

**SOUTH AYRSHIRE COUNCIL****LOCAL REVIEW BODY****NOTE OF CURRENT POSITION**

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

<b>Appointed Officer's Decision:</b>	Refusal
<b>Date Notice of Review Received:</b>	20 October 2022

<b>Current Position:</b>	The review being continued to the meeting of the Local Review Body on 14 March 2023 for further consideration and decision.
<b>Documentation:</b>	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 36 – Planning Application and Supporting Information Pages 37 to 38 – Decision Notice Pages 39 to 43 – Case Officer Photos Pages 44 to 52 – Interested Party Correspondence Pages 53 to 54 – Draft Conditions
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	Site Visit carried out on Friday 10 March 2023.
<b>Dated:</b>	8 March 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/>

<b>Reference No:</b>	22/00324/APP
<b>Site Address:</b>	Land Adjacent To Meadowhead Farm C119 From Council Boundary East Of West Mossie To Council Boundary North Of Craigie Craigie South Ayrshire KA1 5LT
<b>Proposal:</b>	Erection of dwellinghouse
<b>Recommendation:</b>	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 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 it's 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

<b><i>Decision Agreed By:</i></b>	<i>Appointed Officer</i>
<b><i>Date:</i></b>	<i>21 July 2022</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto: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 &amp; 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"/>
--

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

19<sup>th</sup> 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.



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto: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        100551024-001

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

A997/JKM

3<sup>rd</sup> March 2022

**Proposed New House**  
**Land at Meadowhead Farm,**  
**Craigie**

**SUPPORTING STATEMENT**

**History**

We are aware of the planning history of this site having been the Agent for the previous application reference 21/00016/APP. The application was withdrawn to allow various issues to be addressed or clarified as follows:-

1. *'Business cannot operate without continuous on site attendance'* - the Labour Report from SAC Consulting has been updated and forms part of this submission which clarifies the land ownership and still shows the need for a farm worker on site at all times.
2. *'existing buildings provide potential for on site accommodation'* - all buildings in the client ownership are now clearly shown and their uses stated. This shows there are no such opportunities. The adjacent houses are confirmed within private ownership.
3. *'siting of proposed house'* - this has been moved down the field but to also allow for future expansion of the business that the on site house would facilitate. It still doesn't break the skyline given the rising nature of the surrounding ground and tree belt. It is also now positioned so as to relate better to the existing group of buildings which we believe consolidates the grouping of the buildings.
4. *'potential to re-site the house to the West or North-West of the existing buildings'* - we have clarified the land ownership and confirm these fields aren't owned therefore this isn't possible although we appreciate the feedback. We believe the point above provides the same outcome albeit at the East of the grouping.

**Proposal**

A new house is proposed as per attached drawings which seeks to illustrate how the house would sit on the site and within the grouping of buildings. The external finishes are entirely to suit the design guidance of natural slate, wet dash render and sash and case appearance windows and these weren't raised previously therefore we assume their acceptance.

**Roads & Access**

There was a suggestion that access should be taken via the existing access and shared area however BP02 seeks to show how this would be difficult for several reasons namely safety, 3<sup>rd</sup> party land, conflict with machinery and impracticality.

We note that Ayrshire Roads Alliance didn't respond to the previous application that we are aware of however we still believe the proposed access works better as it addresses the issues above.

### **Cluster**

We note the Policy for clusters of 2 or more houses in the rural area and we feel the new position allows this Policy to be considered. As noted, beforehand, although the new house is at the opposite side of the existing dwellings we believe it does relate well to the building grouping. The rotation of the house also assists in providing a more rural feel to the grouping.

### **Landscaping**

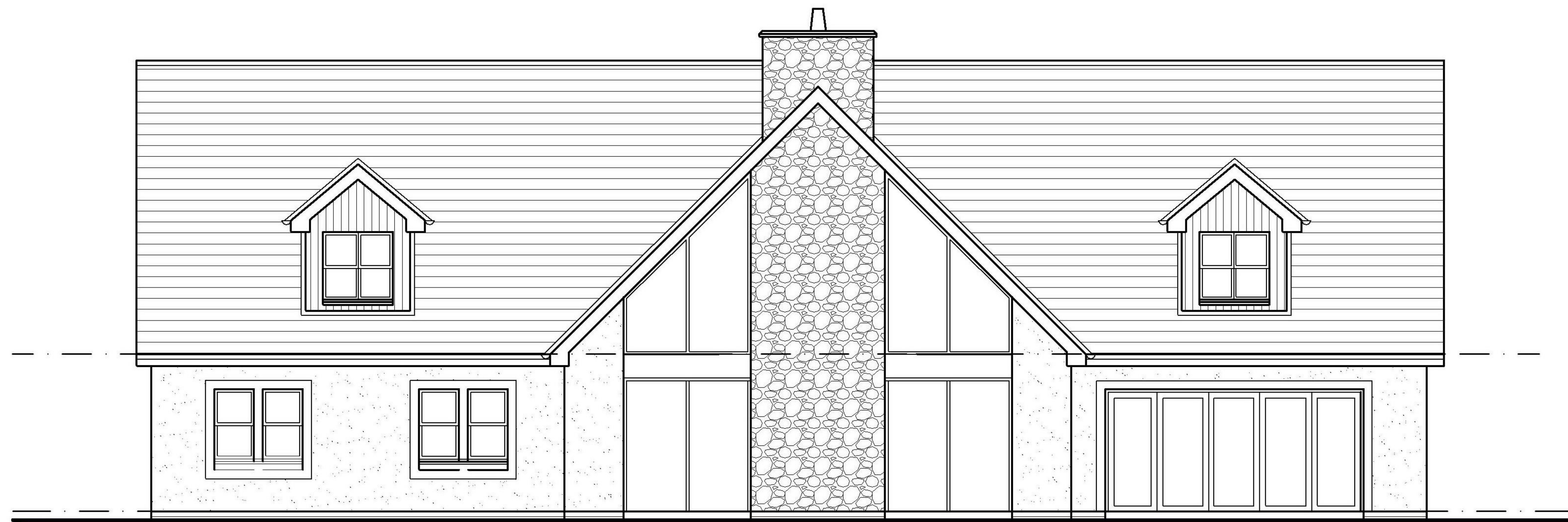
Landscaping and boundary treatments will be crucial in making the above grouping and cluster work properly in the landscape setting. This can be discussed and agreed with conditions should there be a positive outcome.

