

## **EAST AYRSHIRE COUNCIL**

**NORTHERN LOCAL PLANNING COMMITTEE: 4 JUNE 2010**

**10/0451/PP: PROPOSED INSTALLATION OF A NEW MODULAR  
BUILDING TO FORM A WELFARE FACILITY  
AT GAUCHALLAND ROADS DEPOT, AYR ROAD, GALSTON  
BY EAST AYRSHIRE COUNCIL**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 The proposal comprises the erection of a two storey modular type building partially on the footprint of an existing corrugated iron dome shaped building which will be removed. The proposed building is to be utilised as an office and canteen and includes changing facilities for the work force based at this roads depot. The building is flat roofed and measures 24 metres long by 12 metres wide, excluding the ramped access.

#### **2. RECOMMENDATION**

**2.1 It is recommended that the application be approved.**

#### **3. CONCLUSIONS**

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies in the Development Plan. The material considerations do not indicate that the application should be refused as it is in compliance with the Alteration to the East Ayrshire Local Plan and no issues have been raised by any consultee.

#### **CONTRARY DECISION NOTE**

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Full Council as it would not be a significant departure from Council Policy.

**Alan Neish**  
**Head of Planning and Economic Development**

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

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### 10/0451/PP: PROPOSED INSTALLATION OF A NEW MODULAR BUILDING TO FORM A WELFARE FACILITY AT GAUCHALLAND ROADS DEPOT, AYR ROAD, GALSTON BY EAST AYRSHIRE COUNCIL

#### Report by Head of Planning and Economic Development

#### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land to which the application relates.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a depot area incorporating various buildings including a large salt dome. The depot site is approximately 1.5 hectare in area and is bounded to the north by a public right of way and agricultural ground and to the south, east and west by agricultural ground. Access to the site is taken from the east off the A719 Ayr Road.

2.2 **Proposed Development:** The proposal comprises the erection of a two storey modular type building partially on the footprint of an existing corrugated iron dome shaped building which will be removed. The proposed building is to be utilised as an office and canteen and includes changing facilities for the work force based at this roads depot. The building is flat roofed and measures 24 metres long by 12 metres wide, excluding the ramped access.

#### 3. CONSULTATIONS RECEIVED

3.1 Roads and Transportation Service, SEPA and Galston Community Council have no objections to the proposal.

*Noted.*

3.2 Environmental Health, Scottish Water, Access Panel and Estates Management have not responded at the time of writing.

*Noted.*

#### 4. REPRESENTATIONS

4.1 No letters of representation have been received in connection with this application.

#### 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the Adopted East Ayrshire Local Plan (EALP) (2003).

5.2 Policy SD 3 advises that development proposals within the Rural Protection Area will only be acceptable to the Council where it meets with set criteria.

***In this instance it is considered that the proposal meets with criteria (ii) of this policy which relates to a site specific locational need for the development. Given that the proposal is for the provision of welfare facilities and office accommodation in connection with the existing use of the site as a roads depot, the proposal has a site specific locational need.***

#### 6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principle material considerations relevant to the determination of this application are the Alteration to the East Ayrshire Local Plan, consultation responses, the site planning history and the impact on the amenity of the area.

##### Alteration to the East Ayrshire Local Plan

6.2 Policy SD 5 advises that development proposals outwith settlement boundaries will only be acceptable if they meet with one or more set criteria.

***It is considered that the proposal meets with criteria (ii) in that it contributes to rural diversification as the site is currently utilised as a roads depot and the new facility is being provided in connection with this use.***

##### Consultation Responses

6.3 No issues have been raised in the consultation process which warrant refusal of the application.

### Impact on the amenity of the area

6.4 The proposal is considered to be an improvement on the amenity of the area in terms of visual impact as it replaces an existing poorly designed building with a modern, fit for purpose building.

### Planning History

6.5 Application 00/0428/FL for the proposed erection of a salt dome and installation of a weighbridge was approved subject to conditions on 18 August 2000.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 Aside from funding the project, there are no financial implications for the Council relative to this application. In terms of legal implications, whilst the Council has a ground ownership interest, there is no requirement to refer this application to the Scottish Government under Circular 3/2009 "Notification of Planning Applications", should Members choose to grant consent.

## **8. CONCLUSIONS**

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report the proposal is considered to be in compliance with the applicable policies in the Development Plan. The material considerations do not indicate that the application should be refused as it is in compliance with the Alteration to the East Ayrshire Local Plan and no issues have been raised by any consultee.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved.**

### **CONTRARY DECISION NOTE**

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Full Council as it would not be a significant departure from Council Policy.

**Alan Neish**  
**Head of Planning and Economic Development**

FV/DVM  
26 May 2010

## **LIST OF BACKGROUND PAPERS**

1. Application forms and plans
2. Statutory Notices and Certificates
3. Adopted East Ayrshire Local Plan
4. Alteration to the East Ayrshire Local Plan with Modifications
5. Consultation responses
6. Application 00/0428/FL.

Anyone wishing to inspect the above papers should contact David Wilson, Acting Senior Planning Officer on 01563 576779.

