

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 23 JUNE 2006

**06/0183/FL: ERECTION OF DWELLINGHOUSE AND GARAGE,
INSTALLATION OF SEPTIC TANK AND SOAKAWAY, FORMATION OF
LAYBY AT VACANT SITE, CRAIGENGILLAN, DALMELLINGTON**

APPLICATION BY MR MCCULLOCH

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of a two story detached dwellinghouse and garage and installation of a septic tank and soak-away and the formation of an access lay-by. The proposed dwelling is of a high quality contemporary design with a good use of traditional materials utilising the former site of a previous cottage. The proposal is seeking to incorporate traditional style windows with slate roof tiles and natural stone and render to the external walls.

2. RECOMMENDATION

2.1 It is recommended that the application be refused for the reasons listed on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in section 5 of the report, the application is not considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be refused unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

3.2 The application under consideration is for the erection of a single dwellinghouse, garage, layby and the installation of a septic tank and soakaway system within the Craigengillan Estate. Although the specific design of the proposed residential development is considered to be of a high standard and

appropriate for this location this in itself does not provide justification for a departure from policy.

3.3 The land owners supporting statement does not present a specific locational need for this residential development sufficient to indicate its compliance with policy. Consequently, there is no justification for an approval that would represent a significant departure from the development plan.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will require to be referred to the Development Services Committee because it would be classed as a significant departure from the East Ayrshire Local Plan.

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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APPLICATION BY MR MCCULLOCH

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 at the request of the Local Member under the scheme of delegation, as the proposal is contrary to policy and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on land to the north of the U759 Loch Doon road. Access to the plot is taken from the U759 via a small informal track following the adjacent Glen Burn a few metres east of the Gaw Glen Bridge. After travelling along the rough farm track for approximately 50 metres the access to the application site breaks to the right. The land becomes undulating following a small path towards the remnants of an old ruined building lying on land to the north east. The proposed position of the dwellinghouse is almost completely masked from the small access road surrounded to the north by mature trees and to the east by a small traditional wall.

2.2 The proposed plot extends to an approximate area of 1900 metres² consisting largely of undulating undeveloped agricultural ground. The ground immediately adjacent to the ruin is relatively level with some areas of poor drainage in the immediate area.

2.3 **Proposed Development:** Full planning permission is sought for the erection of a two story detached dwellinghouse and garage and installation of a septic tank and soakaway and the formation of an access layby. The proposed dwelling is of a high quality contemporary design with a good use of traditional materials utilising the former site of a previous cottage. The proposal is seeking to incorporate traditional style windows with slate roof tiles and natural stone and render to the external walls.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Dalmellington Community Council has not responded to the consultation letter at the time of writing this report

Noted

3.2 East Ayrshire Council Roads and Transportation Division have no objections to the proposed developments subject to the following road safety requirements being met:

- (i) Visibility splay areas of 2.5 metres by 120 metres shall be required to be formed and maintained at the access to the U759 public road with no object greater than 1 metre in height allowed within these areas.
- (ii) The junction between the track and the U759 shall be bituminously surfaced for a minimum distance of 5 metres from the edge of the road to avoid the overcarry of loose material onto the public road and provide a suitable hardstanding for uplift or refuse collection.
- (iii) An internal turning area shall be formed within the site to allow other service and delivery vehicles to turn and exit in forward gear after accessing the proposed dwelling.
- (iv) Two number off road car parking spaces shall be provided within the site.

Conditions could be attached to any consent granted for the development to meet the requirements of the Roads Division

3.3 The Scottish Environment Protection Agency has no objections in principle to the development provided the septic tank and blind soakaway shall be designed and constructed in accordance with the current code of practice BS6297:1983. This will require the applicant to undertake percolation testing on site to assess the suitability of the sub soil for effluent disposal. If ground conditions prove unsuited to this type of effluent disposal then SEPA would consider a consent application for a discharge of a fully biologically treated sewage effluent to a burn. Surface water must be excluded from the septic tank to minimise the amount of drainage being treated and should be discharged to the burn via a suitably designed SUD system, such as a filter trench or French drain. Waste materials generated by this development that require to be removed such as construction, demolition wastes and surplus excavated material, must be removed from the site by licensed waste carriers. Waste must be removed to a site that has either an appropriate waste management licence or is registered with SEPA as exempt from licensing.