### **Summary**

We believe the above justifies this site for residential use and there are no material considerations against it.



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



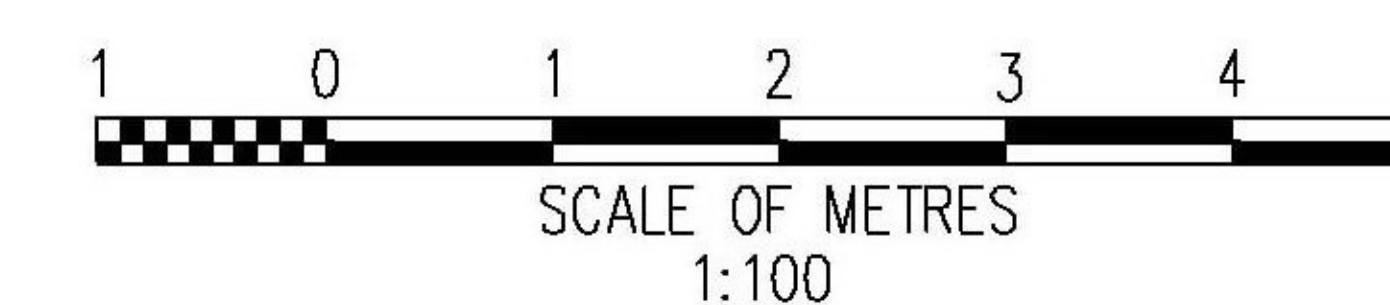
SOUTH EAST ELEVATION



NORTH EAST ELEVATION


**EXTERNAL FINISHES**

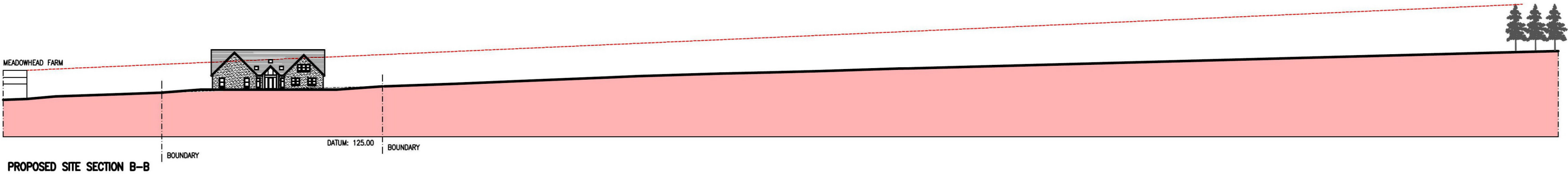
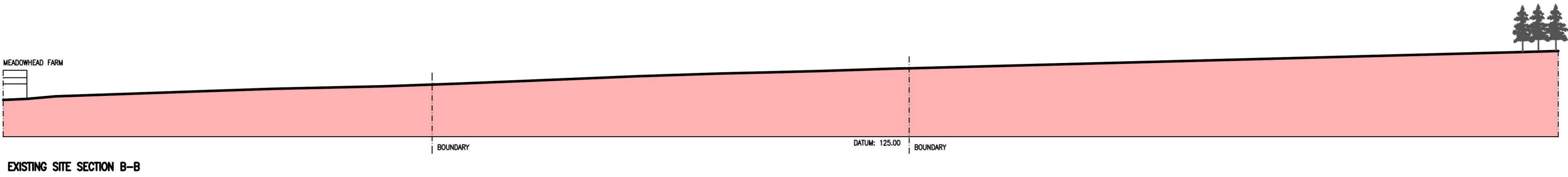
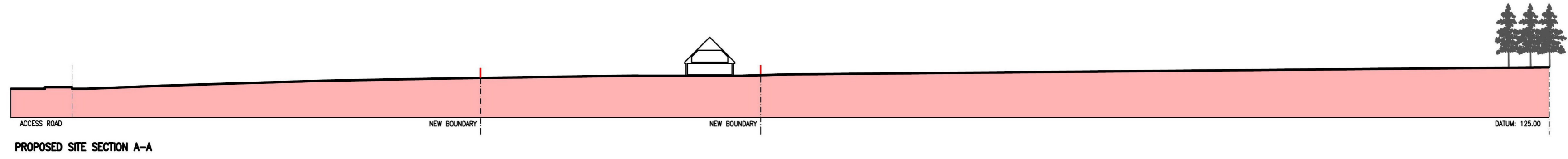
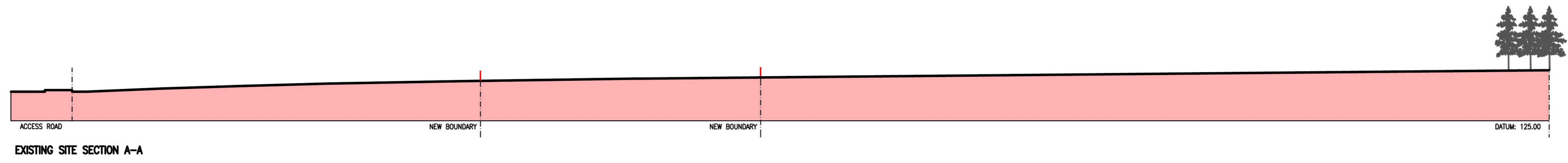
- NATURAL SLATE TO ROOF
- WHITE P.V.C. SOFFIT AND FASCIA
- U.P.V.C. WINDOWS
- DRY DASH RENDER
- NATURAL STONE AS SHOWN
- VERTICAL TIMBER CLADDING AS SHOWN
- OBSCURE GLASS TO BATHROOMS AND ENSUITES



