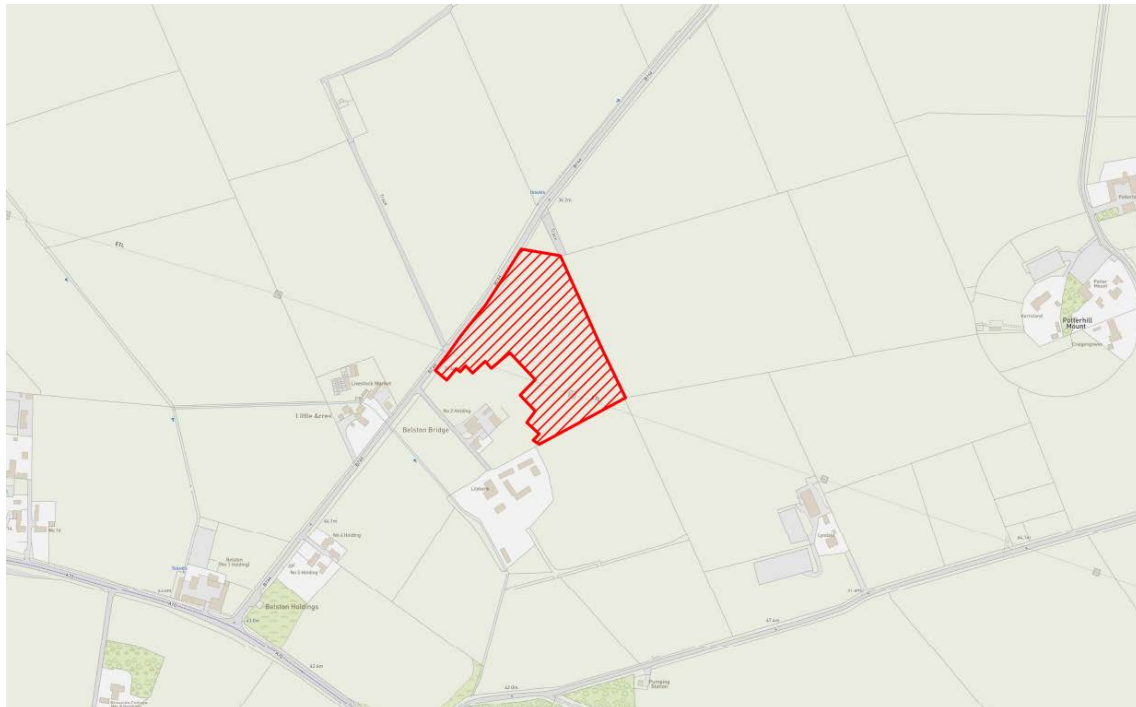
### REPORT BY PLACE DIRECTORATE

22/00601/APP

2 BELSTON HOLDINGS AYR SOUTH AYRSHIRE KA6 5JD

### Location Plan

APPLICATION SITE



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### Summary

Planning permission is sought for the change of use of an area of undeveloped agricultural land to form a holiday park. The application site at approximately 1.99ha of agricultural land associated with a small holding at 2 Belston Holdings, Ayr B744 in close proximity to the A70. The proposed holiday park would comprise 8 lodges and 20 caravan / campervan pitches, as well as the erection of a reception/ facilities building, upgrading of an existing field entrance, the erection of a perimeter fence, additional planting and an area for waste disposal and SUDS drainage.

This 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 application has received over 5 competent written objections.

The application has been assessed against the various material planning considerations which include the provisions of the Adopted Local Development Plan 2, Scottish Planning Policy, consultations, representations received and the impact of the proposed development on the locality. It is considered that the proposal does not accord with the provisions of the aforementioned local development plan by virtue that the development proposals shall result in a detrimental visual impact on the rural landscape character and setting of the locale. Also, because the location is considered inappropriate and unsustainable; the B744 that serves the site has no pedestrian footpaths to Annbank to the north-east or the A70 to the south. There are also no off-road footpaths available that link the site to surrounding villages/ towns and there are no cycle routes or bus stops within the vicinity of the site. Considering this, users of the site would have to rely on the private car for access to and from the site.