A note could be attached to any consent granted for the proposed development advising the applicant to make early contact with SEPA with respect to the drainage of the site.

3.4 Power Systems has no adverse comments to make on this application.

Noted

3.5 Scottish Water has no objections in principle to the proposed development providing that a separate application is made to Scottish Water Planning and Development Services team for permission to connect to the public wastewater system and/or water network.

Noted. Conditions could be attached to any consent granted for the development to meet the requirements of the Scottish Water

4. REPRESENTATIONS

4.1 No third party representations have been received with respect to the proposed development.

Noted.

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 (2003).

Ayrshire Joint Structure Plan

5.2 Policy G6 states that development proposals outwith settlements in the Rural Diversification Areas shall conform to the structure plan where the development:

- A comprises an acceptable form of residential development as defined by the local plan;
- B provides for sensitive industrial, business, recreational or tourism development with a demonstrated site specific locational need;
- C can be justified in terms of social and economic benefit to the community;

- D contributes to rural land diversification: or
- E provides for the operational needs of agriculture and forestry.

No justification for the proposed house has been received therefore it does not meet with any of the above criteria and is contrary to structure plan policy.

East Ayrshire Local Plan

5.3 Policy RES14 is supportive of small scale residential developments within the identified Rural Diversification Area, in one of three stated circumstances.

- (i) the houses are required on a permanent basis for the categories of development detailed in Policy RES13; or

No supporting information has been submitted to state that the proposal is required for any of the categories of development listed in policy RES 13.

- (ii) the proposed development would constitute a limited addition to an existing, clearly defined group of four or more houses not delineated by a formal settlement boundary, subject to a set of stated criteria being met.

This policy is not applicable.

- (iii) the proposed development constitutes very low density housing development, forming part of an integrated group of properties with a dual residential and workplace function supporting the rural economy as detailed in Policy RES 18 below.

The proposal is not of this type.

5.4 Policy ENV11 states that, within Sensitive Landscape Character Areas, the Council will give priority and prime consideration to the protection and enhancement of the landscape in the consideration of rural development proposals. The policy also states that the Council will not be supportive of any development that would create unacceptable visual intrusion or irreparable damage within these areas. In addition, the policy states that the Council will be supportive of development proposals only where these positively enhance or protect the natural landscape, wildlife and cultural heritage of the area or promote the social and economic well-being of communities.

The specific location of the application site and the design and use of materials of the proposed dwelling are not considered to adversely impact on the landscape.

5.5 Policy ENV12 states that throughout the rural area, and especially in the Sensitive Landscape Character Areas, the Council will ensure that all development proposals respect, in terms of their design, the local landscape characteristics of the particular area within which they are proposed. Developers will be expected to conserve and enhance, and reinstate or replace where appropriate, those features which contribute to the intrinsic landscape value and quality of the area concerned. The policy also states that development which results in the permanent loss of landscape features which are not readily renewable and whose loss would be unacceptable in landscape terms, will not be supported by the Council.

It is considered that as the remnants of a traditional dwelling are still present on site and will be incorporated into the design, which is itself of a high standard, there will be no adverse impact on the landscape.

The principle of the development is not considered acceptable in terms of Structure Plan policy G6 or in terms of adopted local plan policies RES 14. Although the proposal is considered acceptable in terms of policy ENV11 and ENV12 it cannot be supported in overall planning policy terms.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, the impact on the amenity of the area, the supporting statement and the Finalised Ayrshire Joint Structure Plan

Consultations Responses

6.2 None of the consultation responses have raised any issues which would indicate that the application should be refused although a number of issues would require to be resolved. These could be addressed either through conditions or appropriate notes attached to any consent granted for the proposed development.

Impact on the amenity of the area

6.3 Although the proposal represents at this stage an inappropriate and unjustified form of development within the rural environment which is clearly not compliant with the relevant residential policies, it is considered that the design is

of a high standard and it is not perceived that the scale and position of the proposed dwellinghouse would adversely impact on the visual amenity of the immediate area.

Supporting Statement

6.4. The Application is supported by a statement from the land owner, Mr Mark Gibson, which refers to the details of his working in partnership with various organisations to bring about the restoration of Craigengillan. The works undertaken have included the restoration of the category A listed stables and extensive planting.

6.5 Mr Gibson envisages residential proposals on the edge of Craigengillan, including this application, generating income to restore two further cottages closer to the heart of the estate. The overall plan would result in “ new life and a strengthened local community”. Proposals are likely at a later date for two further sites.

