

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

24 January 2023

To:- Councillors Bell (Chair), Cavana, Clark, Connolly, Dixon, Kilbride, Kilpatrick,
Mackay and Townson.

Dear Councillor

SOUTH AYRSHIRE LOCAL REVIEW BODY

You are requested to participate in the above Panel to be held on **Tuesday, 31 January 2023 at 2.00 p.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Please note that a briefing meeting will take place for all Local Review Body Members at 1.15 p.m., online and in the Prestwick Committee Room.

Yours sincerely

Catriona Caves
Head of Legal and Regulatory Services

B U S I N E S S

1. Declarations of Interest.
2. Minutes of previous meetings of;

29 August 2022, 4 October 2022, 6 December 2022.
3. New Case for Review - 22/00324/APP – Application for Planning Permission for erection of Dwellinghouse at Meadowhead C119 from Council Boundary East of West Mossie to Council Boundary, North of Craigie, Craigie, South Ayrshire, KA1 5LT.

[Application Summary](#)
4. New Case for Review – 22/00367/APP – Application for Planning Permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.

[Application Summary](#)

For more information on any of the items on this agenda, please telephone
Committee Services on 01292 612189, at Wellington Square, Ayr or
e-mail: localreviewbody@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

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SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 29 August 2022 at 2.00 p.m.

Present: Councillors Kenneth Bell (Chair), Ian Cavana, Alec Clark, Mark Dixon, Martin Kilbride, Mary Kilpatrick.

Remotely: Councillors Craig Mackay.

Apology: Councillors Brian Connolly and Duncan Townson.

Attending: L. McChristie, Solicitor (Legal Adviser); C. Iles, Service Lead (Planning and Building Standards); C. Buchanan, Committee Services Officer and C. McCallum, Clerical Assistant.

Opening Remarks.

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

1. Declarations of Interest.

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

2. Minutes of Previous Meetings.

The minutes of 21 June 2022 (issued) were submitted and approved.

3. New Case for Review - 21/00853/APP – Application for Planning Permission for erection of a Holiday Let at 27 Nether Auchendrane B7024 from High Maybole Road Ayr to Alloway Road Maybole South from Ayr, Ayr South Ayrshire, KA7 4EE.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for the erection of a Holiday Let at 27 Nether Auchendrane B7024 from High Maybole Road Ayr to Alloway Road Maybole South from Ayr, Ayr South Ayrshire, KA7 4EE.

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

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.
- 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.

- 3) Details shall be submitted of how the proposal responds to the sloping topography of the site by providing details of the existing ground levels, and changes to ground levels, and the finished floor levels within the building.
- 4) That the holiday accommodation unit shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation, and that the occupancy of the holiday accommodation by the same person, whether or not along with other persons, shall be strictly limited to a total of one month, in any year from 1st January in that year.
- 5) That, notwithstanding the provisions of Class 9 (Houses) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, the holiday let hereby granted planning permission shall not be used for any purpose other than holiday accommodation and shall not be sold, leased or otherwise disposed of for use as the sole or main residence of the occupant of the accommodation.
- 6) That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. The Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
- 7) That before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for the prior written approval of the Planning Authority.
- 8) That the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested, and which shall be submitted to for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites-Code of Practice' (BS 101075: 2001, or as may be amended). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33 (or as may be amended). Any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, shall be the subject of a detailed remediation strategy which shall be submitted for the formal prior written approval of the Council as planning authority. Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the occupation of the development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
- 9) An acoustic consultant's report or manufacturers specifications are required to demonstrate that the noise from the air source heat pump will comply with NR25 (noise rating criteria) when measured within a habitable room of a nearby noise sensitive dwelling with windows open sufficiently for ventilation. To comply with NR25 the noise measurement requires to be at, or below the following levels in all octave band centre frequencies: -

	NR	63	125	250	500	1K	2K	4K	8K
dB Leg	25	55.2	43.7	35.2	29.2	25	21.9	19.5	17.7

- 10) The report or manufacturers specifications shall be submitted for the formal prior written approval of the Council as Planning Authority prior to the commencement of work on site.
- 11) Prior to the commencement of any development on site, details shall be provided to the Planning Authority for approval and implementation thereafter, a landscape management plan, which identifies the trees to be retained on the site and the appropriate mitigation measures to protect said trees during the construction process.

Reason for Decision:

- 1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- 2) In the interests of visual amenity.
- 3) In order to retain the amenity of the area.
- 4) To clarify the terms of the permission, and to ensure that the accommodation is used for holiday purposes only.
- 5) The site lies within a rural area where the Planning Authority considers that new residential development is appropriate when justified as contributing towards tourism growth within South Ayrshire.
- 6) In order to ensure that no damage is caused to the existing trees during development operations.
- 7) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- 8) To ensure all contamination within the site is dealt with.
- 9) In order to prevent the likelihood of a noise nuisance.
- 10) In order to prevent the likelihood of a noise nuisance.
- 11) In order to ensure the trees identified in the permission are protected and retained during the construction process

Advisory Notes:

- (1) SEPA – Work should be undertaken in compliance with legislation and guidance relating to pollution prevention, information can be found at the website of the Scottish Environment Protection agency as follows www.sepa.org.uk
- (2) It is recommended that the air source heat pump unit be installed using anti-vibration mounts where it attaches to a building, the ground or other hard surface, in order to prevent additional noise caused by vibration.

List of Plans Determined:

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

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

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

4. New Case for Review – 22/00074/APP – Application for Planning Permission for erection of a Dwellinghouse, Garage and Associated Outbuildings at MacNairston Farm C74 from B742 North East of Bowmanston at A70 at Old Toll Ayr, South Ayrshire, KA6 6EN.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission in principle for the erection of a Dwellinghouse, Garage and Associated Outbuildings at MacNairston Farm C74 from B742 North East of Bowmanston at A70 at Old Toll Ayr, South Ayrshire, KA6 6EN.

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

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.
- 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.
- 3) That, prior to the commencement of work on-site, details shall be submitted for the prior written approval of the Planning Authority of the all the proposed boundary treatments. Thereafter, the proposed boundaries shall be installed as per the agreed specification, to the satisfaction of the Council, as Planning Authority.
- 4) That the private access shall be surfaced for a minimum of 5 metres as measured from the rear of the public roadway, prior to occupation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.
- 5) That junction access visibility sightline splays of 2.4 metres by 215 meters shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.
- 6) That prior to occupation of the development any gates and/ or doors shall open inwards away from the public roadway.
- 7) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.
- 8) That a minimum of 3 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. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).
- 9) Prior to the commencement of development a landscaping scheme, incorporating a planting schedule, timetable and maintenance regime, shall be submitted to and approved by the Planning Authority. Thereafter said approved landscaping scheme shall be implemented in accordance with the agreed timetable and maintained thereafter in line with the agree maintenance regime.

Reason for Decision:

- 1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- 2) In the interests of visual and residential amenity.
- 3) In the interests of visual and residential amenity.
- 4) In the interest of road safety and to ensure an acceptable standard of construction.
- 5) In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.
- 6) In the interest of road safety.
- 7) In the interest of road safety and to avoid the discharge of water onto the public road.
- 8) In the interest of road safety and to ensure adequate off-street parking provision.

- 9) The landscaping boundary is required to minimise the visual impact of the development.

List of Plans Determined:

Drawing - Reference No (or Description): **Approved** ADNR-638-001a

Drawing - Reference No (or Description): **Approved** ADNR-638-002b

Drawing - Reference No (or Description): **Approved** ADNR-638-004a

Drawing - Reference No (or Description): **Approved** ADNR-638-005a

5. **New Case for Review - 21/01021/APP – Application for Planning Permission for erection of two Dwellinghouses at Shalloch Farm C21 from B742 West of Low Coynton South to Council Boundary West of Kerse Park West of Drongan, Coynton, Ayr, South Ayrshire, KA6 7EE.**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission in principle for the erection of two Dwellinghouses at Shalloch Farm C21 from B742 West of Low Coynton South to Council Boundary West of Kerse Park West of Drongan, Coynton, Ayr, South Ayrshire, KA6 7EE.

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

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

The meeting ended at 15:23 p.m.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 4 October 2022 at 2.00 p.m.

Present: Councillors Kenneth Bell (Chair), Ian Cavana, Alec Clark, Mark Dixon, Martin Kilbride and Mary Kilpatrick.

Remotely: Councillors Craig Mackay.

Apology: Councillors Brian Connolly and Duncan Townson.

Attending: L. McPartlin, Solicitor (Legal Adviser) C. Iles, Service Lead (Planning and Building Standards); J. Hall, Planning Strategy Co-Ordinator (Planning Adviser); C. Buchanan, Committee Services Officer and C. McCallum, Clerical Assistant.

Opening Remarks.

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

1. Declarations of Interest.

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

2. New Case for Review - 22/00344/APP – Application for Planning Permission for alterations and extension to dwellinghouse at 93 Adamton Road South, Prestwick, South Ayrshire, KA9 2HH.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for alterations and extension to dwellinghouse at 93 Adamton Road South, Prestwick, South Ayrshire, KA9 2HH.

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

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.

Reason for Decision:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

List of Plans Determined:

Drawing - Reference No (or Description): **Approved** PC 118 (PL) 100
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 101
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 102
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 111
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 112
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 113 Rev. A
Drawing - Reference No (or Description): **Approved** PC 118 (PL) 110 Rev. A
Drawing - Reference No (or Description): **Approved** Location and Site Plan

The meeting ended at 14:38 p.m.

DRAFT

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 6 December 2022 at 2.00 p.m.

Present: Councillors Kenneth Bell (Chair) and Martin Kilbride.

Remotely: Councillors Mark Dixon, Craig Mackay, and Duncan Townson.

Apology: Councillors Brian Connolly, Ian Cavana, Alec Clark, and Mary Kilpatrick.

Attending: L. McChristie, Solicitor (Legal Adviser); J. Hall, Planning Strategy Co-Ordinator (Planning Adviser); C. Buchanan, Committee Services Officer and C. McCallum, Clerical Assistant.

Opening Remarks.

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

1. Declarations of Interest.

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

2. New Case for Review - 22/00339/PPP – Application for Planning Permission for a dwellinghouse at 93 Glendoune Street, Girvan, South Ayrshire, KA26 0AA.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse Planning Permission for a dwellinghouse at 93 Glendoune Street, Girvan, South Ayrshire, KA26 0AA.

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

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

The meeting ended at 14:25 p.m.

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE OF CURRENT POSITION

Site Address:	MEADOWHEAD C119 FROM COUNCIL BOUNDARY EAST OF WEST MOSSIDE TO COUNCIL BOUNDARY NORTH OF CRAIGIE, CRAIGIE, SOUTH AYRSHIRE, KA1 5LT
Application:	22/00324/APP ERECTION OF DWELLINGHOUSE

Appointed Officer's Decision:	Refusal
Date Notice of Review Received:	20 October 2022

Current Position:	New Case for Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 9 – Report of Handling Pages 10 to 16 – Notice of Review and Supporting Information Pages 17 to 34 – Planning Application and Supporting Information Pages 35 to 36 – Decision Notice Pages 37 to 41 – Case Officer Photos Pages 42 to 50 – Interested Party Correspondence Pages 51 to 52 – Draft Conditions
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	24 th January 2023

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:	22/00324/APP
Site Address:	Land Adjacent To Meadowhead Farm C119 From Council Boundary East Of West Mosside To Council Boundary North Of Craigie Craigie South Ayrshire KA1 5LT
Proposal:	Erection of dwellinghouse
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 is located in the countryside and comprises of part of a large grazing field. The site and its access extend to approximately 0.30 ha (3,067 sq m) and lies to the east and south-east of Meadowhead Farm, to the north-east of Craigie village. The site which presents a narrow frontage on the public road at the proposed new access road, and broadly rectangular in shape and lies to the north-east of the adjacent public road. The site lies within part of a larger field, with no specific feature forming the boundaries of the application site. The topography of the site slopes gently towards the public road, and the adjacent farmland is also noted as sloping towards the north, and north-west and the site. Therefore, the site is noted as being visible from the outwith the confines of the application site.

The application site is understood to be associated with the nearby agricultural enterprise at Meadowhead Farm. The steading at Meadowhead Farm is understood to function as the operational base for a family farming partnership (R & D Crerar), based around sheep farming and prime lamb production which is understood to have operated at the site since 2006. The applicant is one of the partners (D. Crerar). Additional mobile and on-site farrier services are offered by the applicant at Meadowhead Farm steading. The steading at Meadowhead Farm is noted to consist of two dwellings which are positioned towards the public road, to the west of the steading, one of which is confirmed to be occupied by one of the farming partners (R. Crerar) at Meadowhead Farm and his family. The other dwellinghouse is understood to be separately owned and not to be associated with the farming enterprise or the applicant. Various agricultural buildings, comprising of a workshop, livestock building for sheep, and feed store, are located at the eastern extremity of the steading, and are shown within the supporting information to be associated with the farming business and farrier business. The supporting information confirms the extent of the land holding associated with Meadowhead Farm to be located to the east, and south-east of the steading buildings, and on the opposite side of the road to the south and south-west. The land on either side of the access road to the farm is confirmed as being owned by one of the farming partners (R. Crerar).

2. Planning History:

Application 21/00016/APP sought planning permission for the erection of a dwellinghouse to serve the Meadowhead Farm, by the same applicant as the current application. The application site was the field to the east of the current application site. Application 21/00016/APP was withdrawn, prior to being determined.

Application 11/00993/APP sought planning permission for the erection of a dwellinghouse on land to the north-east of the steading and access road at Meadowhead. Application 11/00993/APP was refused due to the proposals being contrary to the then development plan, and also concerns regarding the siting of the proposals in the landscape, and regarding the setting of the nearby ancient monuments at Camp Castle and Craigie Fort. The form which accompanied application 11/00993/APP confirmed the applicant to be a Mrs L. Crerar. As noted elsewhere in this report, the land to the north-east of the steading and access road at Meadowhead Farm is confirmed as being under the current ownership of R. Crerar.

3. Description of Proposal:

Planning permission is sought for the erection of a dwellinghouse, and the formation of a vehicular access. The submission confirms that the proposals are for the erection of a new farm workers dwellinghouse. The submission confirms that the applicant (D. Crerar) is one half of the farming partnership and is the intended occupant of the proposed dwellinghouse.

The submitted drawings show a proposed L-shaped dwellinghouse positioned at an angle within the centre of the site and accessed via a long and newly formed access from the adjacent public road to the south. The proposed house is shown to reach one and a half storeys in height with upper floor accommodation in the roofspace, and with a double integrated garage. The ground floor footprint of the dwellinghouse is shown to extend to approximately 192 sq metres. The proposed external materials comprise; a natural slate roof, dry dash render, natural stone and timber feature details, upvc windows and upvc soffits and fascias. The proposed house is to be served via a private means of drainage, which incorporates a sewage treatment plant located adjacent to the dwellinghouse.

4. Consultations:

Ayrshire Roads Alliance - no objection, subject to condition(s).

Scottish Water – no objection.

Environmental Health – no objection.

West Of Scotland Archaeology Service - no objection, subject to condition(s).

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.

The applicant/ agent has submitted a labour requirement report and supplementary information in support of the development proposal, which are summarised below as follows;

- the main source of labour of the farming partnership is derived from off-site labour due to the applicant residing off-site and having to commute;
- assistance with the farming operations are also provided by the other farming partner (R. Crerar) who resides at the steading and also seasonal contractors;
- there is a labour requirement equal to 1.04 labour units;
- the site is not prime quality agricultural land;
- the applicant also operates as a mobile farrier (covering Ayrshire, Renfrewshire, Glasgow and Arran), although horses are also treated on-site at Meadowhead Farm;
- an on-site dwellinghouse will enable the farming and farrier businesses to continue;
- the siting of the proposed house provides the opportunity for livestock supervision, security for the steading and allows for the expansion of the farm;
- there are no buildings available for conversion at the steading, or affordable homes in proximity of the site;
- the two dwellings to the west of the steading are privately owned and not part of the farm;

6. S75 Obligations:

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

7. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

8. Representations:

No representations were received.

9. Development Plan:

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>

- Spatial Strategy;
- Core Investment Area;
- Sustainable Development;
- Rural Housing;
- Landscape Quality;

The Spatial Strategy of the LDP sets out the settlement strategy for South Ayrshire and can be viewed as the foundation framework which provides the vision for how the Council wishes to see the towns and countryside areas develop over the duration of the plan.

The Spatial Strategy of the LDP states that; we will not support development outwith the boundaries of settlements (towns and villages), except where we believe it can be justified because it will benefit the economy and there is a need for it in that particular area and in line with the spatial strategy. Notwithstanding the provisions of the Spatial Strategy, the LDP Core Investment and Rural Housing Policies allow for housing to be built within rural areas, in accordance with their provisions, and the related provisions of the Council's supplementary planning guidance entitled Rural Housing. The Sustainable Development policy of the LDP seeks to consider the details of development proposals.

Of particular relevance in the consideration of the proposal are the terms of the LDP Rural Housing Policy. Criterion d. of this policy requires that where a home is essential to a rural business, the developer, must satisfy (the Council) through the submission of a sound business plan, that the business is economically viable and could not be run without residential accommodation. The accompanying text relating to limited extensions to existing and clearly defined nucleated housing clusters is also considered to be relevant in the assessment of the current application. In all instances, the LDP policy confirms that proposals for rural housing must comply with the policy guidance as set out in the associated Rural Housing Planning Guidance note in terms of being appropriately sited and designed.

For the reasons noted elsewhere within this report there are policy concerns in relation to the development proposal, in so far as it is not considered that the proposal is in accordance with the provisions of the LDP and in particular the supplementary policy in relation to Rural Housing. Further consideration of the proposal against the provisions of the Council's Rural Housing SPG, and also site specific aspects relating to the proposal are considered further below.