Accordingly, it is recommended that the application is refused.

## REPORT BY PLACE DIRECTORATE

### REGULATORY PANEL: 12 OCTOBER 2022

<b>SUBJECT:</b>	<b>PLANNING APPLICATION REPORT</b>
<b>APPLICATION REF:</b>	<b>22/00601/APP</b>
<b>SITE ADDRESS:</b>	<b>2 BELSTON HOLDINGS AYR SOUTH AYRSHIRE KA6 5JD</b>
<b>DESCRIPTION:</b>	<b>CHANGE OF USE OF AGRICULTURAL LAND TO FORM HOLIDAY PARK; ERECTION OF 8 HOLIDAY LODGES, ERECTION OF RECEPTION/AMENITY BLOCK AND FORMATION OF 20 HARDSTANDING PITCHES FOR CAMPERVANS/TOURERS</b>
<b>RECOMMENDATION:</b>	<b>REFUSAL</b>

#### 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 is approximately 1.99ha of undeveloped agricultural land which rises from west to east (41m AOD to 51m AOD) and is associated with a donor property at 2 Belston Holdings, Ayr to the south of the site. The application site is approximately 1.5 miles east of the Holmston Roundabout (A77) and is sited adjacent to the B744 Annbank road which is a short distance from the junction with the A70 and approximately 2 miles south - west of the village of Annbank. The site boundaries comprise hawthorn hedgerows and a mature tree to the south - west corner. An electricity pylon sits within the eastern side of the plot and an existing access is currently from a field gate along the B744.

It is proposed to change the use of the undeveloped agricultural land to form a holiday park. The proposed holiday park would comprise 8 lodges and 20 caravan / campervan pitches, as well as the erection of a reception/ facilities building, upgrading of an existing field entrance, the erection of a perimeter fence, additional planting and an area for waste disposal and SUDS drainage.

The proposed holiday lodges would comprise 4 x 2 bedroom lodges and 4 x 3 bedroom lodges and reach a height of approximately 5m. The proposed 2 bedroom lodges would have a footprint of approximately 66 sqm with a covered raised decking area/ veranda; and the proposed 3 bedroom lodges would have a footprint of approximately 77 sqm, each with a covered hot tub and raised decking area. The proposed lodges would comprise felt shingle roofs, cedar clad walls and grey uPVC windows and doors. Each lodge would have designated parking spaces sited to the north of the application site.

A reception building comprising showers/ toilets and laundry facilities is also proposed to the south - western portion of the site. The proposed building would reach a height of 4.2m and have a footprint of 120 sqm (20m in length and 6m in width). It shall also be finished with felt shingle roof tiles, cedar clad walls and grey uPVC windows and doors.

The proposed caravan and campervan pitches would comprise permeable hardcore approximately 6m by 6m and will be sited to the northern portion of the application site.

## **2. Consultations:**

- **Environmental Health** offer no objections subject to advisory notes for the developer in relation to SEPA advice, waste water/ sewerage system and caravan site licence.
- **West of Scotland Archaeology Service** advise that the application site lies in a landscape populated with recorded archaeological sites of prehistoric, medieval and later periods. The proposals will affect a large area of previously undisturbed ground and stands a good chance of unearthing buried unrecorded remains which could be of any period and which may survive below ground level. As such, a potential archaeological issue is raised by the proposals. However, WOSAS offer no objections subject to a recommended condition be attached to any permission with regards to an archaeological watching brief which is to be carried out by the Developer.
- **Ayrshire Roads Alliance** offer no objections subject to conditions regarding off road parking, wheel washing facilities, construction traffic management plan, junction visibility splays and a travel plan. Advisory notes are also outlined for the developer in terms of a road opening permit, costs of relocation of any street furniture, etc.
- **Ayrshire Roads Alliance as Flood Risk Management Authority** offer no objections to the proposal.
- **Scottish Water** offer no objections but do offer advice for the developer.
- **Scottish Power Energy Networks (SPEN)** offers some initial concerns and advice for the developer given the location of the SPEN infrastructure (electricity pylon) to the proposal.