Ayrshire Joint Structure Plan (New Finalised Version)

6.6 Policy COMM 5 - Housing in the Countryside states that throughout the rural areas there shall be a general presumption in favour of housing development within existing communities, the reuse and redevelopment of redundant buildings for housing, the development of infill sites within existing housing groups and clusters and the development of housing to meet the operational requirements of agriculture and other rural businesses.

The three Councils shall identify in local plans or supplementary planning guidance policies where various types of residential development in the countryside would be considered acceptable, and establish criteria against which single or small scale residential development in the countryside can be assessed.

The proposed house does not fall under any of the above types of development and is not acceptable in terms of the East Ayrshire Local Plan. It is therefore contrary to policy COMM 5.

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 not considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be refused unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application.

8.2 The application under consideration is for the erection of a single dwellinghouse, garage, layby and the installation of a septic tank and soakaway system within the Craigengillan Estate. Although the specific design of the proposed residential development is considered to be of a high standard and appropriate for this location this in itself does not provide justification for a departure from policy.

8.3 The land owner's supporting statement does not present a specific locational need for this residential development sufficient to indicate its compliance with policy. Consequently, there is no justification for an approval that would represent a significant departure from the development plan.

9. RECOMMENDATION

9.1 It is recommended that the application be refused for the reasons listed on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will require to be referred to the Development Services Committee because it would be a significant departure from the East Ayrshire Local Plan.

Alan Neish
Head of Planning, Development and Building Standards

8 June 2006
RG/SD
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan (1999).

Anyone wishing to inspect the above background papers should contact Mr Ghosh on 01563 555483.

Implementation Officer: Dave Morris

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**Application No. 06/0183/FL**

Location: Vacant Site, Craigengillan, Dalmellington

Nature of Proposal: Erection of Dwellinghouse

Name and Address of Applicant: Mr R McCulloch
35 Holdsworth View
PATNA
KA6 7NG

Name & Address of Agent: Mr I B MacFadzean
Kalbacrie
Ardwell
STRANRAER
DG9 9LS

DPO's Ref: RG/SD
PPO's Ref: HM

The above full application should be refused for the following reasons:-

1. The proposal is for a new residential development in the countryside which does not meet the provisions of Policy G6 of the Ayrshire Joint Structure Plan. It is contrary to the terms of policy G6 which requires that all five stated criteria are met in order that the proposal is acceptable.
2. Full planning permission is being sought for a residential development in the rural Diversification Area and Area of Sensitive Landscape for which no justification as required by Policy RES 13 pertaining to an economic or agricultural need case has been submitted. Policy RES 14 of the East Ayrshire Local Plan is supportive of small scale residential developments within the identified Rural Diversification Area but only where the proposal falls under one of the categories as stated in the terms of the policy. The proposal is not supported by Policy RES 14.
3. The proposed development would constitute the erection of a single new dwellinghouse in the countryside without a demonstrated, site specific locational justification.

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 06/0183/FL

Location	VACANT SITE, CRAIGENGILLAN, DALMELLINGTON
Nature of Proposal:	ERECTION OF DWELLINGHOUSE
Name and Address of Applicant:	MR R MCCULLOCH 35 HOLDSWORTH VIEW PATNA KA6 7NG
Name and Address of Agent	MR I.B. MACFADZEAN KALBACRIE ARDWELL STRANRAER DG9 9LS

DPO's Ref: Robin Ghosh
PPO's Ref: Hugh Melvin

The above FULL application should be refused for the following reasons:-

1. The proposal is for a new residential development in the countryside which does not meet the provisions of Policy G6 and COMM5 of the Ayrshire Joint Structure Plan, Approved and New Finalised versions. It is contrary to the terms of policy G6 which requires that all five stated criteria are met in order that the proposal is acceptable.
2. Full planning permission is being sought for a residential development in the Rural Diversification Area and Area of Sensitive Landscape for which no justification as required by policy RES13, pertaining to an economic or agricultural need case has been submitted. Policy RES14 of the East Ayrshire Local Plan is supportive of small scale residential developments within the identified Rural Diversification Area but only where the proposal falls under one of the categories as stated in the terms of the policy. The proposal is not supported by policy RES14.
3. The proposed development would constitute the erection of a single new dwellinghouse in the countryside without a demonstrated, site specific locational justification.

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