TP24

**East Ayrshire Council**

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

**Application No: 10/0451/PP**

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Location	Gauchalland Roads Depot Ayr Road Galston East Ayrshire
Nature of Proposal:	Installation of a new modular building to form a welfare facility
Name and Address of Applicant:	EAC Roads Dept Roads Maintenance Rigg Road Lugar Cumnock KA18 3JQ
Name and Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

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Officer's Ref: David Wilson  
01563 576779

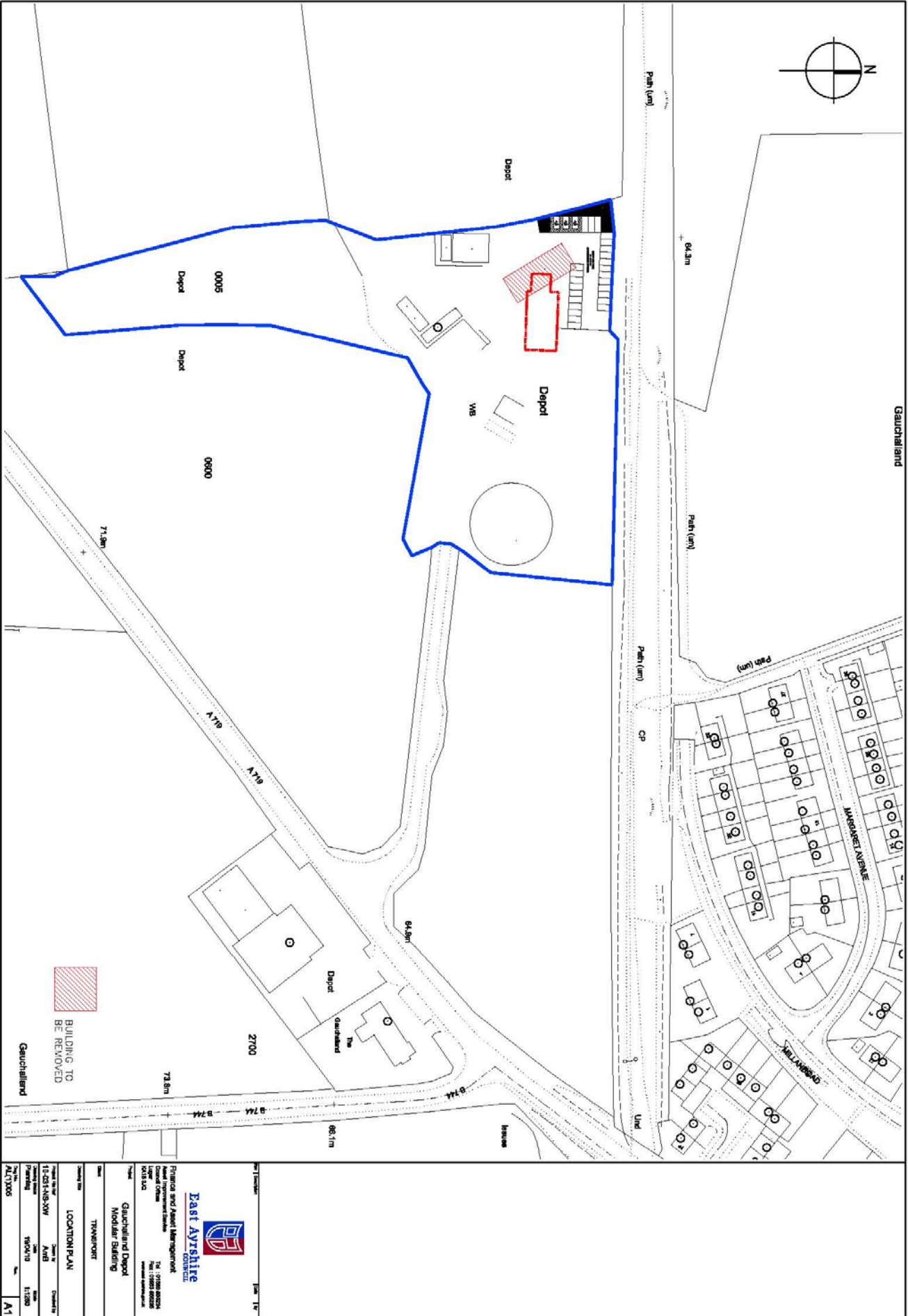
The above application for Planning Permission should be approved.

Reason for the Decision

The proposed development complies with the Development Plan and there are no material considerations which would justify refusing consent in this instance.



<p>Title/Location</p> <p><b>Gauchalland Depot</b></p> <p><b>Galston</b></p> <p><b>Application No. 10/0451/PP</b></p>	<p>East Ayrshire Council</p> <p>Planning &amp; Economic Development Division.</p> <p>6 Croft Street</p> <p>Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790 Fax: (01563) 576774</p> <p>E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a></p> <p>Com Date: 4/6/2010 Checked By</p>
<p>Key</p> <p> <b>Application Site</b></p>	<p style="text-align: center;"></p>



 BUILDING TO BE REMOVED

 <b>East Ayrshire</b> Council	
Planning and Asset Management Asset Management Centre 10015 SCA Glasgow G1 1JH Tel: 01843 85222 Fax: 01843 85223 Email: <a href="mailto:asset.management@east-ayrshire.gov.uk">asset.management@east-ayrshire.gov.uk</a>	
<b>Project Name</b> Gauchthailand Depot Modular Building	<b>Client</b> TOWNSPORT
<b>Project No</b> 11/0217463XV	<b>Scale</b> A4B3
<b>Drawn By</b> 15004/10	<b>Checked By</b> 11090
<b>Date</b> 14/1/2006	<b>Sheet</b> A1