## **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.

A supporting statement accompanies the application which sets out the context of the proposals and how the applicant's agent considers that the proposal meets national and local policy.

The statement refers, it is proposed to erect a holiday park which is to be marketed as luxury self-catering accommodation. The finishing materials have been chosen so as to blend in with the rural vernacular surroundings the site. The topography of the raised site lends itself to views west across to Arran.

Phase 1 is to be self-funded and will include the erection of a reception and facilities building, erection of 2 of the 3 bedroom lodges and the installation of 14 caravan/ campervan pitches. Planting will also be included within this phase of the development.

Phase 2 will be funded by Phase 1 and shall comprise the erection of the 2 remaining 3 bedroom lodges, the erection of 4 of the 2 bedroom lodges and the remaining pitches will also be installed. Thereafter, Phase 3 is to install any remaining lodges and will be funded by Phase 2.

It is anticipated that 2 full time staff will be employed as well as other trades for repair and maintenance/ upkeep of the site.

A Zone of Theoretical View Study and photo montages of the proposed site also accompany the application to assess the landscape and visual impact of the proposals.

## **4. 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.

## **5. 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.

## **6. Representations:**

23 representations have been received, 11 of which object to the proposed development and 12 support the proposed development. All representations can be viewed in full online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning)

The objections raised by Representees can be summarised as follows;

- Proposal is against planning policy;
- Landscape impact and visual appearance;
- Concerns with increase in noise/ odour/ light pollution and litter;
- Road infrastructure, traffic and safety;
- No footpaths and no amenities nearby;
- Too close to electricity pylon infrastructure;
- Potential for trespassing into neighbouring land and potential for crime;
- Adverse impact on existing water and waste infrastructure;
- Climate change will increase demand for agricultural land and this proposal puts this at risk;
- Adverse impact on established neighbouring holiday park which is in close proximity of the site;
- Impact on cultural assets;
- Impact on natural environment, i.e, birds;
- Potential to exacerbate flooding.

The supporting comments are summarised, below:

- Quieter choice for holidaymakers, as small scale and no noisy facilities proposed;
- Small family business should be supported;
- Enhance tourist facilities in the area;
- Good for the local economy;
- Close to amenities and the beautiful Ayrshire countryside;
- Enhances the area;

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](http://www.south-ayrshire.gov.uk/planning). A response to these representations is included within the assessment section of this report.

## **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 following provisions of the South Ayrshire Local Development Plan 2 are considered relevant to the consideration of this application and the policies can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/planlpdocuments.aspx> :

- LDP Policy: Core Principle B1
- LDP Policy: Core Principle B7
- LDP Policy: Core Principle B8
- LDP Policy: Core Principle C1
- LDP Policy: Strategic Policy 1: Sustainable Development
- LDP Policy: Strategic Policy 2: Development Management
- LDP Policy: Tourism
- LDP Policy: Landscape Quality
- LDP Policy: Land Use and Transport
- Flooding and Development

The provisions of the 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.

The proposals are located on greenfield land. Therefore, the proposal is subject to the Council's Rural Business Procedure Note (RBPN). Whilst a note and not policy, it can be used to guide and assess the appropriateness of the application. According to the RBPN, the council will have an overarching general presumption against developments out with settlement boundaries unless there is a specific justification. The council will support rural diversification where appropriate in order to provide rural areas with a stronger local economy, assuming the proposed development does not:

- Cause a significant increase in car trips.
- Is otherwise sustainable in its operation.
- Has access to public roads/rail.
- Does not run counter to other strategic LDP Priorities.

**LDP Core Principles B7** states that the Council will support flexible growth within the Kyle investment area, allowing small scale business development providing there are no significant adverse environmental impacts, and the proposals are not in breach of other LDP2 policies.

**LDP Core Principle B8** states the Council will be willing to support the development of business and diversification in appropriate locations by supporting small scale businesses in the countryside, providing they are in accordance with other LDP2 policies and pose no significant environmental impacts.

**LDP Core Principle C1** identifies that the Council will ensure development proposals safeguard protected natural and built heritage resources, ensure Local Landscape Areas, the Coast and culturally sensitive locations are treated with due respect, and follow a precautionary approach where unrecorded natural or archaeological resources may be present, and maintain commitment to the existing Greenbelt.