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 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.

The Scottish Government Department of Planning and Environmental Appeals Division (DPEA) concluded its Examination of the South Ayrshire Modified Proposed Local Development Plan 2 (MPLDP 2 but referred to as LDP 2) and issued its Examination Report on 10th January 2022. The Examination Report and LDP 2 now forms a substantial material consideration in the determination of planning applications. The MPLDP2 is noted as permitting housing in rural areas, subject to criteria. For the reasons noted within this report, there are concerns in relation to the proposals.

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

- Scottish Planning Policy:

Scottish Planning Policy (SPP) 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. The above SPP forms the statement of the Scottish Government's policy on nationally important land use planning matters and is considered to be relevant in the consideration of this 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. 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. Notwithstanding, the SPP 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. The SPP expects development plans to respond to specific circumstances, and with regards to rural developments. The policy emphasis of the SPP is noted, however, it is also important to note that the SPP maintains a plan-led approach to assessing development proposals with a primacy on Development Plans to provide a framework for assessing planning applications. This application is determined on this basis. The proposal requires further consideration against the policy provisions of the Local Development Plan, which set out the criteria to be applied to new rural based dwellings, and related supplementary guidance in relation to Rural Housing. Further consideration of the proposal against the provisions of the Council's Local Development Plan and Rural Housing SPG, and also site specific aspects relating to the proposal are considered elsewhere in this report.

- Planning Advice Note (PAN) 72 - Housing in the Countryside (2005):

PAN 72 sets out the key design principles which need to be taken into account by prospective applicants' and agents' responsible for the preparation of development proposals. PAN 72 provides advice in relation to the siting and design of rural housing and seeks to ensure that rural housing is of a good quality and which respects the Scottish landscape and building traditions. Therefore, PAN 72 is considered to be relevant in the consideration of this application.

In particular, PAN 72 (page 7) acknowledges that buildings in rural areas can often be seen over long distances, and that buildings are there for a long time. For these reasons, PAN 72 concludes that careful design is essential, and that single houses need to be planned, with the location carefully selected and designed so as to be appropriate to the locality. In terms of fitting new development into the landscape, location and the context of a landscape setting is a key consideration, and therefore PAN 72 expects new developments to fit into or nestle within the landscape (page 11). Even where sites are less visible, PAN 72 states that such sites will still require a significant level of skill to assimilate buildings into the landscape. The application has been considered in this context, and for the reasons noted elsewhere in this report, there are concerns in relation to the siting of the development proposal.

- South Ayrshire Council Supplementary Planning Guidance - Adopted Rural Housing Policy;

The Rural Housing supplementary guidance sets out the policy requirements which new houses serving rural based businesses are required to fulfil, and states that "The Council may give favourable consideration to the provision of on-site residential accommodation for a worker employed in an existing rural business, providing that;

- a) It is demonstrated to the satisfaction of the Council that the business cannot operate without continuous on site attendance and that there are no alternative means of operating the business; and
- b) There is no other existing accommodation that could be used to serve the business; and
- c) No existing dwelling serving or connected to the business or holding has been sold or in some other way separated or alienated from the holding in the previous five years; and
- d) Any proposed buildings or structures form or complement a coherent group of buildings and are not visually intrusive.

Note: the requirement for on-site accommodation may be either as a result of the continuous operation of the existing business, or due to proposed expansion or diversification of that business.

In all cases, proposals for new residential accommodation in rural areas, including those demonstrated as being required to operate a rural business, must accord with the Council's design guidance, contained in this supplementary guidance.

In considering the proposed development against the above policy of the SPG, the following is noted;

a. The applicant and intended occupant of the proposed house is understood to reside off-site and to commute from approximately 5 miles away, near Mauchline to work at Meadowhead Farm. It is understood that the farming partnership purchased Meadowhead Farm in 2006, and therefore the farming enterprise has operated in this manner for a substantial number of years. Given the existing operating arrangements, it is therefore apparent that the farming enterprise can operate without an on-site attendance, and has done so for a considerable number of years. No information has been submitted to suggest that this arrangement is no longer viable and cannot continue without an additional dwellinghouse at the site. In this context, it is considered that while the applicant considers the existing commuting arrangements to be "undesirable", it has not been demonstrated that existing arrangements are no longer viable to the extent that an additional dwellinghouse in the location proposed is the only option. The Council's Rural Housing policies cater for "essential" need as the test for supporting additional housing proposals. For these reasons, and reasons noted elsewhere in this report it has not been demonstrated to the satisfaction of the Council that there are no alternative means of operating the business, and therefore the proposal does not meet with criterion a. above.

Additionally, and as noted below, an opportunity already exists for on-site supervision, due to the existence of the dwellinghouse at 1 Meadowhead Cottage, which is conveniently located on the approach road leading to the farm steading. While it is understood that the existing dwelling at the steading is occupied by the applicant's brother and family, the presence of the existing dwellinghouse is considered to be materially significant in that it offers the potential for on-site living accommodation to supervise the existing farming operations. It is also noted that the occupier of the existing dwellinghouse forms the other half of the farming partnership of R & D Crerar, along with the applicant (D. Crerar).

b. There are two dwellinghouses located at Meadowhead Farm to the west of the application site. Number 2 is confirmed to be privately owned by a party unconnected with the adjacent family farming enterprise. With regard to the property at number 1, the submission and supporting information confirm that one of the nearby houses at Meadowhead Farm (1 Meadowhead Cottage) is occupied by the applicant's brother, who along with the applicant, form the farming partnership. The information provided with the submission suggests that the occupant of 1 Meadowhead Cottage is not involved in providing daily labour in the farming of Meadowhead Farm, with labour for farming enterprise being provided by the applicant who commutes to the site, and also contract labour. While the occupant of 1 Meadowhead Cottage is not involved in providing daily labour, the submission is also noted as confirming that the applicant's brother provides occasional assistance with the operation of the business, irrespective of being employed on a full-time basis elsewhere. Notwithstanding, the existing living and operational arrangements the submission confirms the farming enterprise is a partnership, and that one half of the partnership resides in an existing dwellinghouse at the steading. In this regard it is materially significant that, irrespective of its current occupants, a residential property (1 Meadowhead Cottage) currently exists at Meadowhead Farm, which provides an opportunity for on-site supervision and on-site attendance at the steading to support the farming business, without the need for an additional dwellinghouse.

Therefore, due to the presence of existing on-site accommodation, the proposal does not meet with criterion b. above.

c. The supporting information from the agent confirms that the existing cottages at the steading (1 and 2 Meadowhead Cottages) were sold off separately from the farmland and its buildings in the early 1990's, and before the farming partnership purchased the farmland in 2006. The supporting information also confirms that 1 Meadowhead Cottage was subsequently acquired by one half of the farming partnership in 2009. While the land, cottages and steading buildings were disposed of separately by previous owners, it is materially significant that the cottage at 1 Meadowhead Cottage, has subsequently become re-associated with the steading and operation of Meadowhead Farm, due to being purchased and occupied by the applicant's brother who is part of the farming partnership at Meadowhead Farm. In this context, it is clear that an opportunity already exists for on-site accommodation for a farm worker. The application has been considered in this context.

d. Where a dwellinghouse is required in connection with the operation of an existing rural based business, then it is reasonable to expect that, any new dwelling should be sited adjacent to the existing steading so as to reinforce the building grouping and operational base; this approach is in accordance with the policy provisions of the Local Development Plan and the related supplementary guidance. In this instance, the proposed dwellinghouse is intended to serve the farming enterprise and farrier business which operates from Meadowhead Farm, and its out-buildings. However, the submission proposes a new access separate from the existing and main access to the farmsteading, which is considered to result in the proposed new dwellinghouse being viewed a stand-alone, and isolated feature in the landscape rather than being viewed as forming part of the existing building grouping which is associated with the existing steading, its buildings and its operations. Additionally, the formation of a new and separate access, separate from the existing access to and from the existing steading is considered to reinforce the physical and functional separation of the proposed house from the existing steading, its buildings and its operations. Therefore, the proposed dwellinghouse is not considered to form of complement the existing steading at Meadowhead Farm, and therefore the proposals do not accord with criterion d. above.

Where a business case can be made to the satisfaction of the Service that the provision of an additional dwelling to serve the existing farming business, it is considered that the business needs of the farming operations could be equally, if not better, fulfilled by locating an additional dwelling closer to the existing building grouping Meadowhead Farm so as to form a centrally located, and compact building grouping which is well-located to meet the operational needs of the farming enterprise, as well as being less visually sensitive; this approach is in accordance with the policy provisions of the Local Development Plan and the related supplementary guidance. While the agent has suggested that the siting of the proposed dwellinghouse allows for the expansion of the farming business and its buildings, the application requires to be considered on the basis of the current site characteristics, and the information available, as such there is no guarantee that the anticipated expansion of the farmsteading will occur. In this regard, the Services records do not indicate any recent records for new agricultural buildings at, or adjacent to the steading.

As noted above, the site is visually prominent due to the gently sloping topography of the site, and also the positioning of the site adjacent to the local road network, which affords views of the site from various public vantage points. The proposed dwellinghouse and its access will be viewed a stand-alone, and isolated feature in the landscape rather than being viewed as forming part of the existing building grouping which is associated with the existing steading, its buildings and its operations. The proposed angled siting of the dwellinghouse is not considered to be representative of, or sympathetic to the siting of the buildings at the steading, which are noted to have a partly linear form, and to be grouped together in a courtyard formation around the yard area. For the afore-mentioned reasons the proposed siting of the house is considered to be at odds with the existing steading, and to be visually intrusive and unsympathetic within the existing landscape.

From a planning perspective, it is considered that the applicant's need could be equally fulfilled, if not better met by locating any additional dwellinghouse on land adjacent to the existing access to the steading. In this regard, it is noted that there is land available to the north and south of the access road, which is considered to better relate to the existing steading and its buildings, and would negate the need for an additional access to be formed, which is considered would contribute to making the best use of existing and new resources.

Under the current submission it is noted that the drawings and supporting information suggest that the land to the north and south of the access road is not part of the farming enterprise of (R & D Crerar), but comprises rented land. However, this is in contrast to the information provided under the previous application 21/00016/APP which confirmed the land to the south and north of the access was under the ownership of the farming enterprise of R & D Crerar. On seeking further clarification regarding the ownership of the aforementioned land, the agent has confirmed that the land to the north and south of the

access road is under the ownership of one part of the farming enterprise (R. Crerar). Irrespective of the precise ownership of aforementioned land, it is materially significant that the land to the north and south of access road has the potential to be utilised to meet the operational needs of the business going forward. It is also necessary for the Service, to take a holistic view of the proposals and the relevant information, based on accurate information; this application has been considered in this context.

For completeness, the proposals have also been considered against the Council's policies in relation to extensions to a cluster of existing residential properties. In this regard it is noted that, the application site comprises part of an agricultural field which sits separately from the steading which it serves. The site which presents a narrow frontage on the public road at the proposed new access road, and lies to the north-east of the adjacent public road. The site lies within part of a larger field, with no specific feature forming the boundaries of the application site. The closest residential properties are the existing cottages at the steading and which are located to the west, and the neighbouring steading at Laigh Borland Farm which is located approximately 480 metres to the south-east. Given the afore-mentioned, the proposed development does not represent the sensitive in-filling of an existing cluster. Therefore, it is not considered that the proposed site could be considered to represent a cluster for the purposes of considering this application.

So as to accord with the Council's Rural Housing policies, any additional dwellinghouse would require to be sited on land adjacent to the existing steading at Meadowhead Farm, so as to consolidate the existing building grouping. In that regard, it is noted that the land to the north and south of the access road is under the ownership of one half of the farming partnership and is therefore considered to offer the potential to meet any on-site residential needs of the business going forward. Depending on siting and design, the land to the north and south of the access road potentially offers a more appropriate location for an additional dwelling, which could potentially be accommodated under the Council's cluster policy, rather than as an additional new dwellinghouse which requires to be fully justified as meeting with the Council's policy in relation to essential dwellings serving rural businesses. As currently submitted, the proposals cannot be considered to consolidate and enhance the existing building grouping. Therefore, the proposal is not considered to accord with the provisions of the Council's supplementary guidance in relation to Rural Housing.

11. Assessment (including other material considerations):

The application seeks planning permission for the erection of an additional dwellinghouse and the associated formation of an additional access on land adjacent to Meadowhead Farm. For the reasons noted within this report, there are concerns on relation to the proposals.

As noted above, it is materially significant that, irrespective of its current occupants, a residential property (1 Meadowhead Cottage) currently exists at Meadowhead Farm, which provides an opportunity for on-site supervision and on-site attendance at the steading to support the farming business, without the need for an additional dwellinghouse. Additionally, the land to the north and south of the access road to the steading (which could provide a preferential location for an additional dwellinghouse) is noted within the submission to be described as "rented land", in contrast to the information contained within the earlier application submission (21/00016/APP). Only on further enquiry by the Service has it been established that the aforementioned land to the north and south of the access road is under the ownership of one part of the farming enterprise (R. Crerar) who is noted as being one half of the enterprise operating at the location under the name of R & D Crerar. As noted elsewhere in this report, it is important that the Council, as Planning Authority takes a holistic view of the proposals and the relevant information, so as to ensure that the proposals are robustly, properly and accurately assessed.

Given the above concerns, the applicant/ agent has been recommended to withdraw the current application so as to explore with the applicant, the potential to site an additional dwellinghouse on land adjacent to Meadowhead Farm under the Council's 'cluster' policy. Such an approach would be preferential in planning terms, in so far as, unlike the current proposals, it offers the potential to consolidate and enhance the existing building grouping at the steading, and avoids sporadic development within the countryside. While it is understood that the applicant/ agent do not consider it desirable to site an additional dwellinghouse on the land to either the north or south of the access road, it has not been proven to the satisfaction of the Council, as planning authority, that it would not be viable to site a dwellinghouse in this location. Any potential concerns regarding safety concerns, and/ or the potential conflict with machinery and landownership issues are not considered as significant as the applicant/ agent suggest. As the current application has not been withdrawn, it requires to be determined as submitted.

For the reasons noted above, there are policy concerns in relation to the proposal, and the proposed erection of a dwellinghouse on this site is not considered to meet with the provisions of the Adopted South Ayrshire Local Development Plan policies in relation to Sustainable Development, Rural Housing,

Landscape Quality, or the provisions of the Council's Supplementary Planning Guidance in relation to Rural Housing. The premise underpinning the strategy and policies of the adopted Local Plan accords with the objective to rural housing, is to curtail sporadic development within the countryside; thereby protecting the countryside for its own sake whilst also ensuring that an unsustainable increase in infrastructure and resource demands and costs are occasioned by reason of the unrestrained proliferation of development in the countryside. The primacy of the development plan is noted above, and the application has been considered in this context. An assessment of the development proposal is set out in this report, and as already noted, there are policy objections to the proposal which lead to the conclusion that the development is contrary to the provisions the Adopted South Ayrshire Local Development Plan, and also the Council's Supplementary Guidance in relation to Rural Housing which supplements formal policy, and that there are no material planning considerations that would out-weigh these provisions. It should also be noted that, the purpose of planning (as set out in the Planning (Scotland) Act 2019) is to manage the development and use of land in the long term public interest. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application be refused, for the reasons below.

12. Recommendation:

It is recommended that the application is refused.

Reasons:

- (1) That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent; residential development of an allocated housing site, (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential re-use of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres.
- (2) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Rural Housing policy due to; it not having been demonstrated to the satisfaction of the Council that the business cannot operate without continuous on site attendance and that there are no alternative means of operating the business, and or providing alternative additional accommodation have been investigated and proven to be inappropriate for the operation of that business, and that the proposed dwellinghouse not forming or complementing a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Meadowhead Farm, and not being visually intrusive, and no justification having been provided for a departure from this policy.
- (3) That the development proposal is contrary to the Planning Guidance in relation to Rural Housing due to not being sited so as to reinforce the existing operational base of the farming enterprise at Meadowhead Farm, and due to not constituting development within an existing cluster or the sensitive in-filling of an available gap site which consolidates existing properties within a cluster, and no justification having been provided for a departure from the Rural Housing planning guidance.
- (4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Landscape Quality policy, and the provisions of Scottish Planning Advice Note PAN 72 in relation to Housing in the Countryside due to having an inappropriate impact on the visual amenity of the area due to being visually prominently, to the detriment of the rural setting of the locality, and the angled siting of the proposed dwellinghouse not being representative of, or sympathetic to the siting of the buildings at the steading and no justification having been provided for a departure from this policy.

List of Plans Determined:

Drawing - Reference No (or Description): Refused A997-BP01 Rev A

Drawing - Reference No (or Description): Refused A997-EX01 Rev A

Drawing - Reference No (or Description): Refused A997-LP1

Drawing - Reference No (or Description): Refused A997-LP2 Rev A

Drawing - Reference No (or Description): Refused A997-P01

Drawing - Reference No (or Description): Refused A997-P02

Drawing - Reference No (or Description): Refused A997-S01 Rev A

Drawing - Reference No (or Description): Refused A997_BP02

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 2022</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 100551024-002

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:	JKM Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Jim	Building Name:	
Last Name: *	Malcolm	Building Number:	8
Telephone Number: *	07793 099736	Address 1 (Street): *	Banfield Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Cumnock
Fax Number:		Country: *	Scotland
		Postcode: *	KA18 1AS
Email Address: *	jimmalcolm@jkm-consultancy.com		

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="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Meadowhead Farm"/>
First Name: *	<input type="text" value="Devin"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Crerar"/>	Address 1 (Street): *	<input type="text" value="Meadowhead Farm"/>
Company/Organisation	<input type="text" value="R & D Crerar"/>	Address 2:	<input type="text" value="Craigie"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Kilmarnock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07595 360967"/>	Postcode: *	<input type="text" value="KA1 5LT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="devincrerar@hotmail.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"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Land Adjacent To Meadowhead Farm, Craigie"/>
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Northing	<input type="text" value="632760"/>	Easting	<input type="text" value="243208"/>
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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)

Erection of dwellinghouse

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.

