

APPENDIX 6

07/0708/FL

Bill Walkinshaw,
Head of Democratic Services
East Ayrshire Council

(FAO Christine Baillie)

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2008.
Application Ref: 07/0708/FL for the Erection of Two Dwellings

At its meeting on 31 January 2011, the Local Review Body requested a written submission from the Head of Planning and Economic Development as to whether the above application site constituted a "brown field" site.

The following comments address that request.

When the application was determined by officers, consideration was given to the applicability of policy RES 12 of the now Adopted East Ayrshire Local Plan which in principle is supportive of individual new houses within the Rural Diversification Area subject to certain criteria. These criteria include the site having being an area of derelict or brownfield land and the development being limited to a single house. The definition of brownfield includes land which has previously been developed and which may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings. Following a site inspection, the site was not considered as being brownfield.

Wellhill is shown in the submissions now made to the Review Body as having been the site of a brick and tile works up until 1897. Separately, officers have checked old Ordnance Survey maps which since then illustrate the gradual loss of structures on the site over time such that now it is almost entirely devoid of above surface remains.

Notwithstanding the submissions and following a further assessment of the site by officers, it is considered that the extent to which the site has regenerated over some 40 or so years with shrubs and trees present, has resulted in it reading as a naturalised element of the surrounding landscape.

It remains the view of officers that the site is not brownfield land. Furthermore it is noted that Policy RES 12 is applicable to single houses and that the proposal subject to review is for two dwellings. Consequently RES 12 would not be supportive of the proposal on this basis as well.

A copy of this response has been issued to the applicant.

Yours faithfully,

David Morris

Development Management Manager