**LDP Strategic Policy 1: Sustainable Development** requires that all development 'respects, protects and where possible enhances natural, built and cultural heritage resources'; 'respects the character of the landscape and the setting of settlements'; incorporates SUDS and avoids increasing flooding and reduces the risk from all forms of flooding, 'ensures appropriate provision for waste water treatment, avoid(s) the proliferation of private treatment systems [...]'; 'wherever possible, is in an accessible location, with opportunities for the use of sustainable transport modes including cycling or walking,

**LDP Strategic Policy 2: Development Management** requires that all proposals are appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land uses, and 'do not have an unacceptable impact on the amenity of nearby land uses or committed development proposals [...]'.are appropriate to the local area in terms of road safety, parking provision and effects on the local road network; and are located within a settlement boundary or otherwise justified by LDP subject specific policies or locational need.

**LDP Policy Tourism;** states that the Council will look favourable on proposals which will provide or improve tourist and leisure infrastructure and we will allow new sites and accommodation to be developed, subject to the following criteria;

- a. all new accommodation is for holiday use;
- b. the development has suitable screening and is appropriate in terms of the landscape setting, scale and design.

**LDP Policy: Landscape Quality;** This policy includes 11 'Local Landscape Areas' which were identified following a review of specific local landscapes. A Local Landscape Area is a non-statutory designation used by Scottish Local Authorities to identify and categorise landscapes in terms of their characteristics.

Proposals for development must conserve features that contribute to local distinctiveness, including:

- a. Community settings, including the approaches to settlements, and buildings within the landscape;
- b. Patterns of woodland, fields, hedgerow and tree features;
- c. Special qualities of river, estuaries and coasts;
- d. Historic and cultural landscape;
- e. Geodiversity of the area;
- f. Skylines and hill features, including prominent views.

The site is located within the Ayr Valley, as defined by the LDP2 Local Landscape Areas.

**LDP Policy 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.

**LDP: Flooding and Development;** Development should avoid areas which are likely to be affected by flooding or if the development would increase the likelihood of flooding elsewhere.

**Assessment against policies, below;**

**Rural business & Tourism**

The business falls into the category of 'micro business' and is considered to offer a form of rural diversification which is supported in principle by the rural business procedure note. However, this is assuming the proposed development does not cause a significant increase in car trips, has access to public roads and rail and is otherwise sustainable in its operation and does not counter other LDP policies. It is considered that by virtue of the development itself, it will increase car trips to the area but also because the location is unsustainable; there are no pedestrian footpaths on the B744 road that serves the development, there are no other off road footpaths or cycle paths connecting the site to the wider area including towns and villages and there is no access to public transport; there are no rail links or bus stops in reasonable proximity to the site. In this regard, the proposal is considered contrary to the rural business procedure note and also counters other LDP policies as noted below.

The LDP2 defines Rural Diversification as, *the use of rural land and/or buildings for non-agricultural or forestry purposes*. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises. The submitted supporting statement outlines that the applicant currently has a smallholding and utilises the land for grazing animals. A business plan has not been submitted; however, the proposed development will be self-funded by the applicant and comprises 3 phases of development with each phase funding the next, respectively. On the basis of the information provided, the proposed development is considered, in principle, to comply with LDP2 Core Policies B7 and B8 in part, as the proposal is sited within the Kyle Investment Area; is considered to be a form of rural diversification and is a small 'micro business' within a rural locale, which supports the South Ayrshire tourism sector (a key objective of the LDP2); and provides holiday accommodation which has direct access to the local road network. However, there are fundamental policy concerns in terms of the provisions of Policy B1, C1, Strategic Policies Sustainable Development, Development Management, Tourism, and Landscape Quality due to the resultant adverse impact of the proposed development on the rural landscape character and setting of the locale. Also, because the location is inappropriate and unsustainable given the absence of pedestrian footpaths and cycle networks in the area and public transport opportunities. It is considered that the proposal is an example of the right development, in the wrong place. The visual impact of the proposed development and suitability of the location is further assessed, below;

### **Environment & Visual Impact**

The proposal under consideration is sited within the Ayr Valley Local Landscape Area (as defined by LDP2 Local Landscape Areas) where landcover is described as predominantly pastoral, though with some arable areas on lower and better soils. Cattle, sheep and ley grassland are common. The landscape settlement pattern is of a dispersed network of discrete agricultural holdings, and pastoral landcover predominates.