See 'LRB Statement' in Supporting Documents section

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)

LRB Statement / A997-EX01 Rev A / A997-BP01 Rev A / A997-BP02 / Supporting Statement / A997-P01 / A997-P02 A997-P03 / A997-S01 Rev A

Application Details

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

22/00324/APP

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

03/04/2022

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

21/07/2022

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We feel a site visit to be necessary to allow members to view the site and see the relationships of the existing buildings against what is proposed. This will help to assess the matters in our statement such as house position and landscape setting

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

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 Jim Malcolm

Declaration Date: 19/10/2022

A997/JKM

19th October 2022

Proposed Erection of Dwellinghouse
Meadowhead Farm,
Craigie, Kilmarnock

Local Review Body Statement

We would outline the issues that should be considered as follows: -

1. There are no objections from neighbours or other statutory bodies including Ayrshire Roads Alliance.
2. The Report of Handling claims that we stated the commute was '*undesirable*' however this has never been said and we would in fact argue the commute makes the house '*essential*'. The Planning Service correctly state the existing arrangements clearly work as they have done for a long time however this doesn't appreciate the commitment required to make this happen. The applicants' circumstances have also changed over time, as can be expected, therefore a young family makes this commute and commitment even more difficult. Again, this reinforces the '*essential*' argument.
3. The ownership and occupation of 1 Meadowhead Cottage by the applicants brother is covered by numerous paragraphs in the Report of Handling however we view this in simple terms. It is owned and occupied by someone else who clearly doesn't run the farming or farrier businesses. Given this, it is almost suggested they should relocate their young family and allow the applicant to move in. This seems unreasonable.
4. The application seeks to justify through future development why the house position was selected and we believe we have done so. The Planning Service state they cannot allow for future development in case it doesn't happen but by the same logic a development has to take this into account or face causing themselves major problems in the future. Problems that can be avoided with future planning.
5. The site sections show a rising topography and the existing buildings being of comparable heights therefore allowing the new house to fit in the landscape.

Client Statement

R&D Crerar have run the farming business from the ground and steading that they own at Meadowhead since 2006. R & D Crerar was originally started as a partnership in 2006 whereby both parties were equally involved in the sheep business. Since this time Raymond Crerar is now a full-time manager of a consultant business and is no longer able to provide hands on labour. The labour required to run this business is shown on the labour report supplied. The labour is provided by Devin Crerar. Devin resides 5 miles away near Mauchline with his young family. The commute is no longer sustainable, particularly during multiple nighttime visits during lambing time. Devin also runs a successful farrier business from the workshop at Meadowhead since 2006. He offers an essential farrier service to clients in Ayrshire, Renfrewshire, Glasgow and the isle of Arran. There are currently 260 horses on his books, many of which attend the farm to receive this service.

It is proposed that the building of a dwelling house adjacent to the farm steading would eliminate off site working. This would alleviate strain on family life, allow for better animal husbandry and help mitigate potential security issues. Residing on-site would provide the opportunity for continuous business expansion.



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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 100551024-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed New Dwellinghouse for Farmworker including access, parking and garden

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

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:	JKM Consultancy		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Jim	Building Name:	
Last Name: *	Malcolm	Building Number:	8
Telephone Number: *	07793 099736	Address 1 (Street): *	Banfield Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Cumnock
Fax Number:		Country: *	Scotland
		Postcode: *	KA18 1AS
Email Address: *	jimmalcolm@jkm-consultancy.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Meadowhead Farm
First Name: *	Devin	Building Number:	
Last Name: *	Crerar	Address 1 (Street): *	Meadowhead Farm
Company/Organisation	R & D Crerar	Address 2:	Craigie
Telephone Number: *		Town/City: *	Kilmarnock
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA1 5LT
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Land Adjacent To Meadowhead Farm, Craigie

Northing

632760

Easting

243208

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Previous application 21/00016/APP was withdrawn with feedback given on the basis of changing the proposal and submitting a pre-application advice application which was submitted on 10/10/21. Changes in the planning service meant that pre-application submissions were given lower priority and we were offered a refund. When it was clear the pre-app was unlikely to be reviewed anytime soon the client decided to resubmit for full planning based on the positive advice given.

Title:

Ms

Other title:

First Name:

Fiona

Last Name:

Sharp

Correspondence Reference Number:

21/00016/APP

Date (dd/mm/yyyy):

23/03/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

3067.00

Please state the measurement type used:

Hectares (ha)

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Open Field

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes

No

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

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

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes

No

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

Yes – connecting to public drainage network

No – proposing to make private drainage arrangements

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

New/Altered septic tank.

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

Treatment Plant and Soakaways as designed by Civil Engineer

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

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

Yes

No, using a private water supply

No connection required

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

Assessment of Flood Risk

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

Yes No Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

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.

Waste Storage and Collection

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

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Propose to adopt the Local Authority recycling scheme

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

1

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

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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

Do you have any agricultural tenants? *

Yes No

Certificate Required

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

Certificate E

Land Ownership Certificate

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

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Jim Malcolm

On behalf of: R & D Crerar

Date: 03/04/2022

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

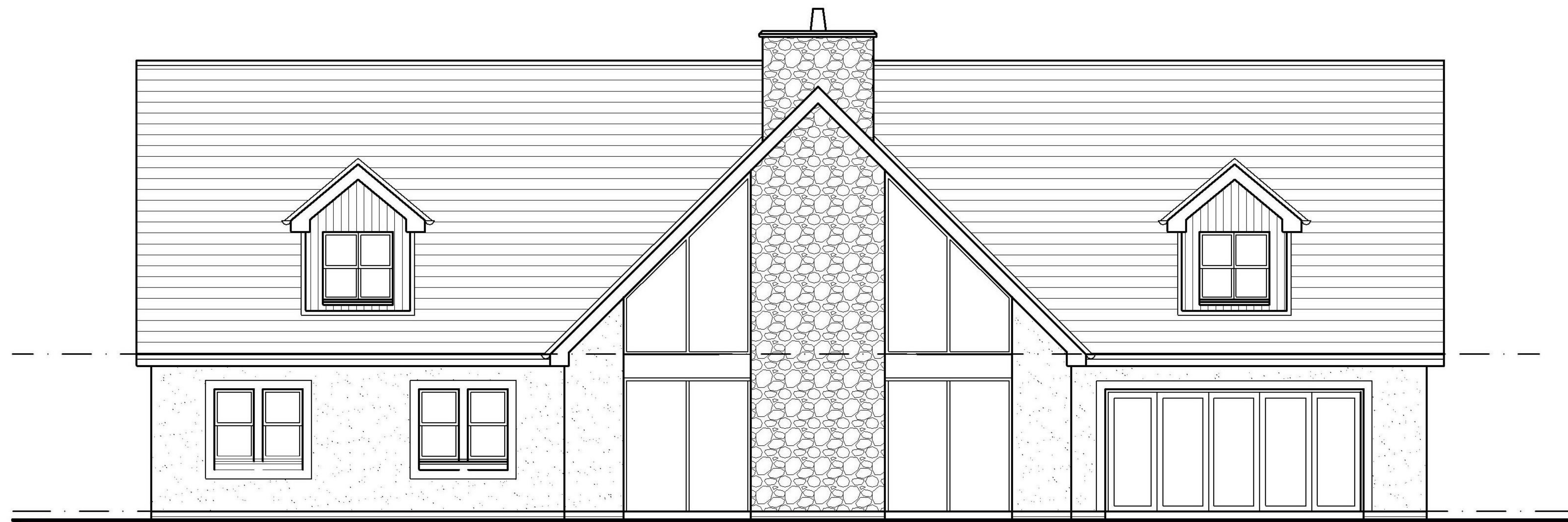
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Jim Malcolm

Declaration Date: 31/03/2022



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



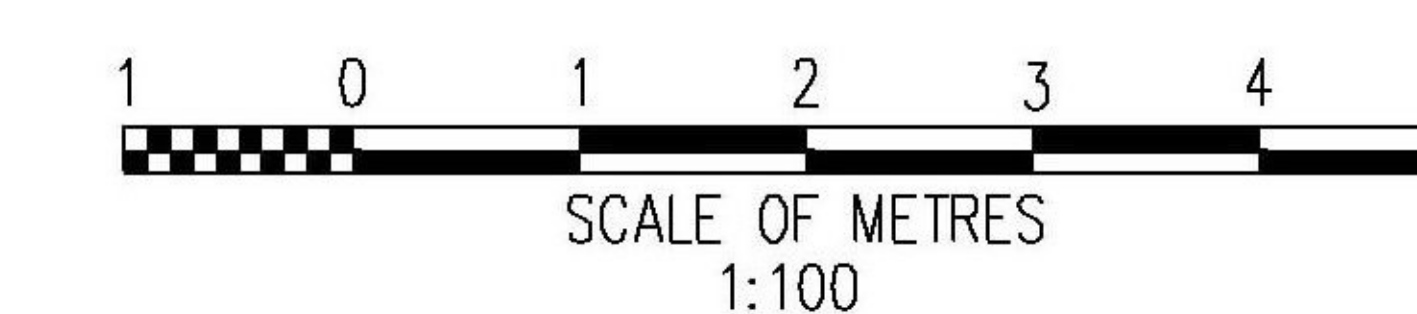
SOUTH EAST ELEVATION



NORTH EAST ELEVATION


EXTERNAL FINISHES

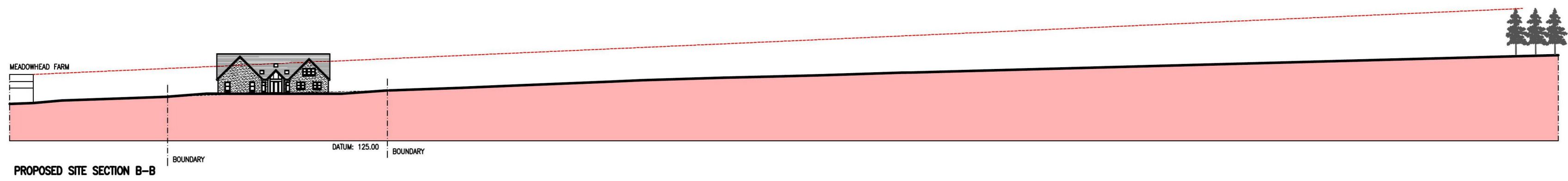
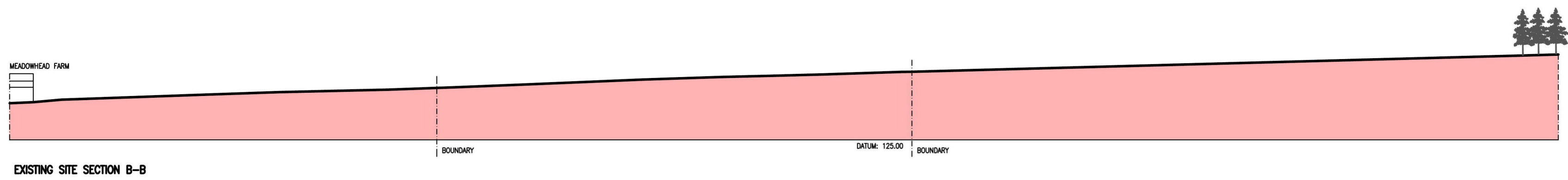
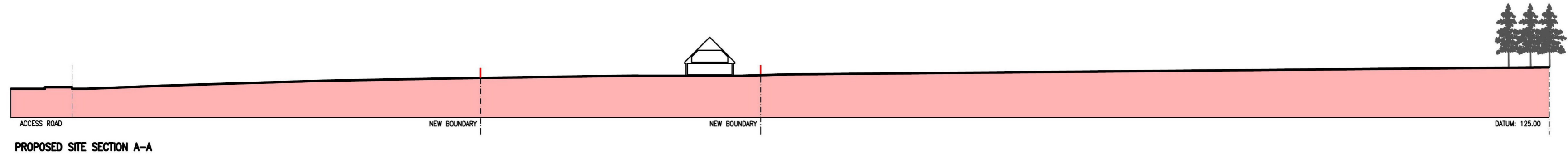
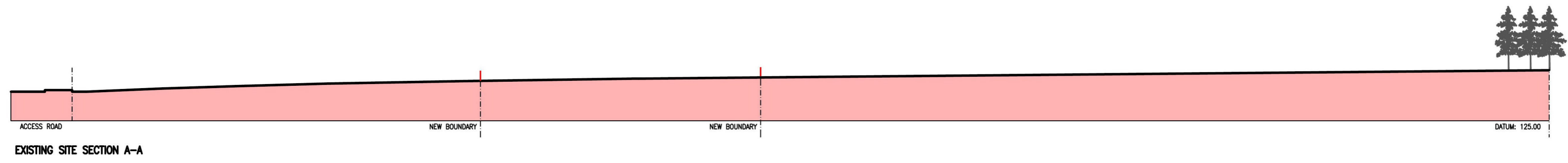
- NATURAL SLATE TO ROOF
- WHITE P.V.C. SOFFIT AND FASCIA
- U.P.V.C. WINDOWS
- DRY DASH RENDER
- NATURAL STONE AS SHOWN
- VERTICAL TIMBER CLADDING AS SHOWN
- OBSCURE GLASS TO BATHROOMS AND ENSUITES



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.

CLIENT: R & D CRERAR	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK	
 8 Banfield Drive Cumnock KA18 1AS t: 07793 099 736 e: mj@jkm-consultancy.com	
DRAWING: PROPOSED ELEVATIONS	
DRAWING No: A997-P03	REV: —
SCALE: 1/100 @ A2	DATE: DECEMBER 2020
STATUS: PLANNING	



SOUTH AYRSHIRE COUNCIL

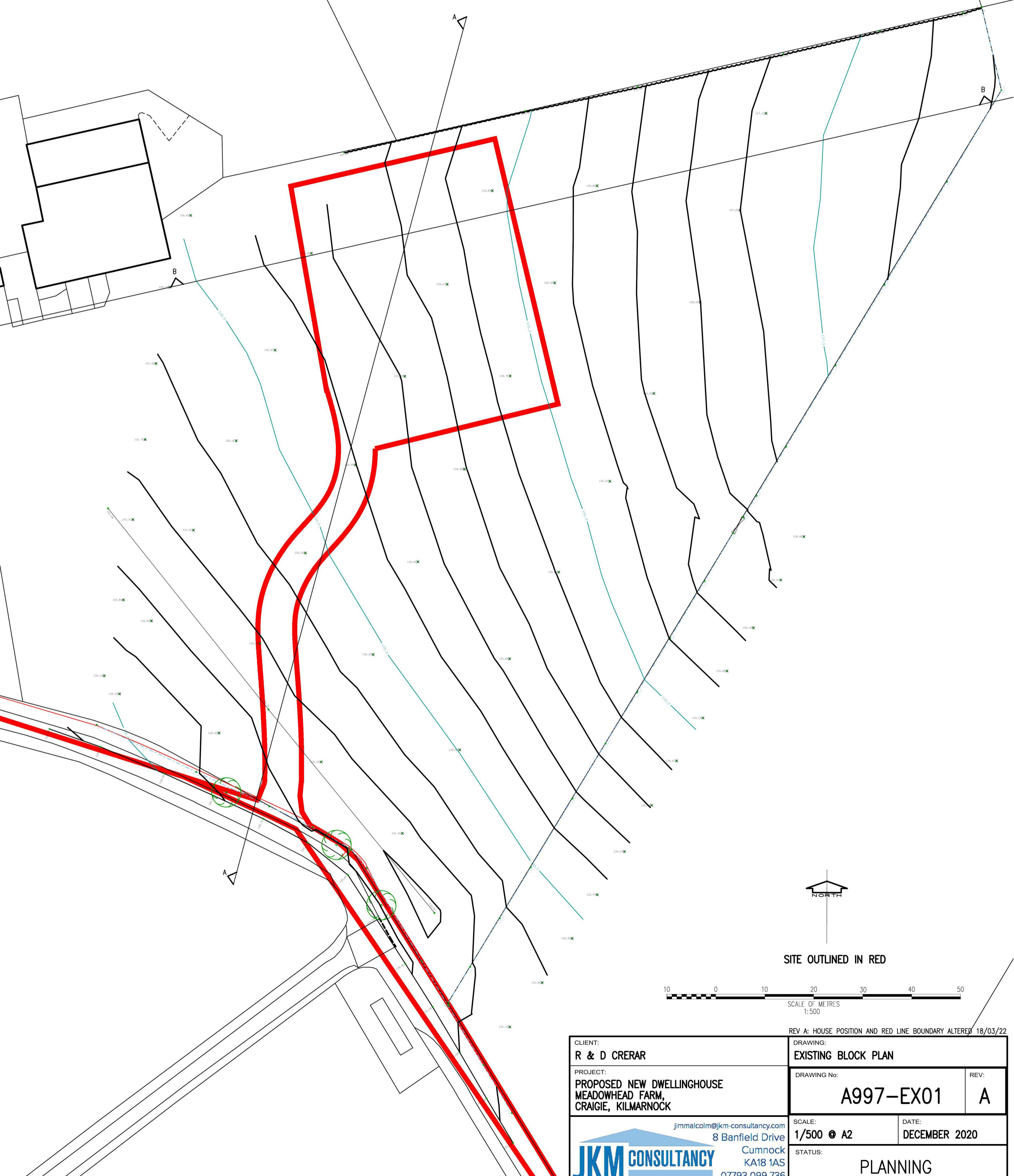
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

CLIENT: R & D DEVIN CRERAR		DRAWING: EXISTING & PROPOSED SITE SECTIONS	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK		DRAWING No: A997-S01	REV: A
 Jkm/colm@jkm-consultancy.com 8 Banfield Drive Cumnock KA18 1AS 07793 099 736		SCALE: 1/500	DATE: DECEMBER 2020
		STATUS: PLANNING	

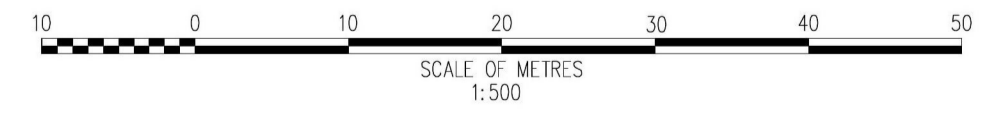
REV A: HOUSE POSITION AND RED LINE BOUNDARY ALTERED 18/03/22

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.

