

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 16 MARCH 2007

**06/1026/FL: ERECTION OF EQUIPMENT STORE AND HOUSING
ACCOMODATION FOR CONSTRUCTION PERIOD FOR PROPOSED HOUSE
(IN RETROSPECT)
AT BURNANNE HOUSE, GALSTON
BY MR AND MRS GORDON SCOTT**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought to erect two caravans and a storage shed in connection with the proposed planning application to convert the existing barn to a single dwellinghouse. The caravans are of a standard static type, 2 in number and are situated at the north east of the site with the storage shed directly in front, nearer to the road. The storage shed is 10 metres wide, by 5.5 metres deep and incorporates a shallow pitched roof approximately 4 metres high at the ridgeline. The storage shed is constructed of green coloured metal panels edged in white.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved subject to the condition on the attached sheet.**

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, the application is considered to be largely in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of the report, there are material considerations which are supportive of the proposal.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council Policy.

Alan Neish
Head of Planning, Development and Building Standards

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, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is for two caravans.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is at the north east corner of a piece of land in the applicant's control. This ground comprises a barn/stable that is currently the subject of a separate planning application. To the north, east and west of the site are open fields and moor land and to the south of the site is an access road that connects to the C104 to the north of Sornhill.

2.2 **Proposed Development:** Full planning consent is sought to erect two caravans and a storage shed in connection with the proposed planning application to convert the existing barn to a single dwellinghouse. The caravans are of a standard static type, 2 in number and are situated at the north east of the site with the storage shed directly in front, nearer to the road. The storage shed is 10 metres wide, by 5.5 metres deep and incorporates a shallow pitched roof approximately 4 metres high at the ridgeline. The storage shed is constructed of green coloured metal panels edged in white.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Galston Community Council have not responded to their consultation, at the time of writing this report.

Noted.

4. REPRESENTATIONS

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

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 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. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (EALP).

Adopted Ayrshire Joint Structure Plan

5.2 There are no policies within the Ayrshire Joint Structure Plan relevant to the determination of this planning application.

Adopted East Ayrshire Local Plan

5.3 Policy RES12 states that the use of caravans and non-permanent dwellings on sites other than those specifically authorised for such purposes will not be permitted. However, temporary consent may be granted in special circumstances where on-site temporary accommodation is required pending the construction of a permanent dwelling or where a temporary, proven, site specific locational need can be demonstrated to the satisfaction of the Council.

This application relates to temporary accommodation and storage in connection with an application to convert the existing barn/stable into a dwellinghouse and therefore this proposal meets with the above policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Planning History

6.1 The principal material considerations relevant to the determination of the planning application are the planning history and the impact on the amenity of the area.

6.2 Planning application 06/0895/FL concerns a change of use and alterations to former byre to form dwellinghouse. This application is still to be determined.

6.3 Application 02/0478/FL was approved subject to conditions by the Northern Area Local Planning committee on 16 May 2003. This application

concerned the renovation and extension of derelict farmhouse and was broadly the same proposal as application 06/0895/FL.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is considered to be largely in accordance with the development plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of the report, there are material considerations which are supportive of the proposal.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the condition on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards it will not require to be referred to the Development Services Committee as there would be no significant breach of Council Policy.

Alan Neish
Head of Planning, Development and Building Standards

DW/IMB

FV/DVM
5 March 2007

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates..
3. Adopted East Ayrshire Local Plan.
4. Planning Application No. 06/0895/FL
5. Planning Application No. 02/0478/FL

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/1026/FL

Site of Proposal:	Burnanne House GALSTON KA4 8ND
Nature of Proposal:	Erection of equipment store and housing accommodation for construction period
Name & Address of Applicant:	Mr and Mrs Gordon Scott Burnanne House GALSTON KA4 8ND
Name & Address of Agent:	Curruthers Curdie and Sturrock 1 Howard Street KILMARNOCK KA1 2BW

DPOs Reference: DW/IMB

The above FULL application should be granted subject to the following conditions: -

1. Permission is granted for a limited period of 5 years from the date hereof, and at the expiration of this period or in the event of there being issued a refusal notice in respect of planning application 06/0895/FL "Change of Use and Alterations to Former Byre to Form a Dwellinghouse" at Burnanne House the buildings, including the two caravans, shall be removed from the land and the land restored to its previous condition.

Reason: The proposed structures are of a temporary nature.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**