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: <b>R &amp; D CRERAR</b>	
PROJECT: <b>PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK</b>	
 <span style="font-size: small;">8 Banfield Drive Cumnock KA18 1AS t: 07793 099 736 e: mj@jkm-consultancy.com</span>	
DRAWING: <b>PROPOSED ELEVATIONS</b>	
DRAWING No: <b>A997-P03</b>	REV: —
SCALE: <b>1/100 @ A2</b>	DATE: <b>DECEMBER 2020</b>
STATUS: <b>PLANNING</b>	



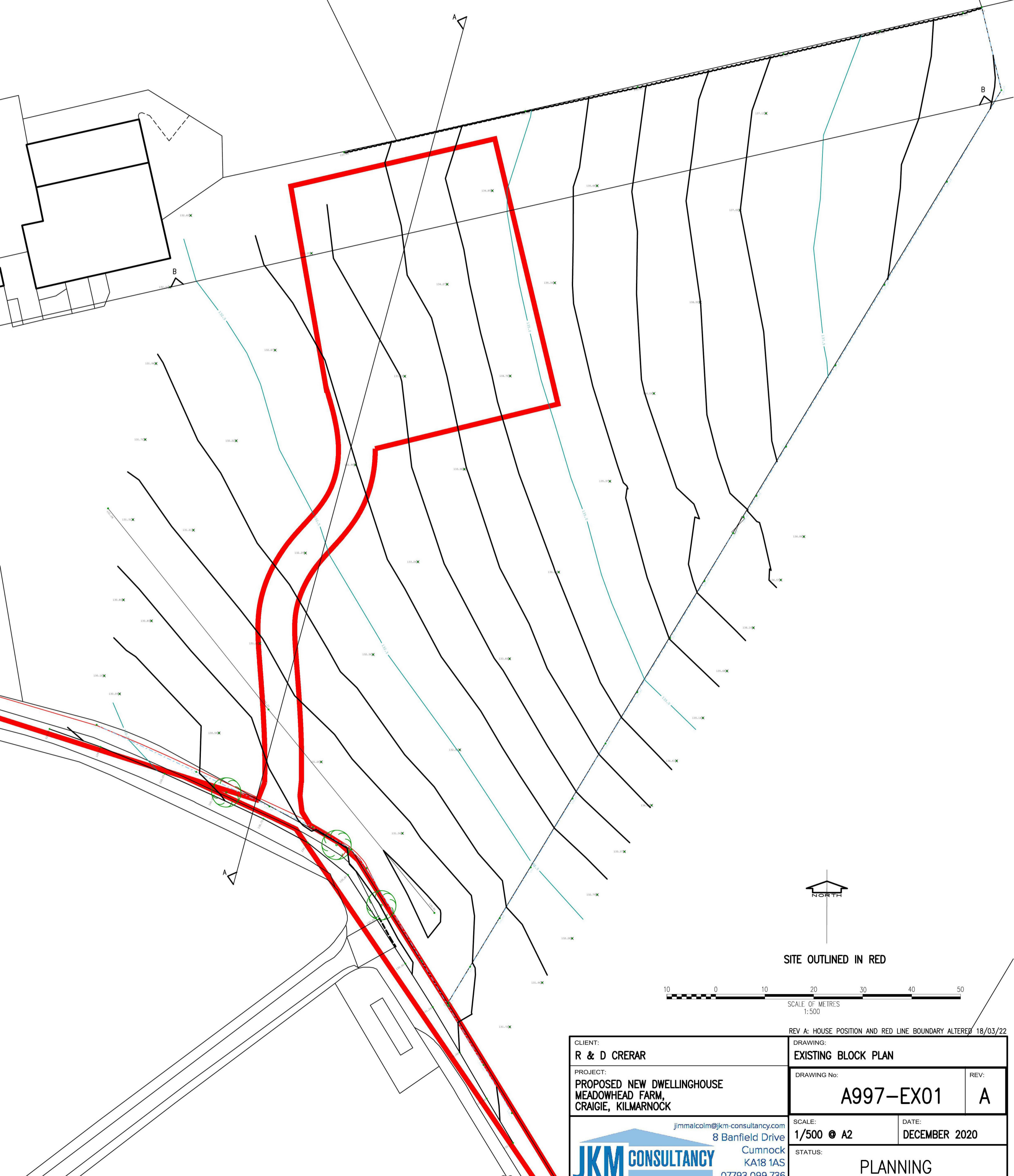
SOUTH AYRSHIRE COUNCIL

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.