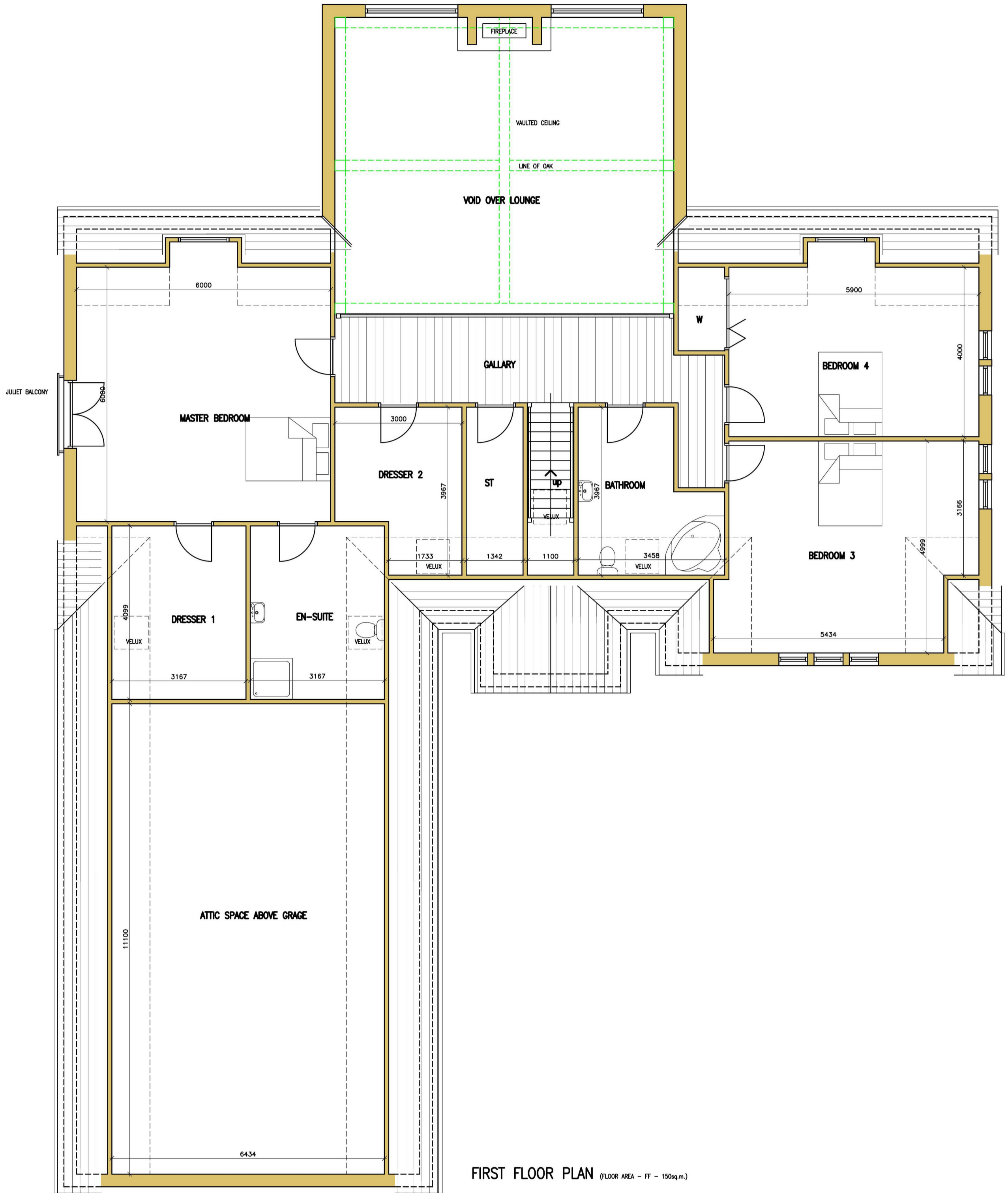


SITE OUTLINED IN RED



REV A: HOUSE POSITION AND RED LINE BOUNDARY ALTERED 18/03/22

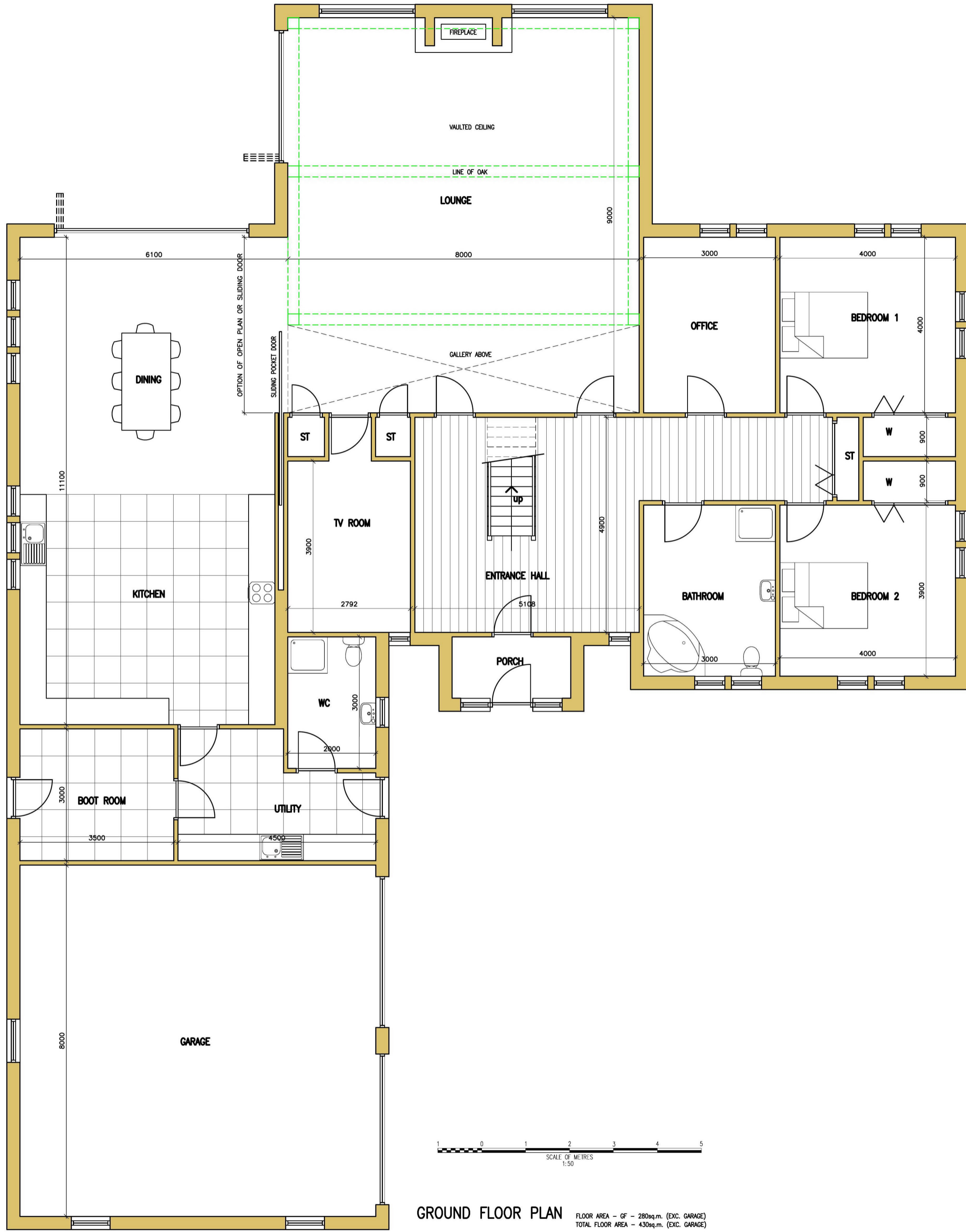
CLIENT: R & D CRERAR	DRAWING: EXISTING BLOCK PLAN	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK	DRAWING No: A997-EX01	REV: A
 jimmalcolm@jkm-consultancy.com 8 Banfield Drive Cumnock KA18 1AS 07793 099 736	SCALE: 1/500 @ A2	DATE: DECEMBER 2020
	STATUS: PLANNING	



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.

CLIENT: R & D CRERAR	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK	
	
DRAWING: PROPOSED FIRST FLOOR PLAN	
DRAWING No: A997-P02	REV: -
SCALE: 1/50 @ A1	DATE: NOVEMBER 2020
STATUS: PLANNING	



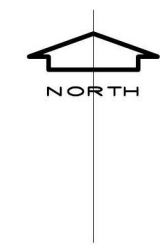
SOUTH AYRSHIRE COUNCIL

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.

CLIENT: R & D CRERAR	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK	
	
DRAWING: PROPOSED GROUND FLOOR PLAN	
DRAWING No: A997-P01	REV: -
SCALE: 1/50 ● A1	DATE: NOVEMBER 2020
STATUS: PLANNING	

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.



SITE OUTLINED IN RED
 APPLICANT OWNERSHIP OUTLINED IN BLUE
 RENTED LAND OUTLINED IN GREEN

FOR FULL FARM BOUNDARIES REFER TO DRAWING A997-IACS OWNERSHIP PLAN

REV A: HOUSE POSITION AND RED LINE BOUNDARY ALTERED 18/03/22

CLIENT:
R & D CRERAR

PROJECT:
**PROPOSED NEW DWELLINGHOUSE
 MEADOWHEAD FARM,
 CRAIGIE, KILMARNOCK**

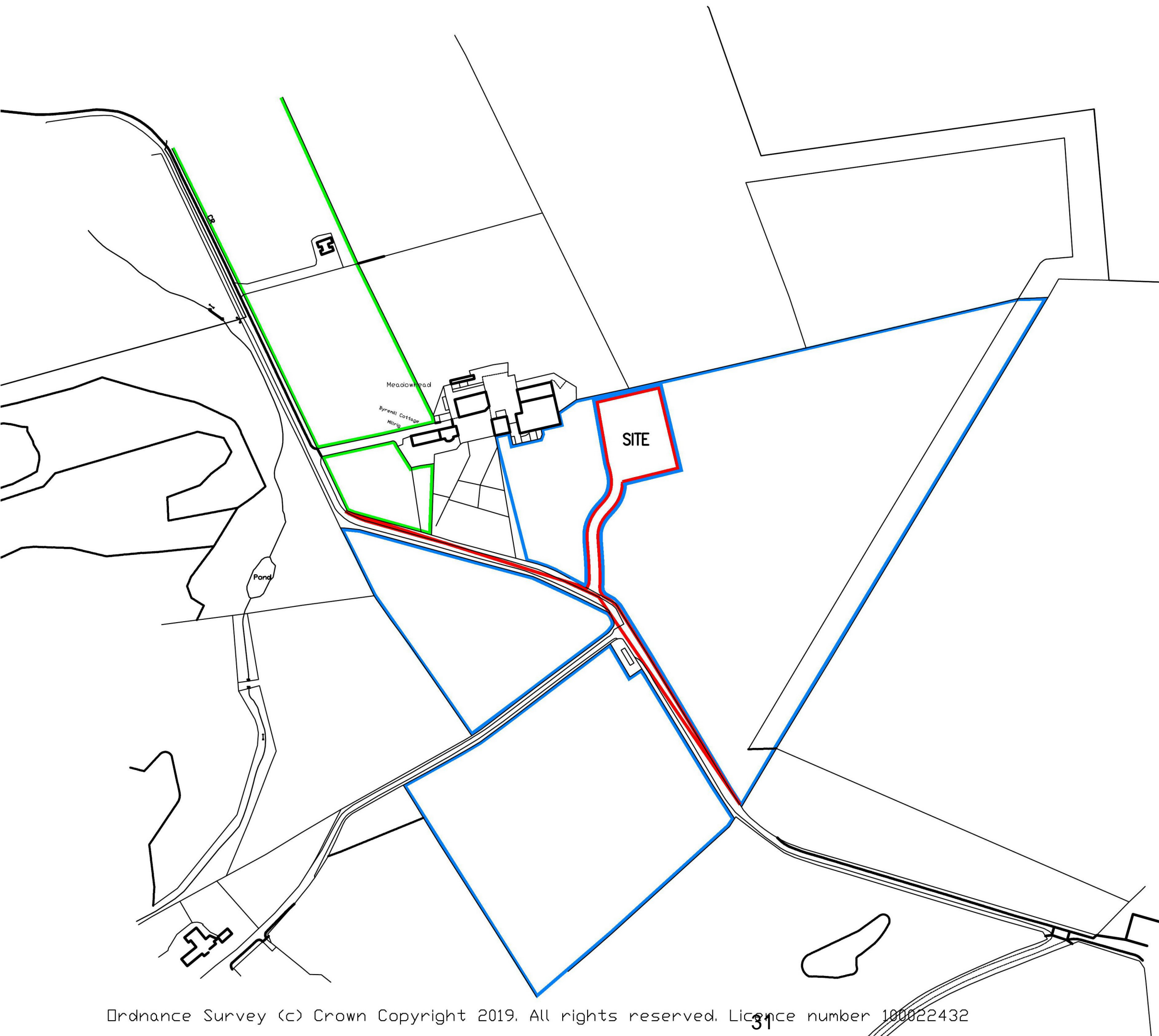
jimmalcolm@jkm-consultancy.com
 8 Banfield Drive
 Cumnock
 KA18 1AS
 07793 099 736

DRAWING:
LOCATION PLAN 02

DRAWING No:	REV:
A997-LP2	A

SCALE: 1/2500 @ A3	DATE: DECEMBER 2020
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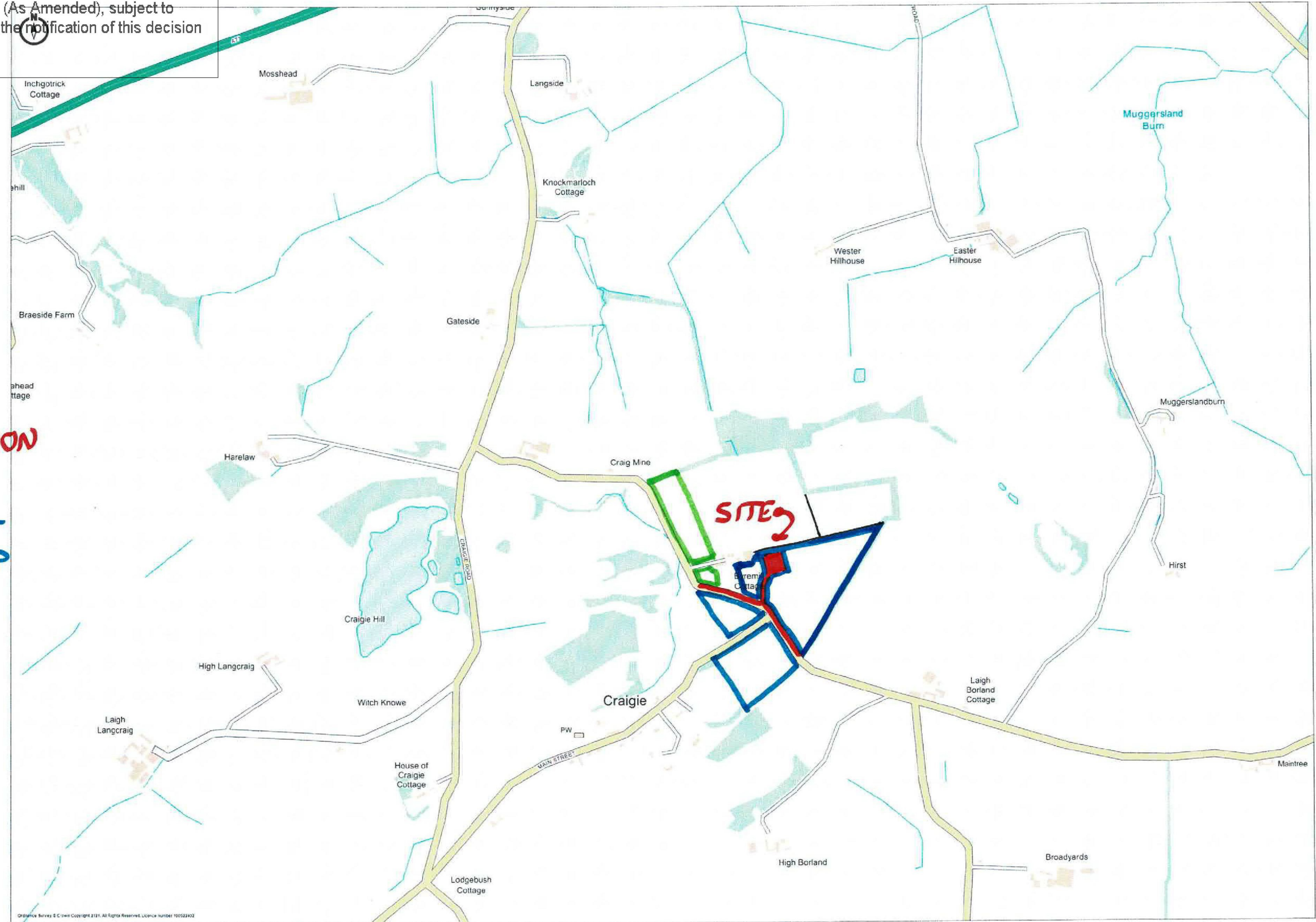
STATUS:
PLANNING



MEADOWHEAD, CRAIGIE LOCATION PLAN 01

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.