The site is accessed and sited immediately adjacent to the B744 Annbank Road with the land rising from west to east (41m to 51m AOD). The proposed holiday accommodation comprising 8 holiday lodges and a large reception and facilities building and campervan/ caravan pitches is considered to be atypical, visually prominent and introduces incongruous features to what is presently undeveloped agricultural land within a rural landscape setting. Furthermore, in terms of the LDP Tourism policy, the proposal, although comprises existing hedgerow planting and proposes additional planting throughout the site, it is not considered that it would adequately screen the development to mitigate the landscape and impact. The submitted Zone of Theoretical Visibility (ZTV) survey demonstrates that the proposed development is highly visible within the wider local landscape. Additionally, the submitted photo montages also demonstrate the prominence of the proposed site within the local landscape. Considering the above, the proposal is considered to have an adverse impact on the established local landscape character and distinctiveness of the area as described in the Ayr Valley LLA.

The proposal is also not compliant with Core Principle C1 which aims to protect South Ayrshire's natural environment, and which ensures that local landscapes are respected. The sloping topography of the site, the scale of development, and minimal screening results in the site being visible from most surrounding areas. As such, it is considered that the application does not conform to Strategic Policies Sustainable Development or Development Management, as the proposal does not respect, protect or enhance the local rural landscape character or respect, enhance or protect the natural environment by introducing an incongruous feature with the predominately undeveloped rural landscape. This is outlined further, below;

It is recognised that the application is not supported by an ecological survey. However, the application site has no environmental designations. The application proposals do not meet the criteria for consultation with NatureScot. No trees or hedgerows are to be removed at the site. The existing hawthorn hedgerows which bound the application site and mature trees are to be retained and supplemented by further planting, as outlined in the submission. The onus is on the applicant to ensure compliance with legislative requirements set out in the Wildlife and Natural Environment (Scotland) Act 2011. On this basis, it is not considered that any special natural heritage features at the site shall be significantly impacted as a consequence of the development proposal.

The SEPA Flood Maps show that the south - western edge of the site is sited within a Medium to Low Surface Water Flood Area. However, the proposed development is not considered to exacerbate flooding within the area due to the proposed use of a SUDS area and waste-water treatment plant which will be subject to SEPA Regulations and advice. Furthermore, the Ayrshire Roads Alliance, as Flood Risk Management Authority for South Ayrshire Council, offer no objections to the proposal. The site does not propose any land raising and the proposed caravan and campervan pitches are to comprise permeable aggregate. On this basis, it is considered that the proposal meets the policy provisions of the LDP Flooding and Development Policy.

(ii) Other Policy Considerations (including Government Guidance)

### **Scottish Planning Policy (SPP)**

Scottish Planning Policy forms the most up-to-date statement in terms of the Scottish Ministers position in relation to land use matters and is therefore relevant in the consideration of the current application. Scottish Planning Policy advocates the need for planning to direct the "right development to the right place", and not to allow development at any cost (para. 28). This approach is to be implemented by the spatial strategies within development plans and subsequent development management decisions. Proposals that do not accord with the development plan should not be considered acceptable unless material considerations indicate otherwise (para 33).

In general, the SPP highlights the role of planning authorities in delivering sustainable economic growth in rural areas and is broadly supportive of rural development which promotes economic activity and diversification, including tourism and leisure uses. Notwithstanding, the SPP (para. 75) states that the aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. In addition, the siting and design of development should take account of local landscape character and any decisions made by planning authorities should take account of potential effects on landscapes and the natural and water environment, including cumulative effects (para. 202). Paragraph 203 further states that planning permission should be refused where the nature or scale of a proposed development would have an unacceptable impact on the natural environment.

The development proposals are not considered to comply with the provisions of the SPP, as outlined elsewhere within the report.