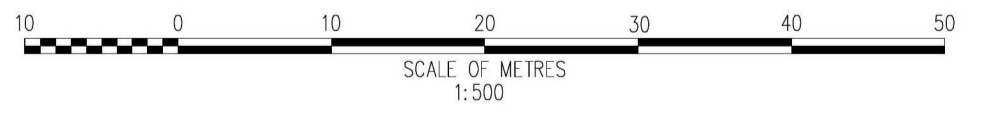
CLIENT: <b>R &amp; D DEVIN CRERAR</b>		DRAWING: <b>EXISTING &amp; PROPOSED SITE SECTIONS</b>	
PROJECT: <b>PROPOSED NEW DWELLINGHOUSE MEADOWHEAD FARM, CRAIGIE, KILMARNOCK</b>		DRAWING No: <b>A997-S01</b>	REV: <b>A</b>
Jimmie Colmiston 8 Banfield Drive Cumnock KA18 1AS 07793 099 736		SCALE: <b>1/500</b>	DATE: <b>DECEMBER 2020</b>
STATUS: <b>PLANNING</b>		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.

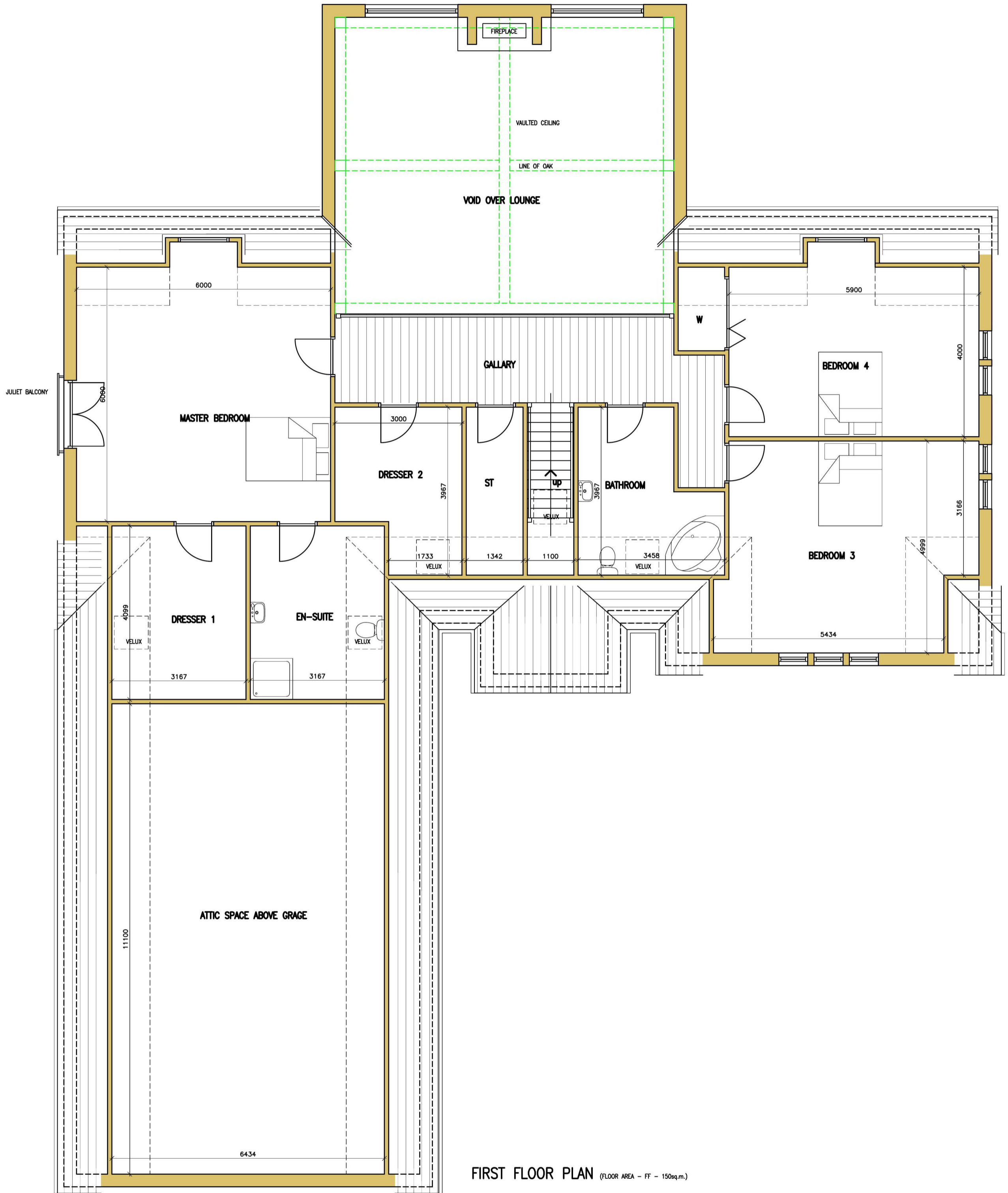


SITE OUTLINED IN RED



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

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

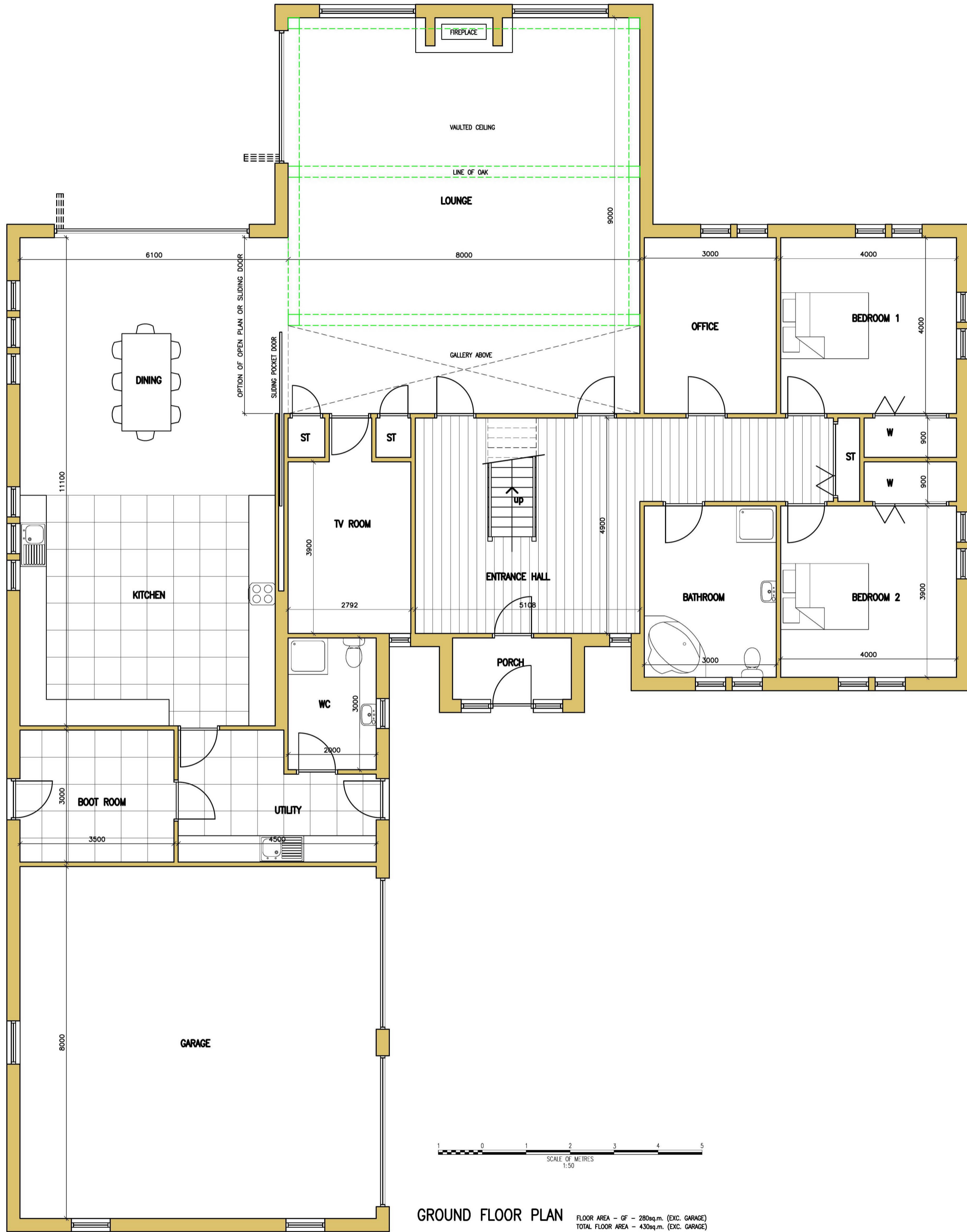


SOUTH AYRSHIRE COUNCIL

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





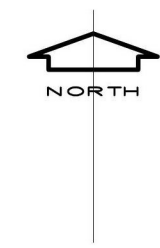
**SOUTH AYRSHIRE COUNCIL**

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

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**