- APPLICATION SITE
- APPLICANT OWNERSHIP
- RENTED LAND



Promapv2
 LANDMARK INFORMATION
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 Licence number 100012432
 Plotted Scale - 1:10000, Paper Size - A3





A997-LP1
 JIM CONSULTANCY
 1:10,000 A3
 DECEMBER 2020

REV. A. BOUNDARIES CHANGED
 3/4/22


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.



-  SEWERAGE TREATMENT PLANT
-  SOAKAWAY ZONE BEING 5m OFF BUILDINGS AND BOUNDARIES
-  I.C. INSPECTION CHAMBER
-  S.C. SAMPLING CHAMBER

BIN STORE PROVISION TO BE A STANCE FOR 3No. BINS SHOWN WITH CROSSES BINS TO BE COLLECTED FROM KERB AT FRONT OF PROPERTY AS AGREED WITH CLEANSING DEPARTMENT

ACCESSIBLE SPACE FOR CLOTHES DRYING TO BE PROVIDED WITH AN ALLOWANCE OF 1.7m PER APARTMENT DENOTED AS  (FOR ILLUSTRATION ONLY)

ALL BOUNDARY TREATMENTS TO BE DISCUSSED AND AGREED

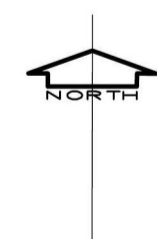
3No. PARKING SPACES WITH TURNING AREA TO ALLOW ACCESS AND EGRESS BY FORWARD GEAR AT ALL TIMES ALL TO BE AGREED WITH ROADS DEPARTMENT

FOUL DRAINAGE CONNECTED TO NEW TREATMENT PLANT AND SOAKAWAY WITH OVERFLOW OUTFALL TO DITCH SUBJECT TO APPROVAL FROM SCOTTISH ENVIRONMENT PROTECTION AGENCY

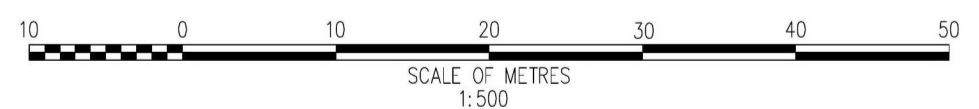
SUSTAINABLE URBAN DRAINAGE SYSTEM TO BE UTILISED WITH REGARD TO SURFACE WATER IN ACCORDANCE WITH SCOTTISH WATER, SCOTTISH ENVIRONMENT PROTECTION AGENCY AND ROADS DEPARTMENT RECOMMENDATIONS

EXISTING GROUND LEVELLED AT HOUSE POSITION AND GARDEN AND SURROUNDING LAND REGRADED TO SUIT


SITE AREA – 3,067m² (0.3 Hectare)



SITE OUTLINED IN RED

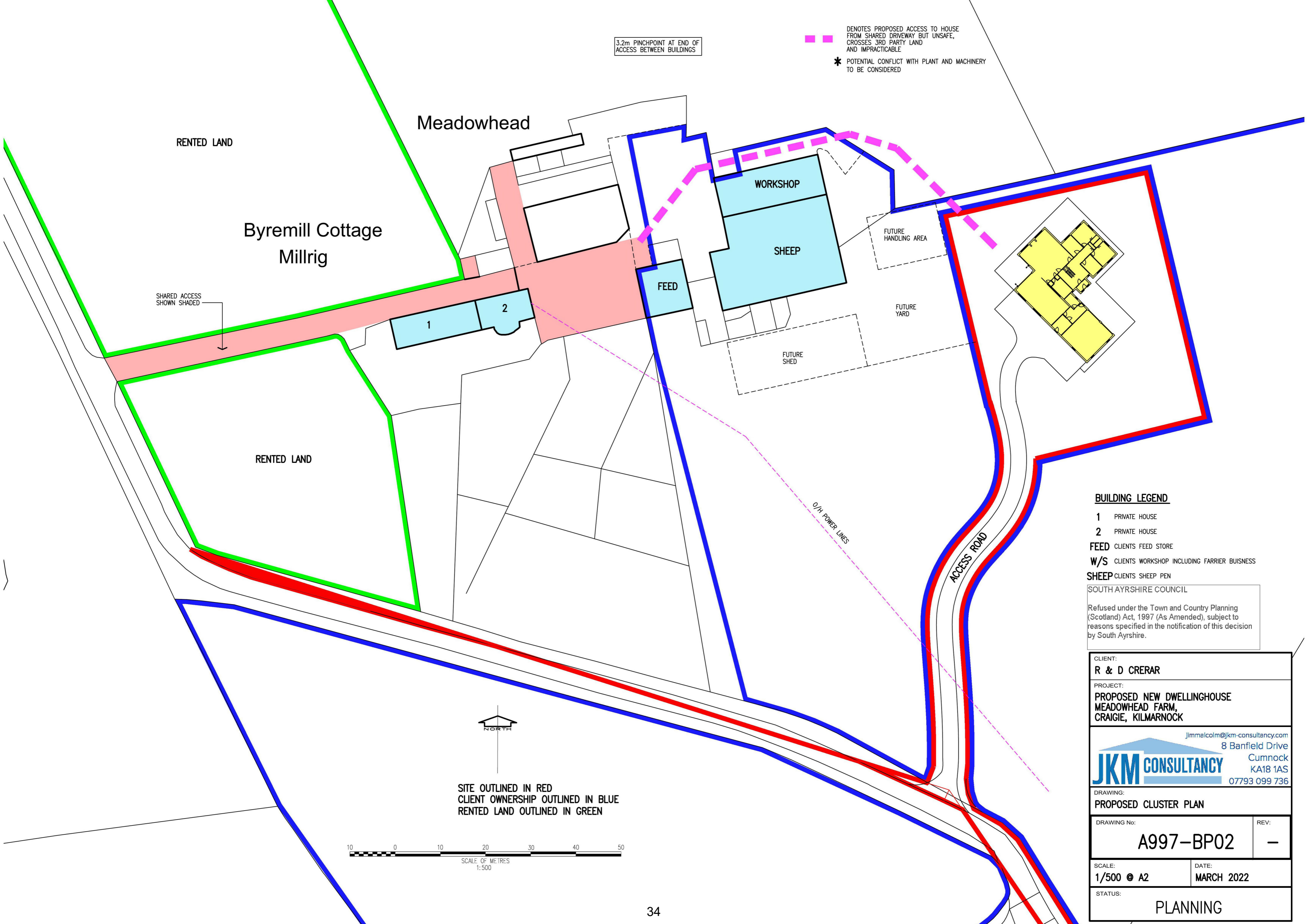


REV A: HOUSE POSITION AND RED LINE BOUNDARY ALTERED 18/03/22

CLIENT: R & D CRERAR	DRAWING: PROPOSED BLOCK PLAN	
PROJECT: PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK	DRAWING No: A997-BP01	REV: A
 jimmalcolm@jkm-consultancy.com 8 Banfield Drive Cumnock KA18 1AS 07793 099 736	SCALE: 1/500 @ A2	DATE: DECEMBER 2020
	STATUS: PLANNING	

3.2m PINCHPOINT AT END OF ACCESS BETWEEN BUILDINGS

■ DENOTES PROPOSED ACCESS TO HOUSE FROM SHARED DRIVEWAY BUT UNSAFE, CROSSES 3RD PARTY LAND AND IMPRACTICABLE
* POTENTIAL CONFLICT WITH PLANT AND MACHINERY TO BE CONSIDERED



RENTED LAND

Meadowhead

Byremill Cottage
Millrig

SHARED ACCESS SHOWN SHADED

RENTED LAND

WORKSHOP

SHEEP

FEED

FUTURE HANDLING AREA

FUTURE YARD

FUTURE SHED

O/H POWER LINES

ACCESS ROAD

BUILDING LEGEND

- 1 PRIVATE HOUSE
- 2 PRIVATE HOUSE
- FEED CLIENTS FEED STORE
- W/S CLIENTS WORKSHOP INCLUDING FARRIER BUISNESS
- SHEEP CLIENTS SHEEP PEN

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.

CLIENT:
R & D CRERAR

PROJECT:
**PROPOSED NEW DWELLINGHOUSE
MEADOWHEAD FARM,
CRAIGIE, KILMARNOCK**

jmmalcolm@jkm-consultancy.com
8 Banfield Drive
Cumnock
KA18 1AS
07793 099 736

JKM CONSULTANCY

DRAWING:
PROPOSED CLUSTER PLAN

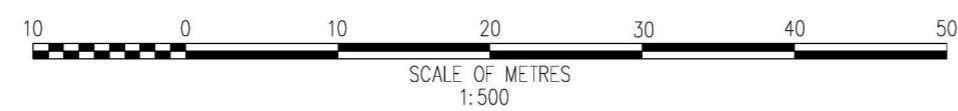
DRAWING No: A997-BP02	REV: -
---------------------------------	------------------

SCALE: 1/500 @ A2	DATE: MARCH 2022
-----------------------------	----------------------------

STATUS:
PLANNING



SITE OUTLINED IN RED
CLIENT OWNERSHIP OUTLINED IN BLUE
RENTED LAND OUTLINED IN GREEN



REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)

Ref No: 22/00324/APP

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

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

To: R & D Crerar
per JKM Consultancy
Jim Malcolm
8 Banfield Drive
Cumnock
KA18 1AS

With reference to your **Application for Planning Permission** dated **4th April 2022**, under the aforementioned Regulations, for the following development, viz:-

Erection of dwellinghouse

at: **Meadowhead C119 From Council Boundary East Of West Mosside To Council Boundary North Of Craigie Craigie South Ayrshire KA1 5LT**

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

The reasons for the Council's decision are:

- (1) That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent; residential development of an allocated housing site, (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential re-use of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres.
- (2) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Rural Housing policy due to; it not having been demonstrated to the satisfaction of the Council that the business cannot operate without continuous on site attendance and that there are no alternative means of operating the business, and or providing alternative additional accommodation have been investigated and proven to be inappropriate for the operation of that business, and that the proposed dwellinghouse not forming or complementing a coherent group of buildings so as to reinforce the existing operational base of the farming enterprise at Meadowhead Farm, and not being visually intrusive, and no justification having been provided for a departure from this policy.
- (3) That the development proposal is contrary to the Planning Guidance in relation to Rural Housing due to not being sited so as to reinforce the existing operational base of the farming enterprise at Meadowhead Farm, and due to not constituting development within an existing cluster or the sensitive in-filling of an available gap site which consolidates existing properties within a cluster, and no justification having been provided for a departure from the Rural Housing planning guidance.

- (4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Landscape Quality policy, and the provisions of Scottish Planning Advice Note PAN 72 in relation to Housing in the Countryside due to having an inappropriate impact on the visual amenity of the area due to being visually prominently, to the detriment of the rural setting of the locality, and the angled siting of the proposed dwellinghouse not being representative of, or sympathetic to the siting of the buildings at the steading and no justification having been provided for a departure from this policy.

List of Plans Determined:

- Drawing - Reference No (or Description): **Refused** A997-BP01 Rev A
- Drawing - Reference No (or Description): **Refused** A997-EX01 Rev A
- Drawing - Reference No (or Description): **Refused** A997-LP1
- Drawing - Reference No (or Description): **Refused** A997-LP2 Rev A
- Drawing - Reference No (or Description): **Refused** A997-P01
- Drawing - Reference No (or Description): **Refused** A997-P02
- Drawing - Reference No (or Description): **Refused** A997-S01 Rev A
- Drawing - Reference No (or Description): **Refused** A997_BP02

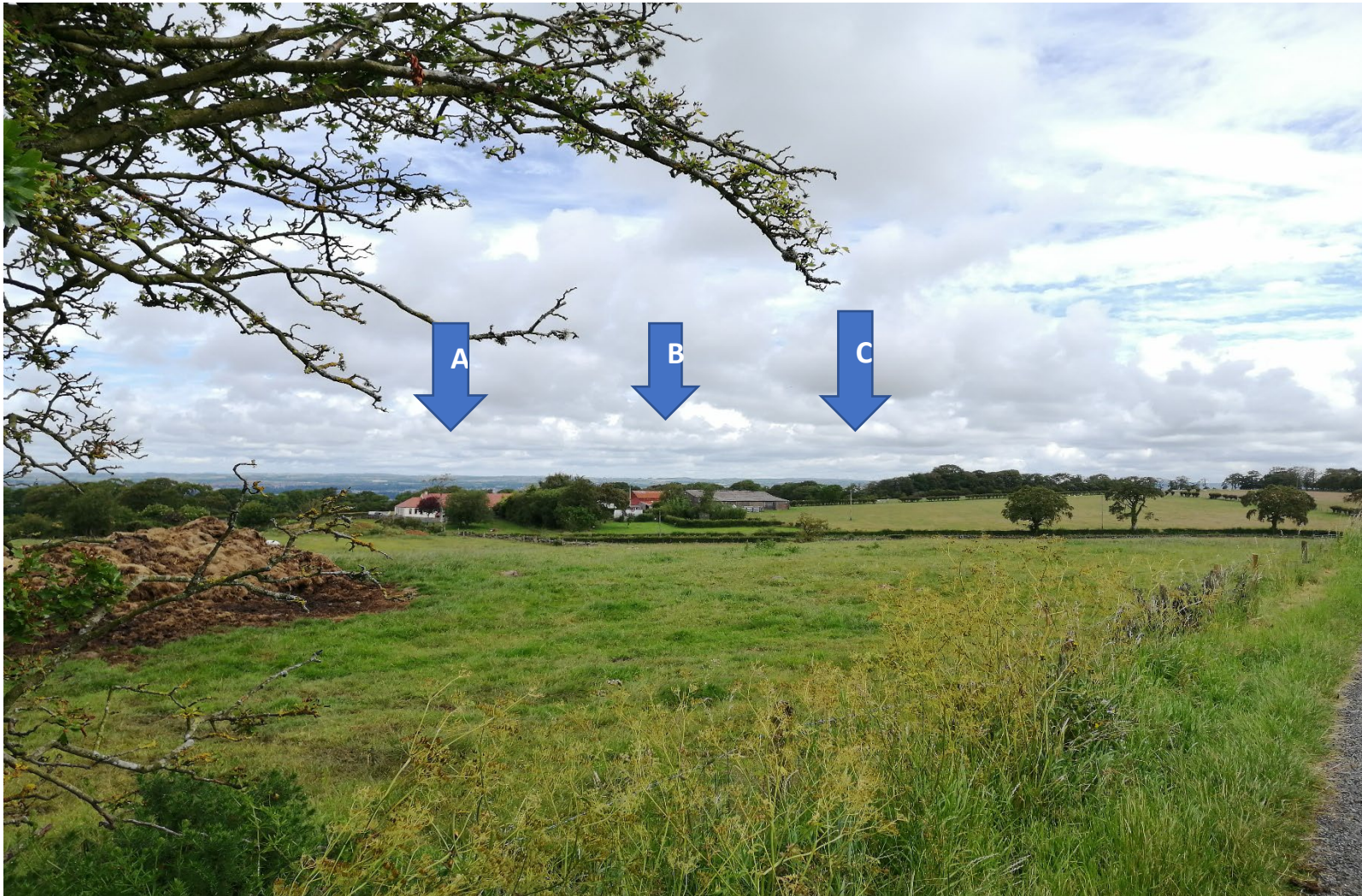
The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Dated: 21st July 2022

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

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

22/00324/APP – Appointed Officers Photographs – Meadowview Craigie



View from south (case officer photographs)

A – 1 and 2 Meadowhead Cottages (Number 1 cottage is under ownership of partner of joint farming partnership at site)

B – Farm buildings

C – Application site (proposals will require the formation of a new access to/ from public road)



Application site in more detail (Case Officer photograph)

Proposals will also require the formation of a new access to/ from public road extending to approximately 110 metres in length



View from public road to south-west (Google Streetview Image)

Existing paddock area in foreground (area is under ownership of partner of joint farming partnership at site)

Numbers 1 and 2 Meadowhead Cottages in background (Number 1 cottage is under ownership of partner of joint farming partnership at site)



View from junction access on public road to west (Google Streetview Image)

Existing access to houses (1 and 2 Meadowhead Cottages), steading buildings, and adjacent paddock area

Field and paddock area on either side of access road



View from north-west (case officer photograph)

Field in foreground under ownership of applicant's family

1 and 2 Meadowhead Cottages on left-hand side

Existing access at location of trees right-hand side

Paddock area in background

Contact: [REDACTED]
ARA Case Officer: AP
Planning Case Officer: F S [REDACTED]
Planning Application No: 22/00324/APP
Location: Meadowhead C119, Craigue

Date Received: 10/05/2022
Date Returned: 23/05/2022
Recommendation: No Objection subject to Conditions

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.

Conditions:

Private Access Surfacing:

That the private access shall be surfaced for a minimum of 5 metres as measured from the rear of the public roadway, prior to occupation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction.

Discharge of Water:

That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to avoid the discharge of water onto the public road.

MEMORANDUM

Tel: (01292) 618222
Our Ref: /PR/22/01409/PLNAPP
Your Ref: 22/00324/APP
Date: 25 May 2022

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

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

**SUBJECT: Planning Application Reference No. 22/00324/APP
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
ERECTION OF DWELLINGHOUSE AT:
MEADOWHEAD C119 FROM COUNCIL BOUNDARY EAST OF WEST MOSSIDE TO
COUNCIL BOUNDARY NORTH OF CRAIGIE CRAIGIE SOUTH AYRSHIRE KA1 5LT
GRID REFERENCE: 243132 632765
Planning application 22/00324/APP**

I refer to the above planning application consultation submitted to this section on 12 May 2022 and can advise as follows.