**NatureScot National Landscape Character Assessment: Landscape Character Type 66 Agricultural Lowlands extract:**

The *Agricultural Lowlands - Ayrshire* Landscape Character Type is described as forming extensive areas of agricultural lowland which occupy much of the Ayrshire Basin. Lying between about 10 metres and 150 metres, the area's geology is dominated by coal measures, though basalt, sandstones, limestone's, millstone grit and volcanic intrusions are also present.

The landform is surprisingly complex and variable, dissected by many burns and streams draining to incised main river valleys to create an undulating lowland landscape. There is a gentle increase in height from the coastal fringe to the more abrupt transition to upland.

Landcover is predominantly pastoral, though with some arable areas on lower and better soils. Cattle, sheep and ley grassland are common. Fields within this landscape type, probably dating back to the 18th or 19th Century, are often small to medium in scale, regular in shape, and enclosed by beech or hawthorn hedges. For the most part, the hedges are intact and in good condition. Many field boundaries are also marked by mature hedgerow trees. Again, beech trees predominate. These trees give the landscape a surprisingly wooded character, often forming avenues along minor roads.

As outlined in section 7(i) and 7(v), the location of the proposed development is visually prominent as evidenced in the submitted ZTV and shall therefore affect views from the wider locale and is considered atypical for the local rural landscape character and setting. Most notably the existing pronounced contrast between undeveloped rural landscape of the application site and the scale of the proposed holiday park comprising 8 holiday lodges, a large reception and facilities building and 20 caravan and campervan pitches.

(iii) Objector Concerns

- *Provisions of planning policy and advice*

The proposed development is assessed against the relevant local policies within section 7(i) of this report. A consideration of the proposed development against Scottish Planning Policy is also contained within section 7(ii) of this report.

- *Landscape impact and visual appearance of development*

These matters addressed fully in sections 7(i), (ii) and 7(v) of this report.

- *Odour, noise, light pollution and litter concerns;*

Should any statutory nuisance arise regarding odours, noise and light pollution, it is for the Council's Environmental Health Service to address such matters under their statutory powers. The Council's Environmental Health Service have advised that they have no objections to the proposed development subject to appropriate advisory notes regarding contamination, water supply details and light pollution.

Matters relating litter are not regulated by the planning system and are not material to the determination of this planning application. Notwithstanding, the submitted plans show that an area for waste disposal is provided within the application site. The applicant is responsible for waste management/ disposal.



- *Road infrastructure, traffic and safety concerns (no footpaths along the B744);*

The Ayrshire Roads Alliance has offered no objection to the development proposal from a traffic and transportation perspective and recommend conditions are attached to any permission requiring the provision of adequate parking within the site and a travel plan, wheel washing facilities, a construction management plan and visibility splays. However, it is recognised that the proposed development does not link to existing and proposed active travel networks, including walking, cycling and public transport networks. The application site is located immediately adjacent to B744 and local road network, however, it is not served by any existing pedestrian footpaths, cycling linkages, or bus stops. While a travel plan is recommended by the Ayrshire Roads Alliance, it is not considered that this could adequately address the fundamental issues with regards to the inappropriate and unsustainable location of the development and the lack of active travel networks and public transport infrastructure in the area. The proposal is therefore not considered to comply with LDP2 Core Policy.

- *Too close to electricity pylon infrastructure;*

Scottish Power Energy Networks (SPEN) were consulted and offer no objections to the proposal. However, SPEN has offered advice to the developer in regard to the existing electricity pylon. This is a matter for the applicant in conjunction with SPEN.

- *Potential for trespassing into neighbouring land and potential for crime;*

This is not a material planning consideration in the assessment of the application. Any such matters would be for the applicant to address in association with Police Scotland.

- *Adverse impact on existing water and waste infrastructure;*

It is noted that the submission includes the provision of a Waste Water Plant. Scottish Water and Environmental Health has been consulted and offer no objections to the proposals. The proposed WWP would be constructed and installed in accordance with BS6279 Code of Practice for Design and Installation of drainage fields for use in waste water treatment (as amended) and shall also be subject to SEPA Regulations/advice.