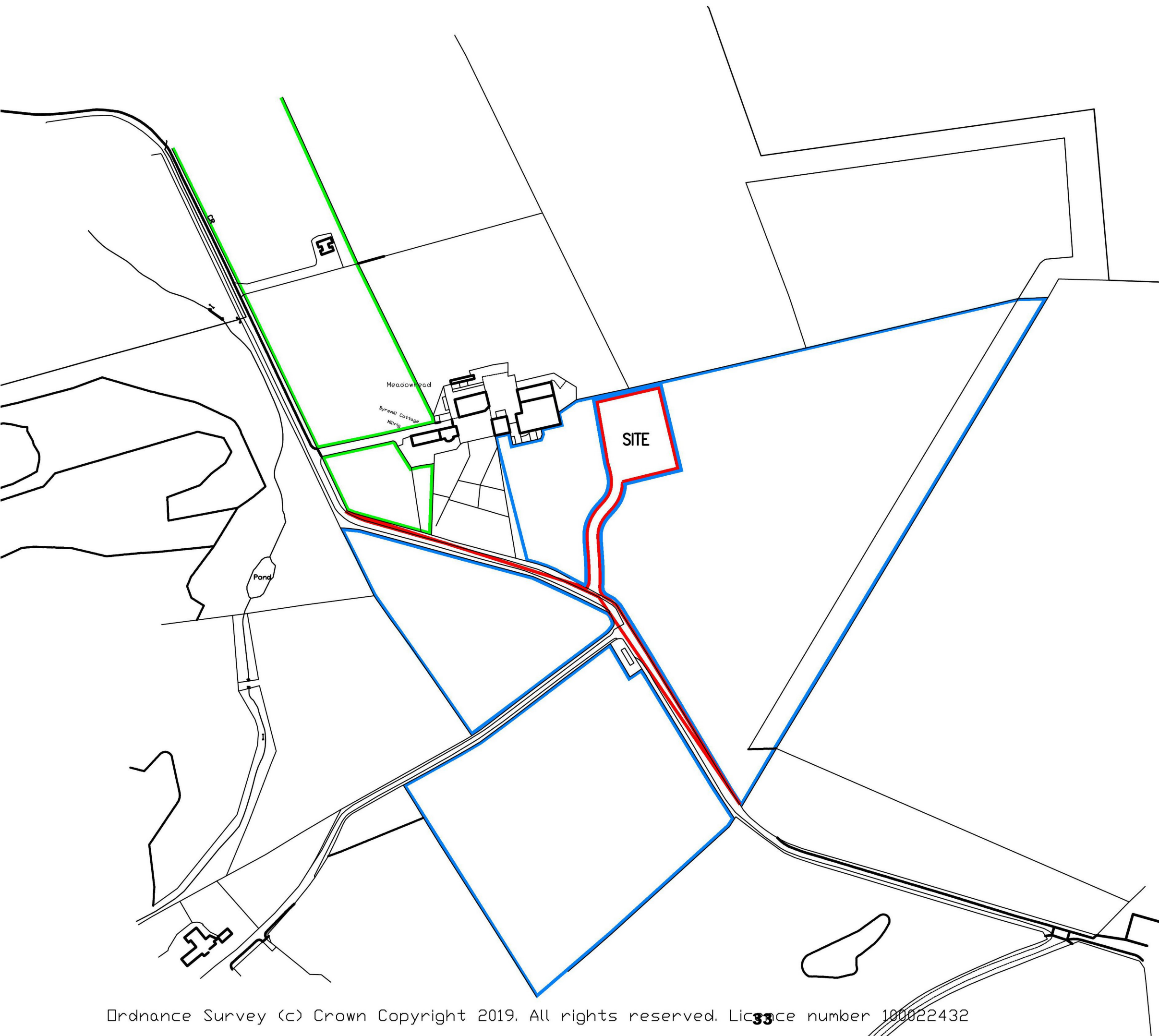
jimmalcolm@jkm-consultancy.com  
 8 Banfield Drive  
 Cumnock  
 KA18 1AS  
 07793 099 736

DRAWING:  
**LOCATION PLAN 02**

DRAWING No: <b>A997-LP2</b>	REV: <b>A</b>
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SCALE: <b>1/2500 @ A3</b>	DATE: <b>DECEMBER 2020</b>
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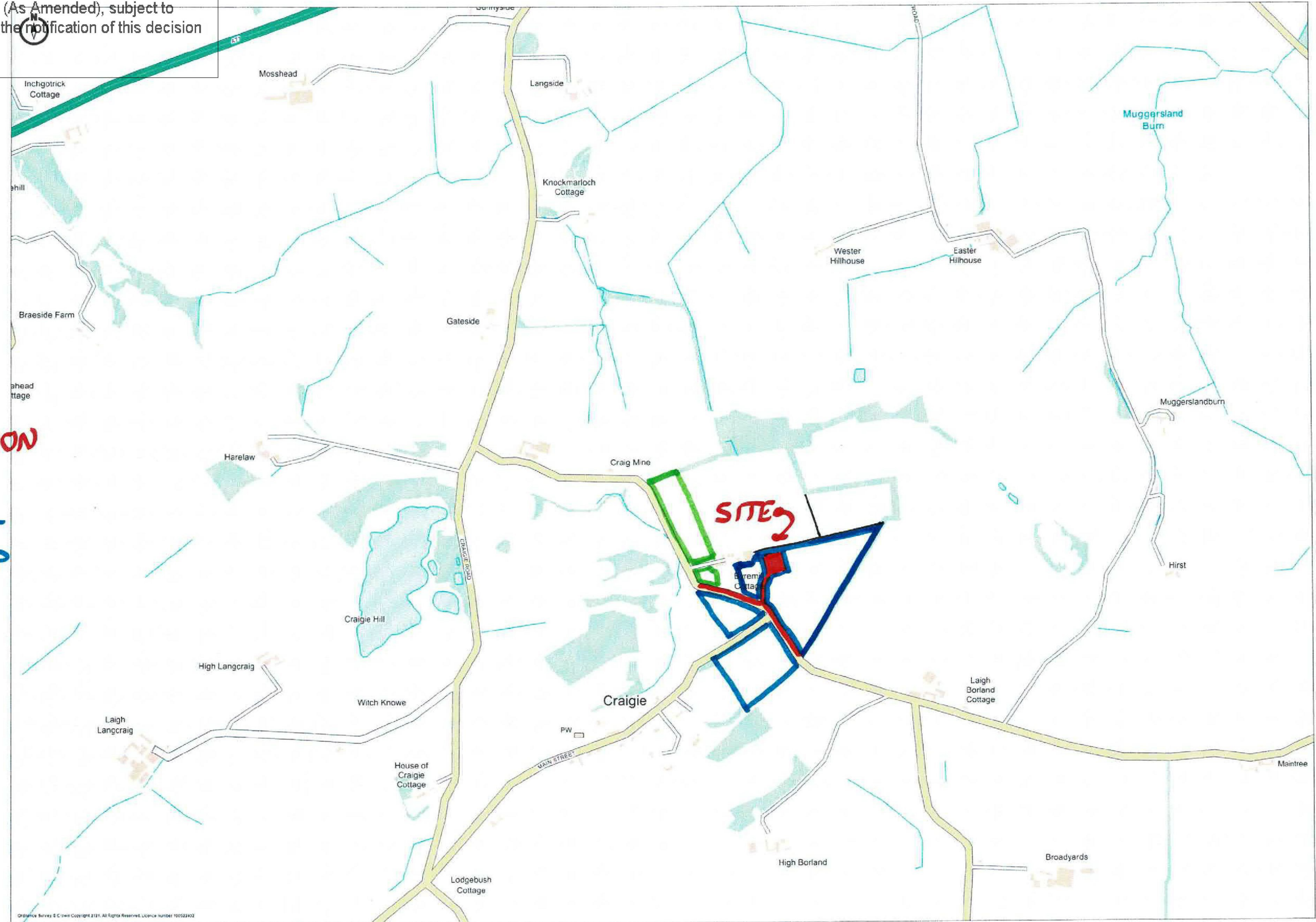
STATUS:  
**PLANNING**