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

Notes to the developer:

The sewage treatment system should be to the satisfaction of SEPA.

This response with recommendation(s) was prepared by Ms Pauline Reid, Environmental Health Officer to whom any further enquiries can be made on 01292 616138.

Monday, 16 May 2022



Local Planner
Planning Service
South Ayrshire Council
Ayr
KA7 1UT

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

Development Operations
Freephone Number - 0800 3890379

E-Mail -

www.scottishwater.co.uk



Dear Customer,

**C119 From Council Boundary East Of, Council Boundary North Of Craigie,
South Ayrshire, KA1 5LT
Planning Ref: 22/00324/APP |
Our Ref: DSCAS-0064831-TMJ
Proposal: Erection of dwellinghouse | Meadowhead C119 From Council
Boundary East Of West Mosside To Council Boundary North Of Craigie Craigie
South Ayrshire KA1 5LT**

Please quote our reference in all future correspondence

Audit of Proposal

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

Water Capacity Assessment

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

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

Foul Assessment

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

Please Note

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

Drinking Water Protected Areas

A review of our records indicates that there are no Scottish Water drinking water catchments or water abstraction sources, which are designated as Drinking Water Protected Areas under the Water Framework Directive, in the area that may be affected by the proposed activity.

Surface Water

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

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

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

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
 - ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
 - ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

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

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

▶ Non Domestic/Commercial Property:

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

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?".

Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).

- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

[Redacted signature block]

Scottish Water Disclaimer:

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

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]

 External email >

OFFICIAL

Dear Fiona,

I refer to the above planning application sent to me recently to assess any archaeological issues raised by the proposals.

The application site is situated in an area of some archaeological sensitivity and potential as the surrounding landscape is rich in recorded prehistoric sites the nearest of which are two potential Iron Age fortifications. These sites, a fort and a broch, lie some 400 metres to the west of the proposals and are both protected as Scheduled Ancient Monuments. As the proposals will be visible from these two sites they may form a detrimental impact on the existing rural setting of the protected areas and you should ensure that you consult with Historic Environment Scotland in this regard. Any new development within an archaeologically sensitive area may raise archaeological issues due to the possible loss of or damage to remains which would improve our understanding of the development of the area over time, from periods where no historical information exists. Despite agricultural improvements in past times it is possible that significant archaeological remains survive within this application boundary and that these may be damaged or destroyed by the ground-breaking elements of the proposals.

As the location of any future finds cannot be certainly determined, the best way to deal with the issues raised is to have the initial turf, topsoil or modern hard surface stripping across the site monitored by professional archaeologists retained by the developer during the construction program. In this way any remains that are unearthed can be identified, excavated and recorded before they are destroyed by the construction on the site.

Government policy as set out in Scottish Planning Policy is that planning authorities should ensure that prospective developers arrange for the archaeological issues raised by their proposals to be adequately addressed. Where the degree of archaeological significance or survival is uncertain I would advise the Council to consider attaching an archaeological watching brief condition to any consent they may be minded to grant. The suggested wording of such a condition is given below. This is based on current best practice and experience, and reflects the principles outlined in Planning Advice Note 2/2011:-

The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

The applicant or developer will need to secure the services of a professional archaeological contractor to undertake the watching brief. An informal list of such contractors is available on our web site

www.wosas.net for the developer's use in securing the required works should the Council grant consent with the condition recommended above.

The watching brief would be required on all areas of proposed ground disturbance associated with the proposals. This will include the initial stages of construction such as the removal of modern hard surfaces, turf or topsoil. It may be possible for this initial stage of works to show that there are no archaeological remains present on the site but if not then the subsequent deeper excavations for new foundations and services should also be watched. If buried remains are identified there may be a requirement for further stages of archaeological works in order to properly excavate and record them before or during further development as necessary. This could include further excavation and any post excavation analyses or publication of the results if warranted.

Please contact me by email if you require any further information or advice.

Regards

Paul



WoSAS Archaeological Impact Mitigation System – Recipient of a Commendation in Development Management, 2014 Scottish Awards for Quality in Planning

OFFICIAL

Glasgow - proud host of the 26th UN Climate Change Conference (COP26) - UK2021.

Please print responsibly and, if you do, recycle appropriately.

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We are using protective marking software to mark all our electronic and paper information based on its content, and the level of security it needs when being shared, handled and stored. You should be aware of what these marks mean for you when information is shared with you:

1. **OFFICIAL SENSITIVE** (plus one of four sub categories: Personal Data, Commercial, Operational, Senior Management) - this is information regarding the business of the council or of an individual which is considered to be sensitive. In some instances an email of this category may be marked as PRIVATE
2. **OFFICIAL** - this is information relating to the business of the council and is considered not to be particularly sensitive
3. **NOT OFFICIAL** – this is not information about the business of the council.

For more information about the Glasgow City Council Protective Marking Policy please visit <https://glasgow.gov.uk/protectivemarking>

For further information and to view the council's Privacy Statement(s), please click on link below: www.glasgow.gov.uk/privacy

Case Officers Draft Conditions and Reasons

Conditions;

1. That the development hereby permitted shall be begun within three years of the date of this permission.
2. That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
3. That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority of; the proposed new access arrangements which shall meet with the specification of the Roads Development Guide, the surfacing arrangements, and parking and turning arrangements for the proposed houses, and drainage details which shall prevent the discharge of water onto the public road carriageway, which shall be to the satisfaction of the Ayrshire Roads Alliance. Thereafter the development shall be implemented as per the agreed specification.
4. That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority 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 notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Classes 1A, 1B, 3A, 3B, 3C, 3D, 3E, and 7 shall be undertaken within the land to the rear of the dwellinghouse, which forms the application site, without the prior written permission of the Planning Authority.
6. That the sewage treatment plant shall be constructed and installed in accordance with the requirements of the Scottish Environment Protection Agency, in conjunction with Scottish Water.
7. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
8. That the dwellinghouse hereby granted planning permission shall remain part of the single planning unit associated with the adjacent property known as Meadowhead Farm, as identified on the submitted and approved drawings, unless granted planning permission for a sub-division of the plot.

Reasons;

1. To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of The Planning Etc. (Scotland) Act 2006.
2. To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
3. To ensure the development can be adequately and safely serviced by the in terms of roads matters.
4. In the interests of residential amenity.
5. To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.
6. To ensure the development can be adequately serviced.
7. To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.
8. To clarify the terms of this permission.

Advisory Notes;

Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Please find information on how to submit application to Scottish Water via the Customer Portal.

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE OF CURRENT POSITION

Site Address:	86 ADAMTON ESTATE MONKTON SOUTH AYRSHIRE KA9 2SQ
Application:	22/00367/APP ALTERATIONS AND EXTENSION DWELLINGHOUSE

Appointed Officer's Decision:	Refusal
Date Notice of Review Received:	18 November 2022

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 14 – Notice of Review and Supporting Information Pages 15 to 22 – Planning Application and Supporting Information Pages 23 to 25 – Decision Notice Pages 26 to 29 – Case Officer Photos Page 30 – Interested Party Correspondence Page 31 – Draft Conditions
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	24 th January 2023

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:	22/00367/APP
Site Address:	86 Adamton Estate Monkton South Ayrshire KA9 2SQ
Proposal:	Alterations and extension to dwellinghouse
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 is a two-storey semi-detached dwellinghouse and detached garage sited within a rural locale at 86 Adamton Estate, east of Monkton. The property is finished with concrete roof tiles, rendered walls and uPVC windows and doors. A detached garage is sited within the front curtilage of the property and it is noted that the dwellinghouse has been previously been extended to its rear elevation by a single storey conservatory extension.

2. **Planning History:**

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

3. **Description of Proposal:**

Planning permission is sought for alterations and extension to the dwellinghouse. A front entrance porch is proposed on the property's principal elevation and a single storey extension is to be sited to the property's north-eastern elevations. An existing garage shall be demolished to accommodate the proposed extensions. Details are contained within the submitted plans.

4. **Consultations:**

Ayrshire Roads Alliance has recommended refusal of the application due to off road parking being adversely impacted by the proposals. This is outlined further, below.

5. **Submitted Assessments/Reports:**

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

None.

6. **S75 Obligations:**

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development.

None.

7. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

8. Representations:

No representations were received.

9. Development Plan:

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>

- Sustainable Development;
- Rural Housing;
- Land Use and Transport.

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 considered to be contrary with the development plan. This is outlined further, below,

The Scottish Government Department of Planning and Environmental Appeals Division (DPEA) concluded its Examination of the South Ayrshire Modified Proposed Local Development Plan 2 (MPLDP 2 but referred to as LDP 2) and issued its Examination Report on 10th January 2022. The Examination Report and LDP 2 now forms a substantial material consideration in the determination of planning applications.

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):

South Ayrshire Council's Guidance on House Alterations and Extensions indicates that alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:

- The height, width and general size should normally be smaller than the house, and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original.

In terms of the form and detailing, the main points considered are:

- Generally, roofs should be pitched at an angle that reflects the original building; and
- Normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture.

Front and Side Extensions;

The design and appearance of the fronts of dwellings and the distance between the buildings and the street are important aspects in defining the character of residential areas.

Front extensions, which project beyond the front of the original dwelling, can completely change the form of the dwelling. Therefore, generally only modest extensions that reflect the character of the existing property will be allowed. Front extensions that project significantly forward of any defined building line can appear prominent and are therefore unlikely to be acceptable.

Continuous access between the front and rear of the property should also be retained to enable wheelie bins to be stored at the rear of the property.

It is considered that the proposed alterations and extensions to the dwellinghouse are contrary to the provisions of the above guidance and this is outlined further, below.

South Ayrshire Council's Guidance on Rural Housing states that extensions to dwellinghouses in the countryside will normally be permitted where the proposal:-

- a) Would not result in the creation of an additional independent dwelling;
- b) Is sympathetic to the scale, character and proportions of the original house;
- c) Complies with the design guidance in rural housing supplementary guidance.

The proposed alterations and extension are not considered to be sympathetic to the character, scale or proportions of the original dwellinghouse, as outlined further, below.

Planning Guidance : Open Space and Designing New Residential Developments is relevant in the assessment of the application, which states that detached, semi-detached and terraced properties should be provided with garden ground in proportion to their size. Rear gardens will be expected to be a minimum of 1½ times the size of the ground floor area for detached and semi-detached dwellings and no less than 100sqm. This will generally include rear and side dwellinghouse gardens enclosed by fence/wall/ hedge.

The remaining private garden ground at the property is not impacted by the development proposals. However, it is recognised that the property has previously been altered and extended to its rear elevation. On this basis, it is considered that a satisfactory level of private garden ground is retained for the dwelling.

11. Assessment (including other material considerations):

Planning permission is sought for alterations and extension to the dwellinghouse at 86 Adamton Estate, East of Monkton. The proposals are two-fold; the erection of an entrance porch on the principal elevation of the dwellinghouse; and the erection of a single storey extension to the north-eastern elevation of the dwellinghouse. An existing detached garage which is sited within the front curtilage of the property shall be demolished to accommodate the proposals.

There are no objections to the principle of the development on the basis that it represents residential development within a rural residential area. The key considerations in the assessment of the application therefore relate to the siting, design, massing and scale of the alterations and extensions in relation to the dwellinghouse and surrounding properties, and the impact of the alterations and extension on residential amenity and character of the area. Each aspect of the development proposal is assessed, below:

Front Entrance Porch;

The proposed single storey entrance porch extension, which is located on the principal elevation of the dwellinghouse and will accommodate a porch and is considered to be of acceptable design. The proposal, which has a footprint of approximately 5sqm and reaches a height of 4m, is of a modest scale when viewed against the backdrop of the existing two storey property and is in proportion but clearly subsidiary, so as not to dominate the character of the original dwellinghouse.

It is considered that the siting of the single storey porch extension to the front of the property shall not

adversely impact any neighbouring properties in terms of their amenity. The proposed extension comprises an entrance porch which, due to its small scale and intended use, will not create any amenity issues. The proposed porch will not be utilised as a 'habitable' room and will therefore not result in any overlooking issues. There are similar porch extensions in the immediate area. Overall, it is considered that the proposed porch shall not adversely compromise the amenity of the surrounding residential area.

Alterations and extension - single storey extension;

The proposed single storey extension which is to be sited to north eastern elevation of the dwellinghouse comprises a bedroom, WC and utility area. The proposed extension reaches approximately 4.6m in height and has a footprint of approximately 26sqm. Although the principle of an extension is considered acceptable at the property, the proposed extension cannot be supported due to its siting which projects a further 3m beyond the original front building line of the dwellinghouse. As per the guidance set out elsewhere in the report, the design and appearance of the fronts of dwellings and the distance between the buildings and the street are important aspects in defining the character of residential areas. Front extensions, which project beyond the front of the original dwelling, can completely change the form of the dwelling. Only modest extensions that reflect the character of the existing property will be allowed. Front extensions that project significantly forward of any defined building line can appear prominent and are therefore unlikely to be acceptable. Therefore, for an extension of this scale and size which projects 3m forward of the original front building line, and which is sited approximately 1.5m (at its closest point) from the front boundary, is not considered to appear subsidiary to the original dwellinghouse; it dominates the original character and appearance of the dwellinghouse and is considered visually prominent within the streetscape at the locale.

It is acknowledged that the immediate neighbouring properties have been altered and extended; however, the extensions are located to the side and rear of neighbouring properties and do not project forward of the front of the properties (as per the application currently under consideration). While the principle of an extension is acceptable at the property, there are concerns that the siting of the extension under assessment will have a significant adverse impact on the visual character of the area. Extensions of this scale are normally found to the rear or side of properties and should not project significantly forward of an original front building line of principal elevations.

Accordingly, it is considered that the siting and scale of the extension proposed, which projects 3m forward the principal elevation of the dwellinghouse, will result in an unacceptable visually prominent extension which is not characteristic of development in the locality. It is therefore considered that the proposal detracts from the character and visual quality of the surrounding area.

It should be noted that it is not considered that there are any adverse impacts on neighbouring properties in terms of overlooking or overshadowing concerns arising from the siting or design of the proposed alterations or extension.

Due to the siting of the proposed extensions which are forward of the front building line and occupy a significant area of the front curtilage of the property, current available off-road parking is adversely impacted. The property currently has a garage and off-road parking within the front curtilage; however, by demolishing the garage and extending the property as proposed, the existing level of off-road parking (2 spaces) is diminished to 0 spaces; insufficient space would remain, as a result of the development, to accommodate any in curtilage/ off road parking. The ARA require each off-road parking space to measure 2.5m by 5.5m – this could not be accommodated.

The extension proposes an additional bedroom for the property which results in the property going from 3 bedrooms to 4 bedrooms. As per the National Roads Development Guide, 4 or more bedrooms require a minimum of 3 off road parking spaces. However, in this instance, the Ayrshire Roads Alliance are seeking two off road parking spaces, as per the current/ existing provision. However, as captured above, due to the siting of the proposals within the front curtilage, this diminishes the off - road parking currently available to no off -road parking spaces remaining for the property. Matters relating to road safety/ parking are material to the assessment of the current planning application. Given the policy provisions of the development plan, along with the consultation response from the ARA, it is considered that the development proposal would have an adverse impact on the local road network due to lack of off-road parking provision. It is considered that the proposals, if approved, would result in increased demand for on-street parking and congestion which would impede the free flow of traffic within public road limits, to the overall detriment of road safety, and residential amenity at this location.

Considering the above assessment, the proposals would not meet the provisions of LDP policy 'Sustainable Development', 'Rural Housing', 'Land Use and Transport' and 'Supplementary Guidance House Alterations and Extensions', by reason that the siting and scale of the proposed alterations and extension is not considered to be subsidiary to the original dwellinghouse; is considered visually prominent and dominates the character and appearance of the original dwellinghouse; and which is not considered characteristic of development in the locality. Additionally, in terms of its adverse impact on road safety and effect on the local transport network, by not providing parking which reflects the role of the development and which keeps any negative effects of road traffic on the environment to a minimum.

The applicant was offered advice and the opportunity to withdraw the application by the Planning Service so as to consider alternative proposals which would be less prominent and more in keeping with the locale. The applicant did not wish to withdraw the current application, and therefore the proposals require to be considered as submitted.

Given the above assessment and having balanced the rights of the applicant against the general interest, it is recommended that the application be refused.

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 LDP Policy: Sustainable Development and LDP Policy: Rural Housing, and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions and Rural Housing, by reason that the siting and scale of the proposed extension is not considered to be subsidiary to the original dwellinghouse; is considered to be visually prominent and shall dominate the character and appearance of the original dwellinghouse; and is not characteristic of development in the locality.
- (2) That the development proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Rural Housing, 'Land Use and Transport' and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions, by reason that no off road parking spaces are provided and therefore, the proposals would result in an increased demand for on-street parking and congestion which would impede the free flow of traffic within public road limits, to the overall detriment of road safety, and residential amenity at this location.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** LOCATION PLAN
Drawing - Reference No (or Description): **Refused** 01
Drawing - Reference No (or Description): **Refused** 02
Drawing - Reference No (or Description): **Refused** 03

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.