- *Climate change will increase demand for agricultural land and this proposal puts this at risk;*

It is recognised that the proposal is to change the use of 1.99ha of existing agricultural land, however, it is not considered that the loss of this land would significantly impact the provision of agricultural land available for growing of crops. The land is classified at 3.2 capable of producing a moderate range of crops with an increasing trend towards grass within the rotation (Land Capability For Agriculture in Scotland).

- *Adverse impact on established neighbouring holiday park which is in close proximity of the site;*

Each application is assessed on its own merits.

- *Impact on cultural assets;*

The application site is undeveloped agricultural land which is not designated within a National Scenic Area, Conservation Area or sited in close proximity of any listed buildings or scheduled monuments. However, it is recognised that the land is undeveloped and may contain buried unrecorded remains which could be of any period and which may survive below ground level. As such, a potential archaeological issue is raised by the proposals. However, WOSAS offer no objections subject to a recommended condition be attached to any permission with regards to an archaeological watching brief which is to be carried out by the Developer. On this basis, it is not considered that there would be any specific adverse impact on any cultural assets as a consequence of the development proposals.

- *Impact on natural environment, i.e, birds;*

This is addressed elsewhere within the report.

- *Impact on flooding;*

This is addressed elsewhere within the report;

(iv) Planning history

Planning application 21/01123/APP for Change of Use of Agricultural Land to Form Holiday Park; Erection of 8 Holiday Lodges, Erection of Reception/Amenity Block and Formation of 20 Hardstanding Pitches for Campervans/Tourers was withdrawn by the applicant's agent following discussion with the Planning Service. It was considered that the application had not been submitted with sufficient information so as to fully assess the visual impact of the development on the local landscape.

(v) Impact on the Locality

As set out elsewhere within the report, the principle of holiday accommodation within the Kyle Investment Area, which is considered to be a form of rural diversification, supports the South Ayrshire tourism sector which is a key objective of the LDP2. However, there are fundamental concerns that the proposed development has a significant adverse impact on the established local landscape character, and given its locale is not considered to be in an accessible location, with opportunities for the use of other sustainable transport modes including public transport, walking or cycling.

The site is located within the Ayr Valley, as defined by the LDP2 Local Landscape Areas, where landcover is predominantly pastoral, though with some arable areas on lower and better soils where cattle, sheep and ley grassland are common. The landscape settlement pattern is of a dispersed network of discrete agricultural holdings, and pastoral landcover predominates. As per the submitted Zone of Theoretical Visibility survey, the proposed development is highly visible within the wider local landscape. Additionally, the submitted photo montages also demonstrate the prominence of the proposed site within the local landscape. Furthermore, the site is located immediately adjacent to the B744 Annbank Road with the topography of the land rising from west to east (41m to 51m AOD). Therefore, the site is prominent within the landscape with minimal screening. The proposed holiday accommodation comprising 8 holiday lodges, a large reception and facilities building and 20 campervan/ caravan pitches is considered to be atypical, visually prominent and would introduce incongruous features to what is presently undeveloped agricultural land within a rural landscape setting. Furthermore, although the site comprises existing hedgerow planting and proposes additional planting throughout the site, it is not considered that this could adequately screen the proposed development, given its scale and prominent location.

The Ayrshire Roads Alliance has offered no objection to the development proposal from a traffic and transportation perspective and recommend conditions are attached to any permission requiring the provision of adequate parking within the site, a travel plan, wheel washing facilities, a construction management plan and visibility splays. It is however recognised that the application site, although located immediately adjacent to B744 and local road network, that the proposed development does not have any footpaths, cycle paths or local bus routes or train links within close proximity of the site or which connects to neighbouring villages or towns. On this basis, it is not considered that the submission of a travel plan would adequately address the fundamental issues with regards to the inappropriate and unsustainable location of the development. The proposal does not adequately satisfy the requirements of LDP2, in relation to policies B1 and Sustainable Development, in that the location of the proposed development does not encourage active travel and will be accessed predominately by car or other vehicles.