# 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  
Ordnance Survey © Crown Copyright 2021. All Rights Reserved.  
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

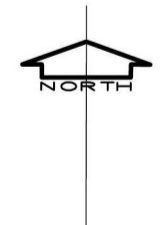
3No. PARKING SPACES WITH TURNING AREA TO ALLOW ACCESS AND EGRESS BY FORWARD GEAR AT ALL TIMES ALL TO BE AGREED WITH ROADS DEPARTMENT

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

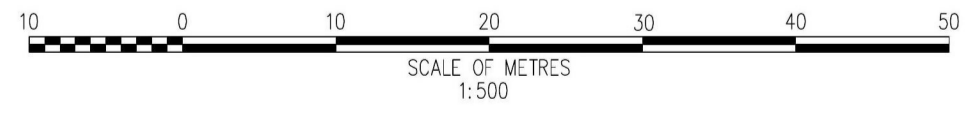
SUSTAINABLE URBAN DRAINAGE SYSTEM TO BE UTILISED WITH REGARD TO SURFACE WATER IN ACCORDANCE WITH SCOTTISH WATER, SCOTTISH ENVIRONMENT PROTECTION AGENCY AND ROADS DEPARTMENT RECOMMENDATIONS

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


**SITE AREA – 3,067m<sup>2</sup> (0.3 Hectare)**



**SITE OUTLINED IN RED**

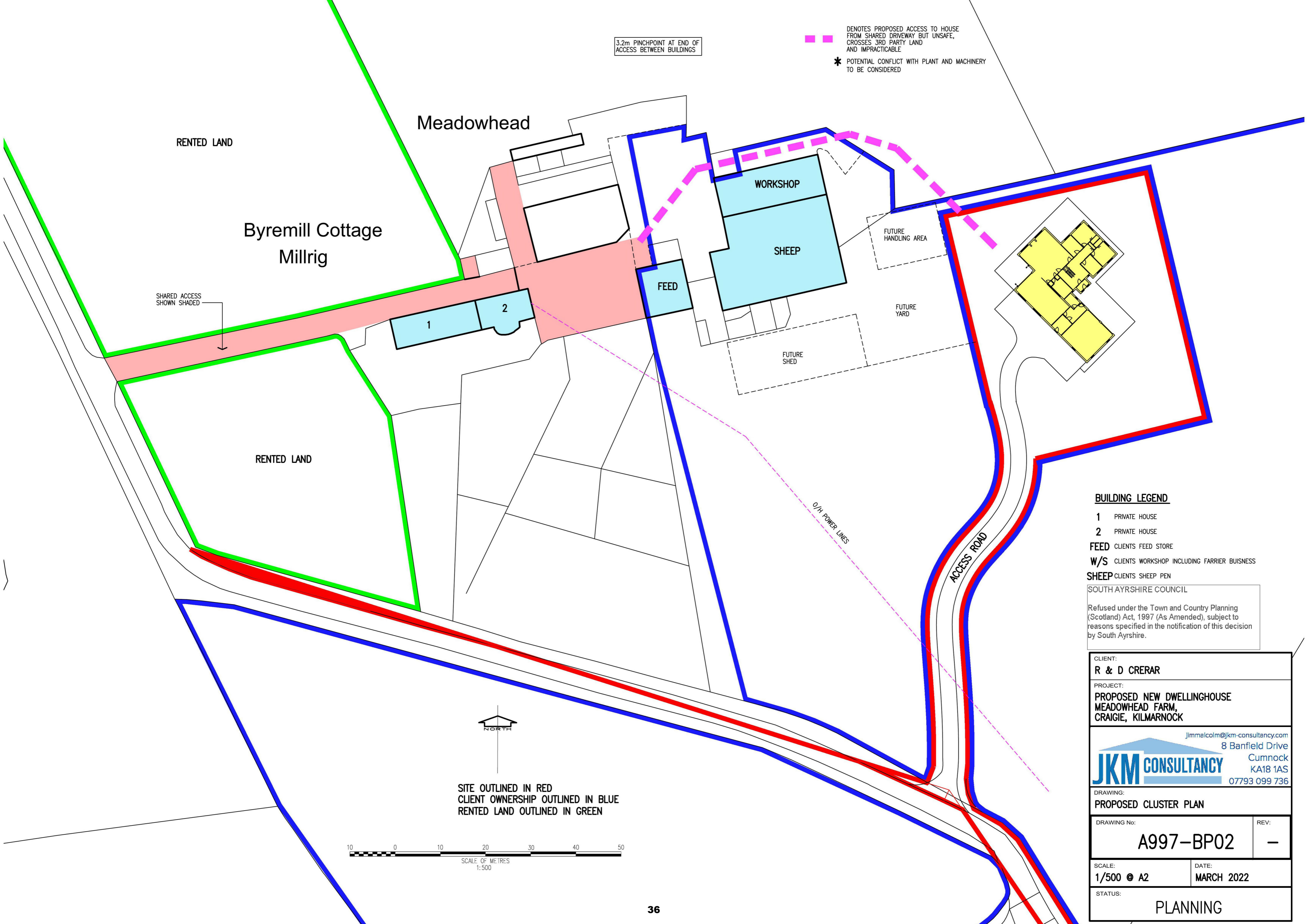


REV A: HOUSE POSITION AND RED LINE BOUNDARY ALTERED 18/03/22

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

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

1  
2

FEED

WORKSHOP

SHEEP

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**

