

EAST AYRSHIRE COUNCIL

SPECIAL SOUTHERN LOCAL PLANNING COMMITTEE: 13 AUGUST 2010

**10/0246/PP: ERECTION OF GREENKEEPERS SHED
AT NEW CUMNOCK GOLF CLUB, OFF A76, NEW CUMNOCK
BY NEW CUMNOCK GOLF CLUB**

EXECUTIVE SUMMARY SHEET

Click for application details

<http://eplanning.east-ayrshire.gov.uk/online/centralDistribution.do?action=dispatch&caseType=Application&caseNo=10/0246/PP>

1. DEVELOPMENT DESCRIPTION

1.1 The proposal comprises the erection of a small greenkeepers shed measuring 8 metres by 10 metres with a ridge height of 3.7 metres. The proposed building is to be utilised for plant and equipment storage in connection with the existing golf course use. The building is proposed to be finished in green coloured cladding with a roller shutter door to the front.

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 also in compliance with the Alteration to the East Ayrshire Local Plan and will have no significant adverse impact on the amenity of the surrounding area

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 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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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 Southern 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 an area of ground of approximately 80m² located within the grounds of New Cumnock Golf Club and is adjacent to the club house and car park area. The site was previously the old prefabricated clubhouse building. The golf course is bounded to the north by the A76 public road, to the east and west by agricultural ground and to the south by the railway line. Access to the site is taken from the north off the A76.

2.2 **Proposed Development:** The proposal comprises the erection of a small greenkeepers shed measuring 8 metres by 10 metres with a ridge height of 3.7 metres. The proposed building is to be utilised for plant and equipment storage in connection with the existing golf course use. The building is proposed to be finished in green coloured cladding with a roller shutter door to the front.

3. CONSULTATIONS RECEIVED

- 3.1 Amey Highways has not responded at the time of writing this report.
- 3.2 Transport Scotland have no objections to the development.
- 3.3 New Cumnock Community Council has not responded at the time of writing this report.

4. REPRESENTATIONS

4.1 No letters of representation have been received in connection with this planning 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 TLR 6 advises that the recreational and sporting use of land in the countryside is acceptable subject to three criteria. These require that the proposal is not visually or environmentally intrusive and of a nature and scale compatible with adjoining activities, that there is no adverse impact on natural or heritage resources and that it is compliant with other Local Plan Policies and Development Promotion criteria relating to infrastructure, access, design, car parking etc.

As the proposed shed is required in connection with the existing golf course use, is approximately designed and sited adjacent to the existing clubhouse, it is considered that it meets with the requirements of this policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Alteration to the East Ayrshire Local Plan

6.2 Policy CS 4 advises that there will be a presumption in favour of the leisure, sporting and cultural use of land in the countryside provided that it meets with certain criteria. These criteria relate to a demonstrated need for a rural location, the proposal not being visually or environmentally intrusive and of a nature and scale compatible with adjoining activities and that natural and cultural heritage is safeguarded from adverse effects. Furthermore, the facilities should be readily accessible by means other than a car and the proposal should be compliant with other Local Plan Policies and development promotion criteria relating to infrastructure, access, design, car parking etc.

Given the existing golf course use, the proposal has a need to be located at this site. The proposal is appropriately designed and sited adjacent to the existing clubhouse and therefore creates a minimal visual or environmental impact. The site is also generally within walking distance of New Cumnock and is accessible by public transport.

Impact on the amenity of the area

6.3 The proposal is considered to be an acceptable development, functionally and locationally linked with the existing use and having minimal adverse impact on the surrounding area. The shed is appropriately designed and sited and is of a standard rural type finish that will not be out of place at this location.

Planning History

6.4 Application 98/0404/FL proposed the erection of cavity wall shell and pitched roof over the existing prefabricated clubhouse, and was approved with conditions on 20 July 1998.

Consultations

6.5 No issues have been raised by consultees that would warrant refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 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 also in compliance with the Alteration to the East Ayrshire Local Plan and will have no significant adverse impact on the amenity of the surrounding area.

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 Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

4th August 2010
FV/DVM

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. Application 98/0404/FL.

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

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0246/PP

Location	New Cumnock Golf Club, Cumnock Road, New Cumnock
Nature of Proposal:	Erection of Greenkeepers Shed
Name and Address of Applicant:	New Cumnock Golf Club Cumnock Road New Cumnock KA18 4BQ
Name and Address of Agent	GFB Buildings Ltd The Glen Farm Mansefield Road New Cumnock KA18 4NR



Officer's Ref: D Wilson

The above Planning Permission application should be approved.

REASON FOR THE DECISION

The application is considered to be appropriate in terms of the Development Plan and the material considerations do not indicate that consent should be refused.



<p>Title/Location New Cumnock, Golf Course</p> <p> New Cumnock</p> <p> Application No. 10/0246/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 13/8/2010</p> 
<p>Key</p>  <p>Application Site</p>	

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