

EAST AYRSHIRE COUNCIL

SPECIAL SOUTHERN LOCAL PLANNING COMMITTEE: 17 DECEMBER 2009

**09/0467/FL: PROPOSED SITING OF CARGO CONTAINER TO STORE EQUIPMENT
FOR CUMNOCK HIGHLAND GAMES AT BROOMFIELD SPORTS GROUND,
AUCHINLECK ROAD, CUMNOCK**

BY CUMNOCK HIGHLAND GAMES

EXECUTIVE SUMMARY

1. DEVELOPMENT DESCRIPTION

1.1 Full Planning Consent is sought for the siting of a green steel cargo container for the purpose of storage of equipment used in conjunction with the Cumnock Highland Games, which take place on the adjacent grounds of Broomfield. The container measures approximately 6.0 metres in length by 2.4 metres in width and approximately 2.4 metres in height with an internal floor area of some 14.4m².

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to the conditions listed in the attached sheet.**

3. CONCLUSIONS

3.1 There are no specific relevant policies contained within the development plan and therefore greater weight should be given to the material considerations relevant to the application. These are supportive of the application.

3.2 The application for the siting of a shipping container on the ground at Broomfield Sports area in conjunction with the annual Highland Games Event is considered to be broadly acceptable in terms of its specific location. The visual amenity of the area will be affected by the structure however as the container will be green in colour this will mitigate its impact within the surroundings. In addition as the container is a moveable structure any consent granted would be temporary in nature.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Full Council as this would not constitute a significant breach of 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 Full Planning Permission which is to be considered by the Local Planning Committee under the revised scheme of delegation as the Council has an ownership interest in the application site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located in Broomfield Sports Ground on a level area of grass land some 35 metres to the west of the rugby club and 35 metres south of Visions Leisure centre car park. Directly to the south, the application site is bounded by a post and wire fence including a vehicular entrance gate to the grounds which separates the Cumnock Rugby Club car park. On the south side of the car park the ground steeply falls to the Lugar Water and Cumnock Academy on the opposite bank. The boundary of the Sports Ground is heavily planted with shrub and tree planting providing natural screening to the river below. Access to the application site can be gained either from Broomfield or from the ground to the rear of Cumnock Rugby Club.

2.2 **Proposed Development:** Full Planning Consent is sought for the siting of a green steel cargo container for the purpose of storage of equipment used in conjunction with the Cumnock Highland Games, which take place on the adjacent grounds of Broomfield. The container measures approximately 6.0 metres in length by 2.4 metres in width and approximately 2.4 metres in height with an internal floor area of some 14.4m².

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has not responded to the consultation request at the time of writing the report.

4. REPRESENTATIONS

4.1 No third party representations have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 The development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP). However, there are no specific policies within the development plan relevant to the proposed development and therefore greater weight should be afforded to the material considerations in this case.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material consideration relevant to the determination of this application is the potential impact on the surrounding visual amenity of the area. There is no response from Cumnock Community Council.

Impact on the Visual Amenity

6.2 The container is located to the rear of Broomfield Sports Grounds which consists of a running track surrounded by a large area of grassland. The site and its surroundings benefit from a back drop of mature trees and shrub/scrub planting to the south where the ground falls steeply to the Lugar Water. The colour of the container is green which is appropriate in terms of assisting the container to blend in with the backdrop/natural surroundings. The proposed position will mean the container will stand alone within a large area of open space with no nearby structures to deflect any gaze. However the colour and the existing backdrop will assist in mitigating any impacts on the immediate visual amenity.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council has an ownership interest in the application site and therefore financial and legal implications will arise in the concluding of a lease for the site between the Council and the applicant should the application be approved.

8. CONCLUSIONS

8.1 There are no specific relevant policies contained within the development plan and therefore greater weight should be given to the material considerations relevant to the application. These are supportive of the application.

8.2 The application for the siting of a shipping container on the ground at Broomfield Sports area in conjunction with the annual Highland Games Event is considered to be broadly acceptable in terms of its specific location. The visual amenity of the area will be affected by the structure however as the container will be green in colour this will mitigate its impact within the surroundings. In addition as the container is a moveable structure any consent granted would be temporary in nature.

9. RECOMMENDATION

9.1 **It is recommended that the application be approved subject to the conditions listed in the attached sheet.**

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Full Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

01 December 2009
RG/RG

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Approved Ayrshire Joint Structure Plan.
4. Adopted East Ayrshire Local Plan.
5. Finalised East Ayrshire Local Plan

Anyone wishing to inspect the above papers please contact Robin Ghosh Planning Officer, on 01563 555483.