Decision Agreed By:	<i>Appointed Officer</i>
Date:	<i>25 August 2022</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 100557691-002

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Caroline"/>	Building Number:	<input type="text" value="86"/>
Last Name: *	<input type="text" value="Adams"/>	Address 1 (Street): *	<input type="text" value="Adamton Estate"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07841357347"/>	Town/City: *	<input type="text" value="Monkton"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA9 2SQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="cadams86@hotmail.co.uk"/>		

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

86 ADAMTON ESTATE

Address 2:

MONKTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 2SQ

Please identify/describe the location of the site or sites

Northing

627727

Easting

237525

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)

Extension to side/front of existing dwelling which will replace existing detached garage. Extension will include utility room, bedroom and en-suite. Also proposal to construct porch to front of property.

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.

I have provided this information in a supporting document.

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)

Supporting document attached separately

Application Details

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

22/00367/APP

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

25/04/2022

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

25/08/2022

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

I feel a site visit would demonstrate that the development would not adversely affect the appearance of the property, or the surrounding area. It would also not have an adverse effect on parking.

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

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: Mrs Caroline Adams

Declaration Date: 17/11/2022

Planning Appeal – 22/00367/APP

Supporting Information

I'm appealing the decision to refuse planning application 22/0367/APP as I feel this decision is unjustified.

The decision notice noted two reasons for the refusal. I will argue each point in turn below:

The first point of refusal was due to:

- the siting and scale of the proposed extension
- the proposed extension being visually prominent
- the proposals dominating the character and appearance of the original dwellinghouse
- the proposals not being characteristic of the locality

New build properties are currently under construction directly adjacent to my property (see image 1 below). As you will see from the below plan (image 1) and photograph (image 2), the properties are visually prominent. Even with the proposed extension, my property would be much smaller in siting and scale to these new build properties, which are 4 & 5 bedroom properties selling in the region of £500,000.

Image 1 – Site Plan



The proposed extension is sited 1.7m from the pavement, this is the same distance that the new build properties are from the pavement (see image 2 below). It should also be noted that the current attached garage is situated extremely close to the pavement (see image 3 below). The proposal is for this garage to be demolished to make way for the extension.

Image 2



Image 3



The character and appearance of the new builds are extremely different to the original properties on the street. We have tried to incorporate the style of the new builds into our proposals with the utilisation of matching facing brick. Please note that we would also be open to the use of materials for the extension to ensure it tied in with the existing building and surrounding properties.

Image 4 & 5 below highlight that the current detached garage is more prominent than the proposed new extension.

Image 4 – current prominent garage

Image 5 – existing and proposed plan



SITE PLAN AS EXISTING 1:200



SITE PLAN AS PROPOSED 1:200

When looking at our neighbouring properties – no 72 and 81 Adamton Estate have extended their properties on the front elevation. I would also argue that these have set a precedent in the area.

Image 6 – 85 Adamton Estate, Monkton



Image 7 – 72 Adamton Estate, Monkton



In summary, our proposed extension:

- is lesser in scale to the new build properties adjacent
- is less prominent than the existing detached garage
- will add to the character and enhance the appearance of the original dwellinghouse
- in characteristic of the locality

The second reason for refusal was regarding off-road parking.

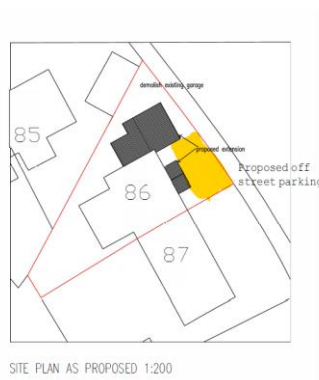
We have never used the garage for off road parking (see image 8 below) therefore the refusal of the application won't make any difference to our current on-street parking situation; this point is therefore purely academic.

Image 8 – current on-street parking



The area highlighted in yellow on image 9 below shows that there is an adequate space for off-road parking when the proposed extension is complete (I am aware that the requires size for off street parking is 5m x 2.5m as per the Roads Development Guide). We will therefore be able to utilise this area to the front of our property to replace the parking space that is being lost by demolishing the garage.

Image 9 – plan highlighting off road parking



We do not currently utilise the garage for parking but we will make use of the new driveway. This will therefore ease congestion on the road and will not have a detriment to road safety or the residential amenity at this location.

I would like to note that although requested, no site visit to my knowledge has been undertaken. I feel this would have been beneficial as the Planning Department could obtain a better understanding of the current property, neighbouring properties and construction currently underway.

In summary, I would strongly encourage you to overturn the decision as:

- The appearance and characteristics of the proposals are in keeping with the new builds adjacent to the property
- The proposal is less prominent than the current garage and new builds adjacent
- Off-street parking would be replaced and utilised
- The appearance of the property will be significantly enhanced



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 100557691-001

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)

Demolish existing detached garage. Build extension to side/front of existing property to incorporate utility room, en-suite and bedroom. Proposal to erect porch to front of property.

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

Applicant Details

Please enter Applicant details

Title:

Other Title:

First Name: *

Last Name: *

Company/Organisation

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

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

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

86 ADAMTON ESTATE

Address 2:

MONKTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 2SQ

Please identify/describe the location of the site or sites

Northing

627727

Easting

237525

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: Mrs Caroline Adams

On behalf of:

Date: 22/04/2022

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.

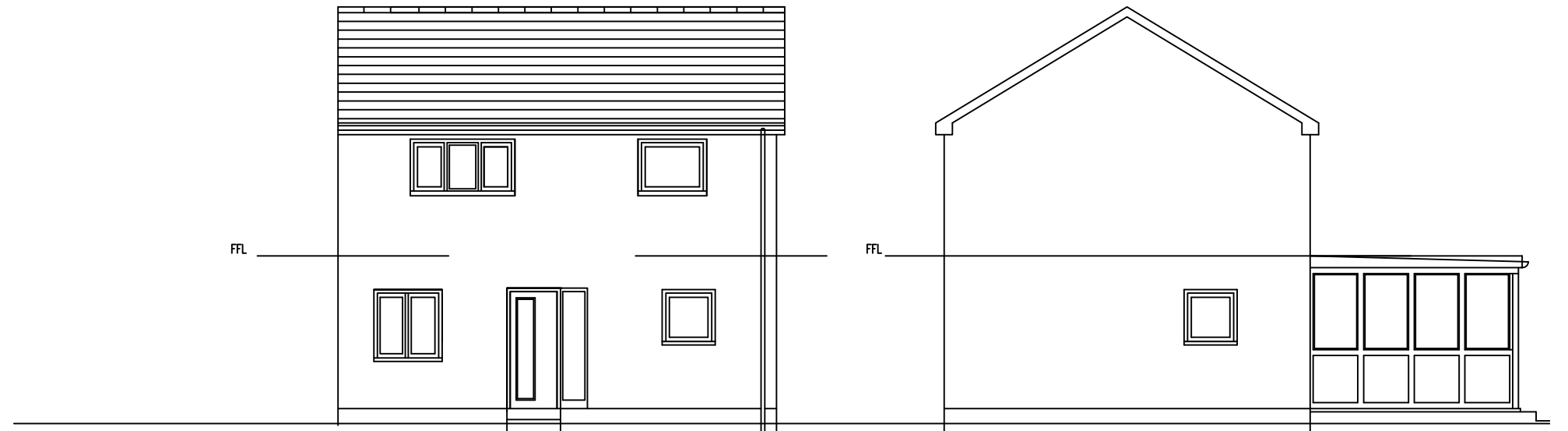
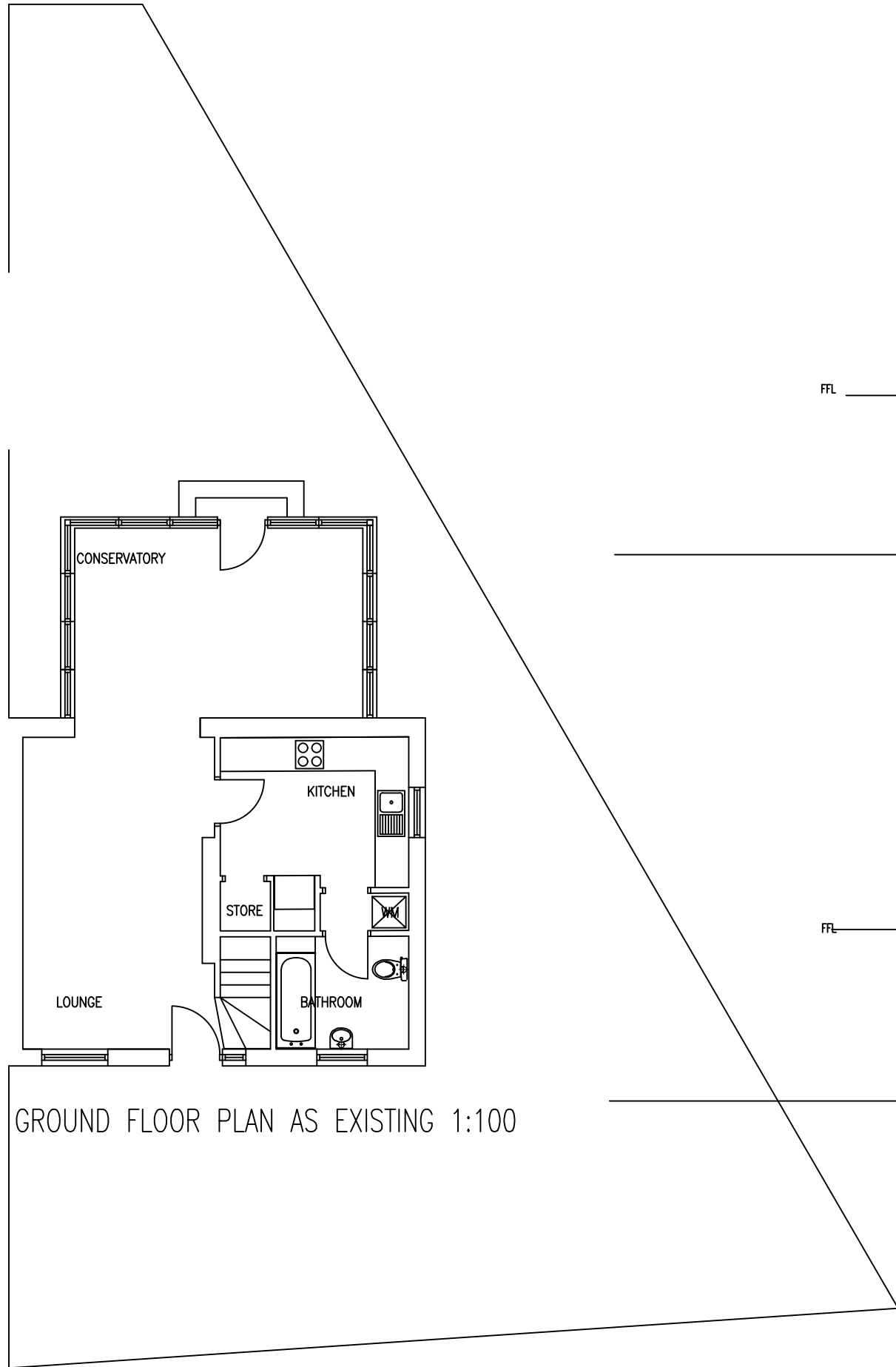
Declaration Name: Mrs Caroline Adams

Declaration Date: 22/04/2022

Payment Details



Created: 22/04/2022 17:19



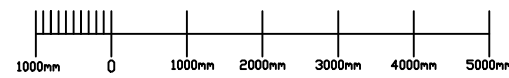
FRONT ELEVATION AS EXISTING 1:100

GABLE ELEVATION AS EXISTING 1:100

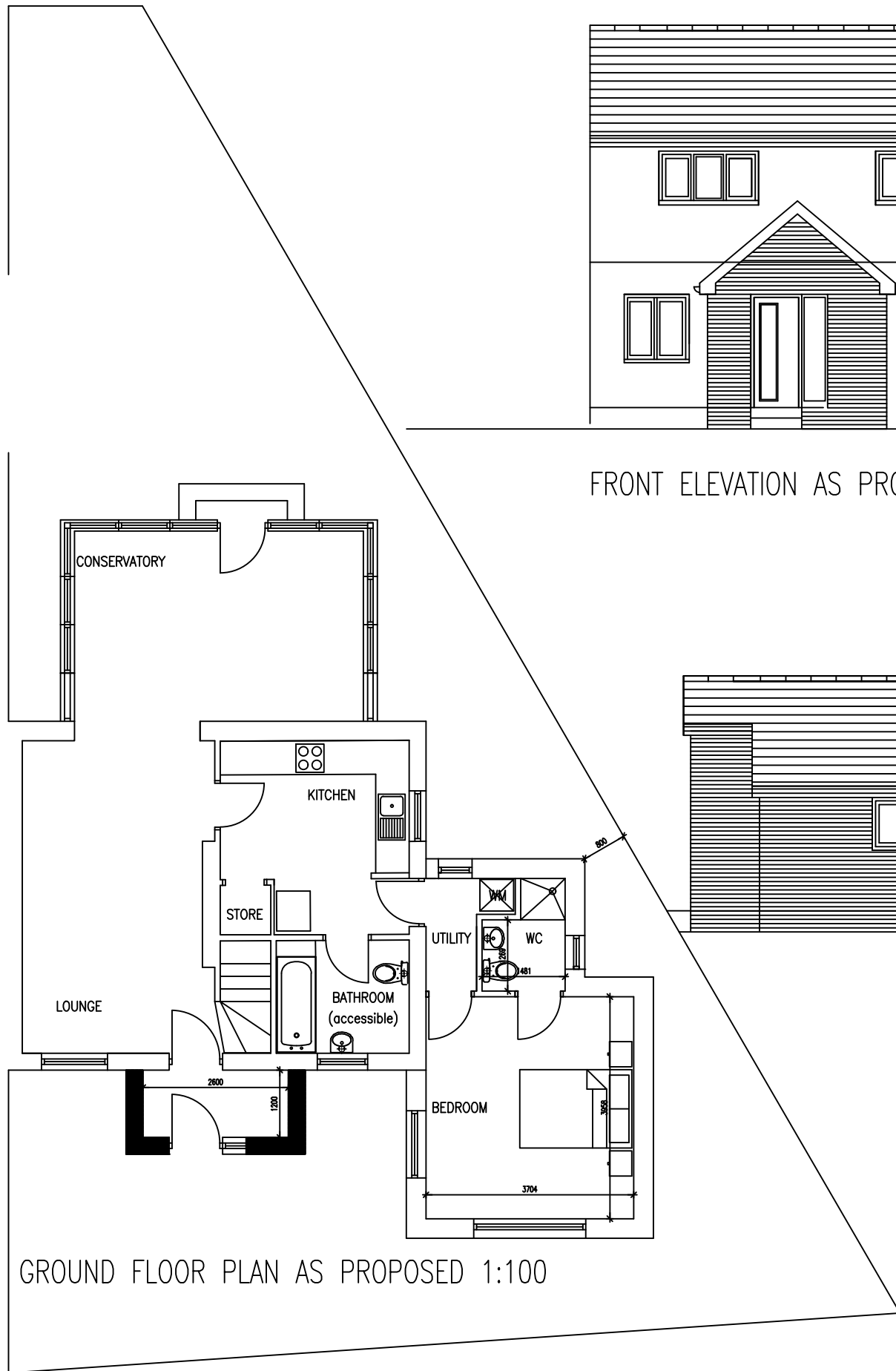


REAR ELEVATION AS EXISTING 1:100

SIDE ELEVATION AS EXISTING 1:100



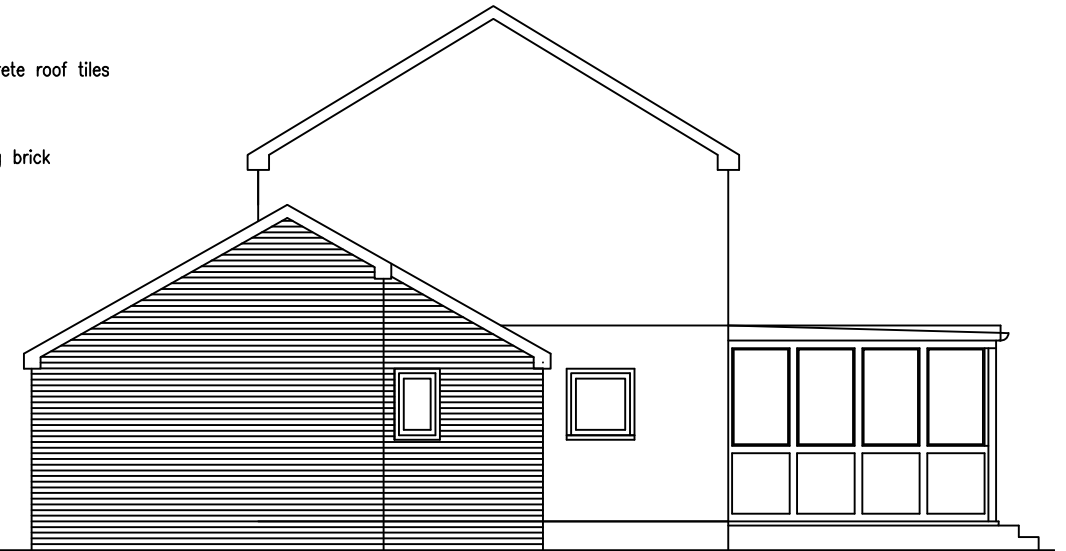
PROPOSED EXTENSION TO 86 ADAMTON ESTATE MONKTON	
	DRAWING NO - 02



GROUND FLOOR PLAN AS PROPOSED 1:100



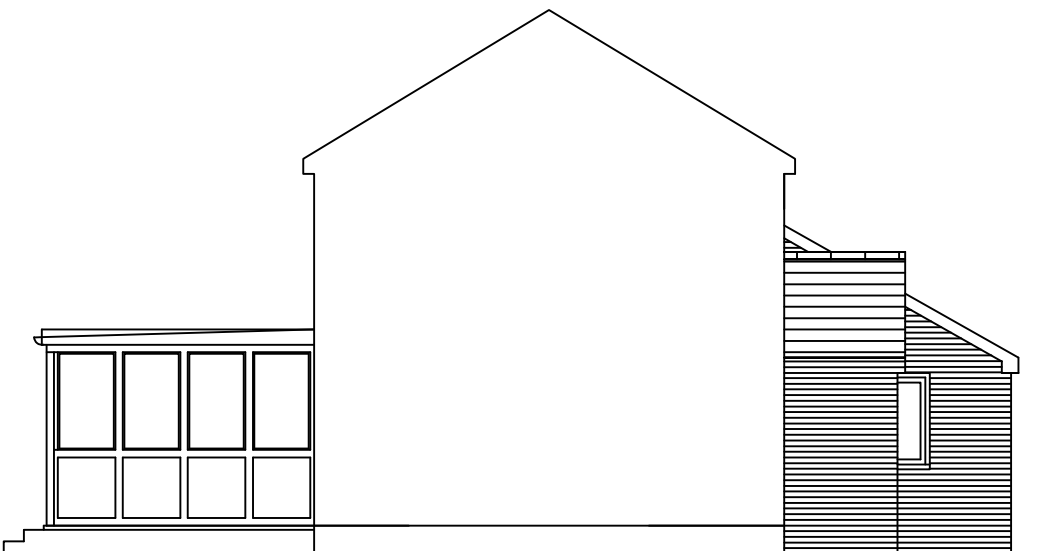
FRONT ELEVATION AS PROPOSED 1:100



GABLE ELEVATION AS PROPOSED 1:100

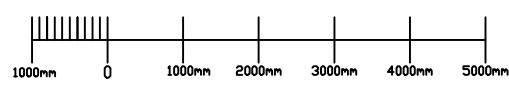


REAR ELEVATION AS EXISTING 1:100



SIDE ELEVATION AS PROPOSED 1:100

Roof Finish - Grey concrete roof tiles
 Windows - Grey upvc
 Walls - White grey facing brick