In terms of the residential amenity impact, the donor property (which is the closest neighbouring property) at 2 Belston Holdings, is within the ownership and control of the applicant. Additionally, the neighbouring property known as Lilybank, 3 Belston Holdings is a domestic dwellinghouse with equestrian paddock and stables, and sits approximately 100m east of the site. The property at Little Acres, which comprises Hamilton Lodge Pets Hotel, sits to the south-west of the site on the opposite side of the B744 and is approximately 100m from the application site. In this context, there is potential for any activity at, and movements to and from the holiday park to disrupt the amenity of the adjacent properties to an extent. However, given that the proposal is for holiday accommodation, rather than for use as permanent residential accommodation and that the site has its own separate vehicular access and off-road parking within the application site, any disruption, should it occur, will be on a temporary and limited basis during the occupation of the holiday units. Furthermore, due to the separation distances outlined above, it is not considered that the proposed development shall have a significant detrimental impact on neighbouring residential amenity of the closest neighbouring dwellings by way of overlooking or overshadowing. Additionally, Environmental Health offer no objections to the proposals in terms of potential noise, odour, or light impact.

Finally, on balance, it is not considered that any economic benefit that may accrue from the proposed use would be outweighed by the detrimental visual impact of the proposal on the established rural landscape character and setting of the locale. As such, it is concluded that the proposal to site a holiday park at land adjacent to 2 Belston Holdings, Ayr has a significant adverse impact on the rural landscape character of the locale and that the development due to its location is not well connected and does not promote sustainable modes of transport. There is no sufficient justification, and no apparent competing material considerations of such weight, as to warrant a departure from the development plan in this instance.

## **8. Conclusion:**

The application has been assessed against the various material considerations which include the provisions of the development plan, Government guidance, consultations undertaken, representations received and the impact of the proposed development on the locality. There are significant concerns that the application proposals would have detrimental visual impact on the established rural landscape character and setting of the locale. Furthermore, the development is considered to be sited in an unsustainable location which is not connected to local footpaths, cycle paths or any bus or rails routes and does not encourage active travel. Given the above assessment, it is recommended that the application is refused.

## **9. Recommendation:**

It is recommended that the application is refused, for the following reason(s);

### **Reasons:**

- (1) That the development proposal is contrary to Scottish Planning Policy, the policy provisions the South Ayrshire Local Development Plan2, specifically Strategic Policy 1: Sustainable Development, Strategic Policy 2 Development Management, Core Principle B1, B7, B8, C1, LDP Policy Tourism and LDP Policy Landscape Quality, by virtue that the development proposals shall result in an incongruous feature resulting in a detrimental visual impact on the established rural landscape character and setting at the locale.
- (2) That the development proposal is contrary to Scottish Planning Policy, the policy provisions the South Ayrshire Local Development Plan2, specifically Strategic Policy 1: Sustainable Development, Strategic Policy 2 Development Management, Core Principle B1, B7, B8, C1, LDP Policy Tourism, LDP Policy Landscape Quality and LDP Policy Land Use and Transport by virtue that the development proposals shall result in development in an unsustainable location which is not connected to local footpaths, cycle paths or local bus or rail routes and does not encourage active travel.

### **List of Determined Plans:**

Drawing - Reference No (or Description): 0763 LOC 01  
Drawing - Reference No (or Description): 0763 PP 01 (Rev. A)  
Drawing - Reference No (or Description): 0763 PP 02 (Rev. A)  
Drawing - Reference No (or Description): 0763 PP 03  
Drawing - Reference No (or Description): 0763 PP 04  
Drawing - Reference No (or Description): 0763 PP 05  
Other - Reference No (or Description): Supporting Statement  
Other - Reference No (or Description): Zone of Theoretical View Study  
Other - Reference No (or Description): Photo montage 1  
Other - Reference No (or Description): Photo montage 2

**Background Papers:**

1. Planning application form, plans and supporting documents
2. South Ayrshire Local Development Plan 2 (available online)
3. Scottish Planning Policy (available online)
4. South Ayrshire Local Landscape Designations Review (available online)
5. Rural Business Procedure Note (available online)
6. Representations (available online)
7. NatureScot National Landscape Character Assessment: Landscape Character Type 66: Agricultural Lowlands of Ayrshire (available online)

**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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