Implementation Officer: Dave Morris

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0467/FL

Site of Proposal:	Broomfield Sports Ground, Auchinleck Road, Cumnock
Nature of Proposal:	The Siting of cargo container to store equipment for Cumnock Highland Games
Name & Address of Applicant:	Cumnock Highland Games C/O Mr J McMillan 183 Barshare Road, Cumnock

DPO's Reference: Robin Ghosh

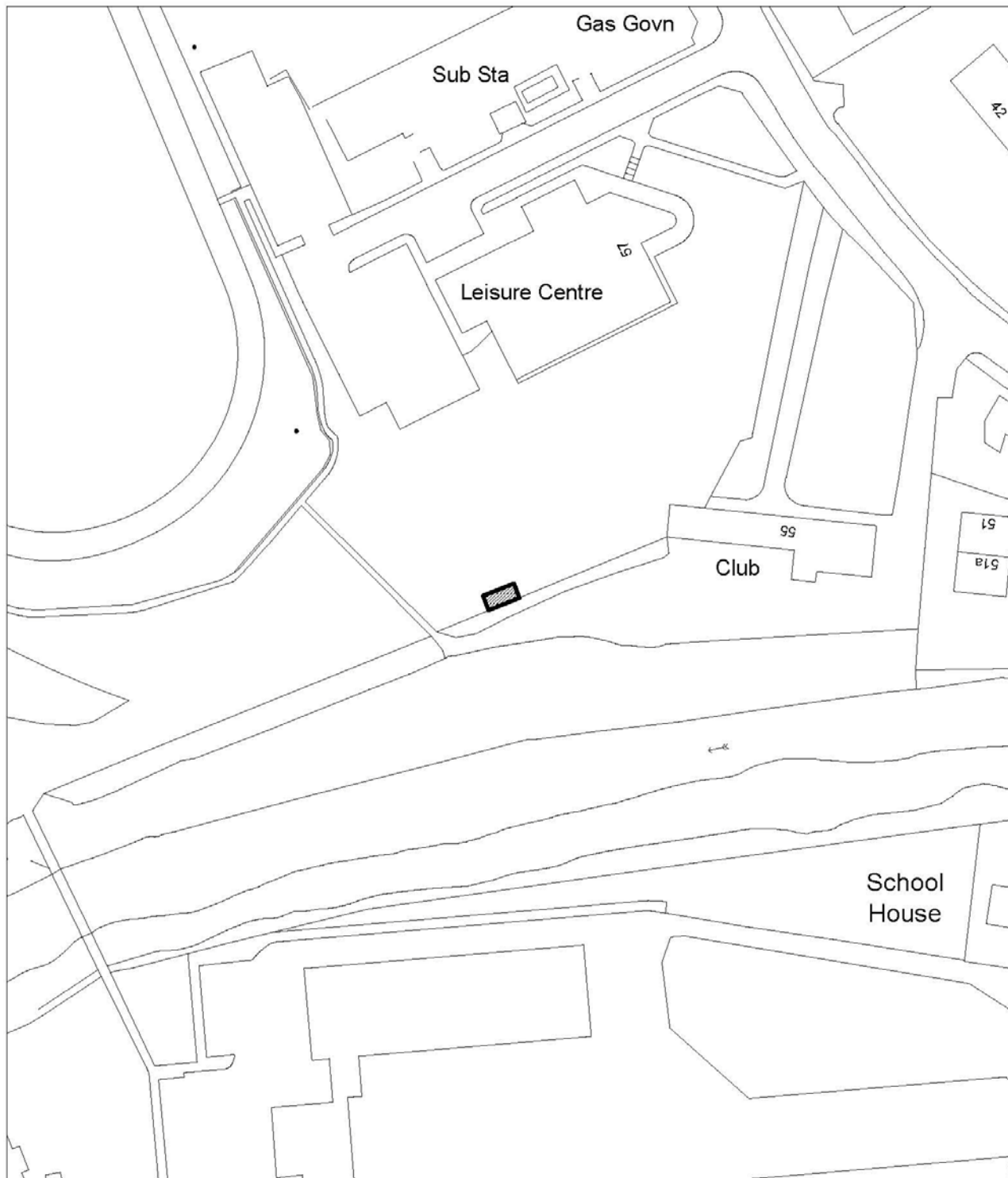
The above PLANNING PERMISSION application should be granted subject to the following conditions:



1. Permission is granted for a period of three years from the date hereof and at the expiration of this period the container shall be removed from the land and the land shall be restored in accordance with a scheme to be agreed with the Planning Authority unless further permission is granted.

REASON: The proposed container is of a temporary nature and in the interest of the surrounding amenity of the area.

2. The storage container shall be maintained externally in good order and appearance to the satisfaction of the Planning Authority.

REASON – To ensure that the appearance of this temporary structure does not detract from the visual amenity of the area in which it is sited.



<p>Title/Location Broomfield</p> <p> Cumnock</p> <p> Application No. 09/0467/FL</p>	<p>East Ayrshire Council</p> <p>Planning & Economic Development Division.</p> <p>6 Croft Street Kilmarnock KA1 1JB</p> <p>Tel: (01563) 576790 Fax: (01563) 576774</p> <p>E-Mail : Planning@east-ayrshire.gov.uk</p> <p>Com Date: 17/12/2009 Checked By</p>
<p>Key</p> <p> Application Site</p>	<p style="text-align: right;"></p>

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