PROPOSED EXTENSION TO 86 ADAMTON ESTATE MONKTON	
	DRAWING NO - 03

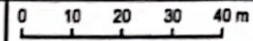


Registers of Scotland
ros.gov.uk

Registers of Scotland

Pre Registration Plan Report

Scale: 1:1,250 @ A4



Reference number: 5821941AYR

Date: 23/07/2018



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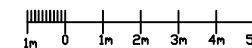




SITE PLAN AS EXISTING 1:200



SITE PLAN AS PROPOSED 1:200



PROPOSED EXTENSION TO 86 ADAMTON ESTATE MONKTON	
	DRAWING NO - 01

Place Directorate

Service Lead – Planning and Building Standards: Craig Iles

Planning Service, County Buildings, Wellington Square, Ayr, KA7 1DR

www.south-ayrshire.gov.uk/Planning/

Tel: 01292 616 175

Email: dianne.lewis@south-ayrshire.gov.uk

Our Ref: 22/00367/APP

Date: 25 August 2022



Mrs Caroline Adams
86 Adamton Estate
Monkton
KA9 2SQ

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

PROPOSAL: Alterations and extension to dwellinghouse
SITE ADDRESS: 86 Adamton Estate Monkton South Ayrshire KA9 2SQ

With reference to your Application for Planning Permission, I enclose a copy of the Decision Notice refusing permission. This Decision Notice should be read in conjunction with our [Guidance Note for Planning Decisions](#).

The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above. You may find the Report of Handling (otherwise entitled 'Delegated Report') of particular interest, as this sets out an assessment of the application and an explanation for the decision taken.

If you require further information in respect of your decision notice, please contact Ms Dianne Lewis by telephoning 01292 616 175 or by emailing dianne.lewis@south-ayrshire.gov.uk.

Yours faithfully,

Craig Iles

Craig Iles
Service Lead – Planning and Building Standards

Encs.

REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)

Ref No: 22/00367/APP

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

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

To: **Mrs Caroline Adams**
86 Adamton Estate
Monkton
KA9 2SQ

With reference to your **Application for Planning Permission** dated **25th April 2022**, under the aforementioned Regulations, for the following development, viz:-

Alterations and extension to dwellinghouse

at: **86 Adamton Estate Monkton South Ayrshire KA9 2SQ**

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

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 LDP Policy: Sustainable Development and LDP Policy: Rural Housing, and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions and Rural Housing, by reason that the siting and scale of the proposed extension is not considered to be subsidiary to the original dwellinghouse; is considered to be visually prominent and shall dominate the character and appearance of the original dwellinghouse; and is not characteristic of development in the locality.
- (2) That the development proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Rural Housing, 'Land Use and Transport' and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions, by reason that no off road parking spaces are provided and therefore, the proposals would result in an increased demand for on-street parking and congestion which would impede the free flow of traffic within public road limits, to the overall detriment of road safety, and residential amenity at this location.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** LOCATION PLAN

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

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

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

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

Dated: 25th August 2022

Craig Iles

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Craig Iles
Service Lead – Planning and Building Standards

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

NOTICE TO ACCOMPANY REFUSAL OR GRANT OF PERMISSION WITH CONDITIONS

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

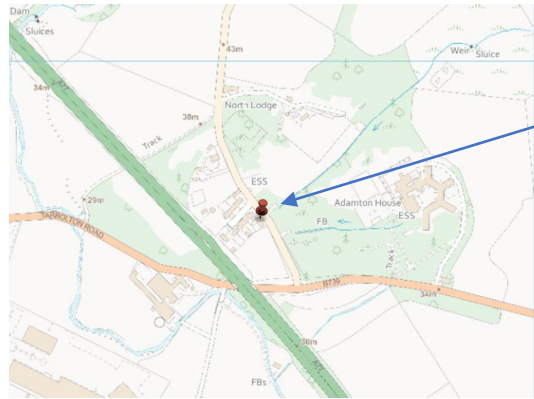
- (1) If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for, or grant permission or approval subject to conditions, the applicant may require the Planning Authority to review the case under Section 43A of The Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Information on how to require a review can be obtained from the address and contact details below. Any notice of review submitted should also be addressed to:

South Ayrshire Council
Planning Service
County Buildings
Wellington Square
Ayr
KA7 1DR
Tel: 01292 616 107
e-mail: Planning.development@south-ayrshire.gov.uk
website: www.south-ayrshire.gov.uk/Planning/

- (2) If permission to develop land is refused or granted subject to conditions, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of The Town and Country Planning (Scotland) Act 1997.
- (3) In certain circumstances, a claim may be made against the Planning Authority for compensation, where permission is refused or granted, subject to conditions by the Scottish Ministers. The circumstances in which such compensation is payable are set out in Section 77 of The Town and Country Planning (Scotland) Act 1997.
- (4) Where permission is being granted in respect of any building or premises which are open to the public, attention is hereby drawn to the applicant's duty, in terms of Sections 4, 5, and 7 to 8A of The Chronically Sick and Disabled Persons Act 1970, to include, where reasonable and practicable provision for the needs of the disabled. (Ref. Section 45 of The Town and Country Planning (Scotland) Act 1997).

Attention is also drawn to The Equality Act 2010 which may impose further obligations on developments.

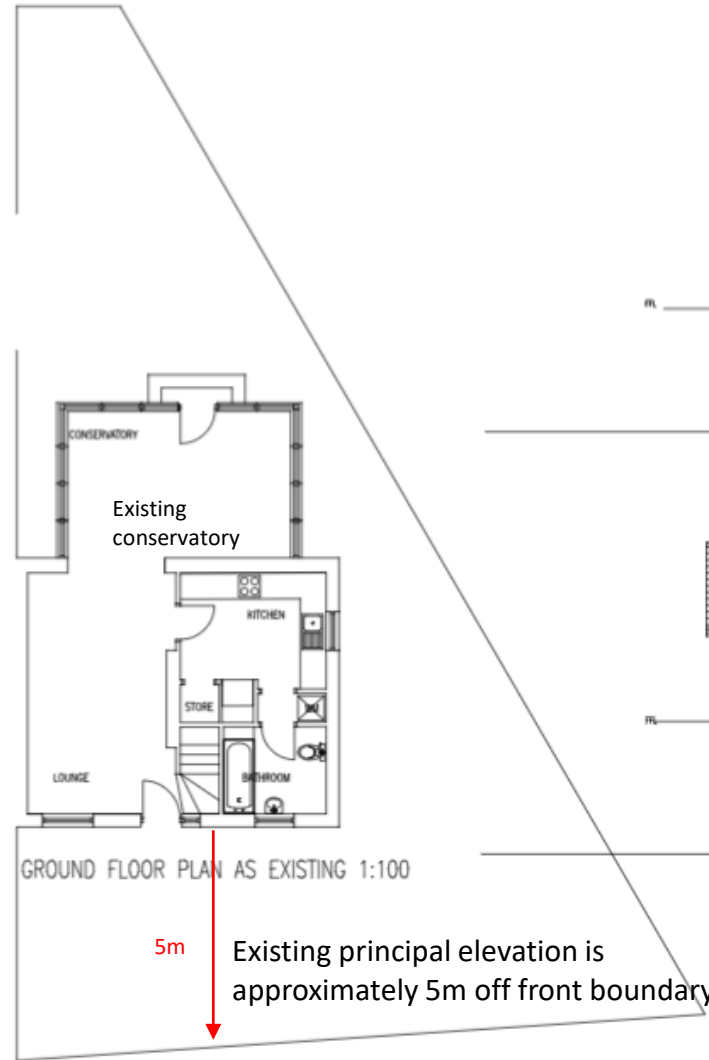
22/00367/APP - APPLICATION OFFICERS PHOTOGRAPHS LOCATION PLAN, EXISTING AND PROPOSED SITE PLANS



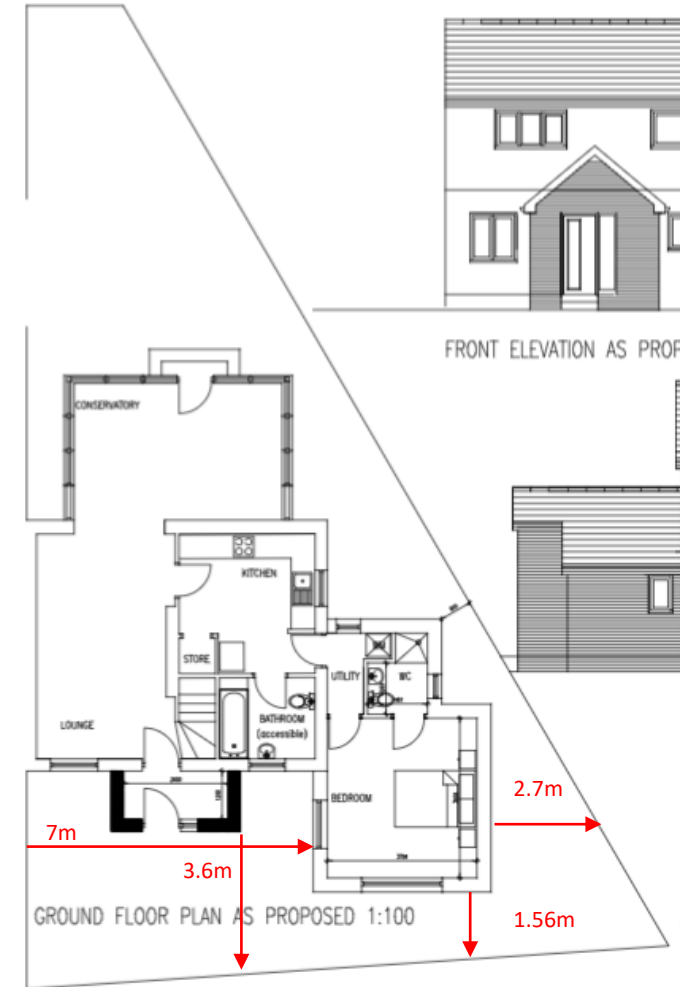
Application site in context



Application site noted in red

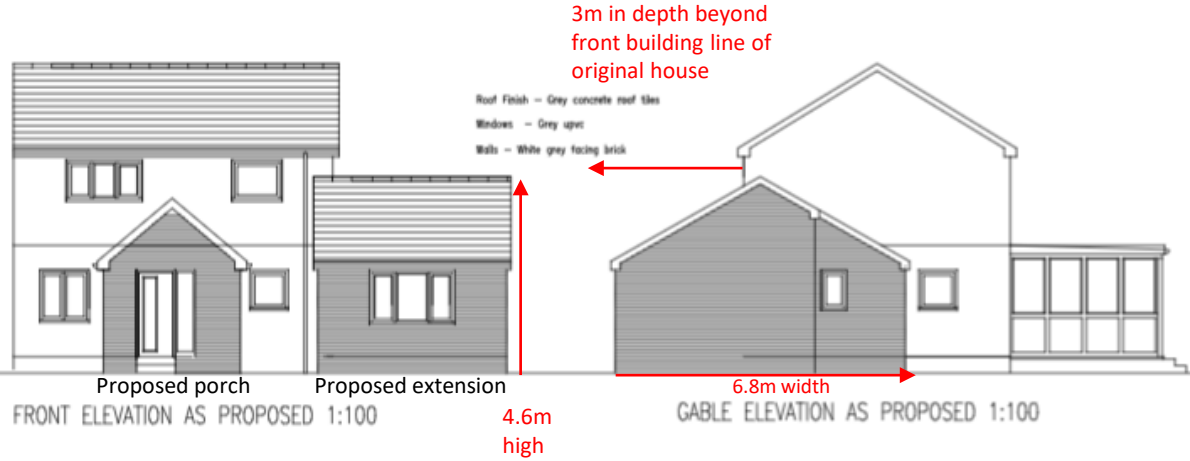
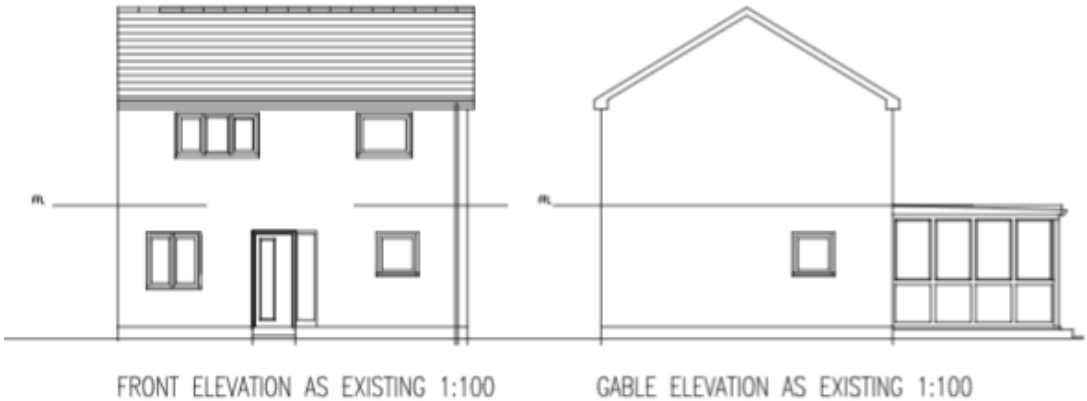


27



Principal elevation of proposed extension is approximately 1.56m off front boundary at its closest point

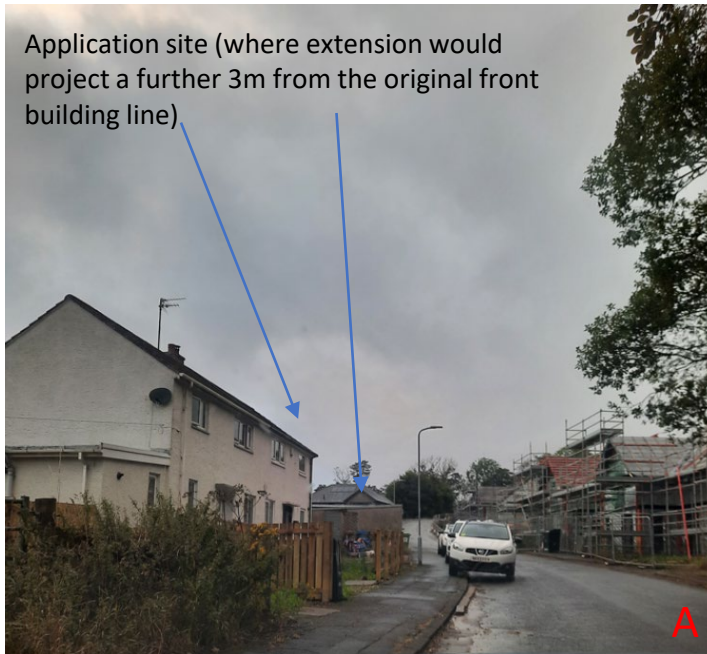
EXISTING AND PROPOSED ELEVATIONAL PLANS



When viewed from entrance to Adamton Estate (Southern elevation)

Officer Site Photos

Application site from entrance to Adamton Estate





Contact: [REDACTED]

ARA Case Officer: AP

Planning Case Officer: D L [REDACTED]

Planning Application No: 22/00367/APP

Location: 86 Adamton Estate, Monkton

Date Received: 12/08/2022

Date Returned: 16/08/2022

Recommendation: Refuse

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):

The proposed development looks to remove a parking space associated with the dwelling without evidence of relocating the space within the curtilage of the site area. As such the ARA recommend refusal until such time as a plan is provided showing the existing number of parking spaces retained within the existing site area. The proposed parking layout should comply with the standards as set out in the National Roads Development Guide.

Case Officers Draft Conditions and Reasons

Draft Conditions;

- 1) That the development hereby permitted must be begun within three years of the date of this permission.
- 2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- 3) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Class(es) 1A-3E shall be undertaken without the prior written permission of the Planning Authority.

Reasons;

- 1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- 2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- 3) To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.