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

**JKM CONSULTANCY**

DRAWING:  
**PROPOSED CLUSTER PLAN**

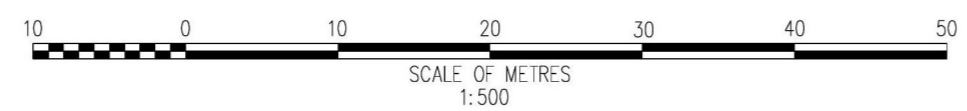
DRAWING No: **A997-BP02**      REV: **-**

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

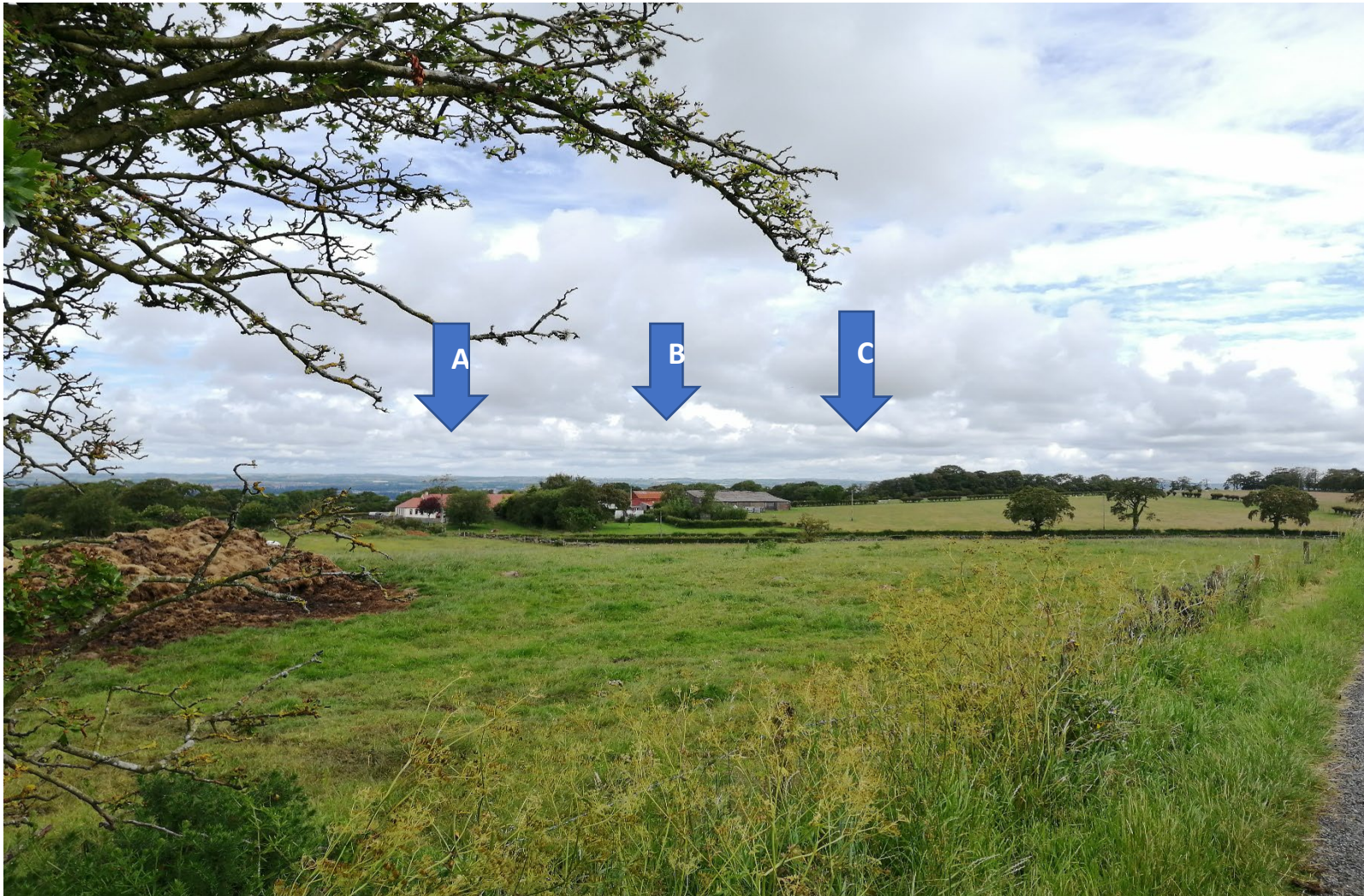
The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

**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](mailto:sw@sisplan.co.uk)
  - ▶ [www.sisplan.co.uk](http://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](http://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](mailto: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](http://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](mailto: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](http://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.**

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## **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 subdivision 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](mailto:sw@sisplan.co.uk)

[www.sisplan.co.uk](http://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.