

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 08 OCTOBER 2004

**04/0706/FL: PROPOSED EXTENSION TO EXISTING GARAGE FACILITY AND
ERECTION OF NEW DWELLINGHOUSE AT ATV SERVICES SCOTLAND
AYRSHIRE CENTRE, MEADOW PARK, HOLLYBUSH**

APPLICATION BY JOHN D YUILLE JNR

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to extend the existing commercial warehouse which accommodates ATV Services. The company is a large supplier of "all terrain vehicles"; quads. The building at present is a standard shallow pitched roof unit externally finished in dark brown cladding with a rendered wall to the lower section. The extension would be formed by a lean-to structure on the south elevation to provide general office accommodation and administrative storage space. External finishing materials would match the existing. This element of the proposal would also include an area of hardstanding to be formed in the northern end of the field and encompasses a sizeable area of the field for training purposes.

1.2 The proposed 5-bedroom dwellinghouse is to be positioned southwest of the commercial premises. The detached house, which is two-storey (dormer) in height, is sizeable with a floor area of 180m² including an integral garage and sunroom. The house is designed on an L plan with a dual pitched roof configuration, though the sun room is of a hipped roof design. The fenestration is vertically proportioned with tripartite dormers to serve the first floor accommodation. Multi-paned top hopper window units are proposed. Marley Monarch tiles are proposed for the roof finish with a grey wet dash render and matching facing brick to the external walls.

1.3 The proposed dwelling is presented as enabling all the companies' key workers to live on site and to improve security at the premises.

1.4 It is proposed to reinstate the old access from the A713 to serve the dwellinghouse and also as an additional access into the commercial premises. A reasonably sized private garden area bounded by a tree and shrub screen would be formed and a large area of the field would be used for training for the schooling of ATV operators. Drainage would be to a septic tank via a soakaway arrangement.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

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, and it is considered that these would also indicate the application should be refused.

3.2 Full planning permission is being sought for an extension to existing commercial premises accommodating ATV Services and also for the erection of a dwellinghouse. This application has been submitted following pre-application correspondence in relation to the proposed developments.

3.3 The proposed extension to the commercial property would be a sympathetically designed lean-to structure onto the side elevation of the existing shed. This would provide office accommodation as well as administrative storage space and external finishing materials of dark brown cladding and render would be to match that which exists. This extension is considered to be acceptable in principle and will not have any detrimental impact on the visual amenity of the area nor on the residential amenity of dwellinghouses in the vicinity.

3.4 The applicant proposes to erect a detached dwellinghouse on land immediately adjacent to the commercial premises. The justification as submitted for the proposed dwelling is that it is required to allow all key workers to be located on site and to be able to assist with training and hand-over of vehicles. It will also benefit the security for the commercial property. The applicant has submitted a detailed statement in support of this.

3.5 The company known as ATV Services, suppliers and services of ATV (Quads) was founded in 1990 under a government scheme. The founder of the company was Mr John Yuille Senior and along with Mrs Rosemary Yuille, Accounts Controller, resides in the dwellinghouse immediately west of the commercial property. This dwellinghouse was granted outline planning permission (Ref: 98/0005/OL) on the basis that it was required to provide security for the business, ATV Services, in which Mr Yuille Senior was a Partner. The house was then subsequently built upon approval of the reserved matters

application (Ref: 98/0371/RM). At this time the current applicant, Mr John Yuille Junior, resided in the dwellinghouse after becoming a partner in the business in 1995. When he married Mrs Janis Yuille, the company's Office Manager, in 1999 he moved out to a property in the nearby settlement of Drongan.

3.6 Since its establishment the business has undoubtedly expanded and indeed has successfully established premises in Newton Stewart and Lochgilphead. The applicant has qualified as a LANTRA ATV instructor, of which there is only a handful in Scotland, and training in the use of ATVs is an element of the business they wish to expand. Additionally, setting up the Ayrshire centre as the head office (as well as a local centre) will involve more work in the premises with all parts, product ordering, logistics, accounts, payroll and training being handled from this site. As a consequence of this added throughput and training expansion it is presented as necessary that the other partner, John Yuille Jnr, lives on the site, particularly given the value of the stock. Having an extra body on the site to make sure someone is always there would represent a major economic benefit to the business. This statement also advises: *"It is considered vital to our firm that we build a dwelling beside this new development over and above the one already granted for our local Ayrshire Centre, and if this is not possible we will have to consider relocating the whole development to another site within one of our other operating areas and at the very least downscale our operations at Hollybush.... The erection of a dwellinghouse in the proposed plans is an essential and integral part of our further business development plans."* The applicant has also stated that they are aware any planning granted would be tied into the business and they do not have any issue with this. They have concluded by saying that the application has been submitted as one as *"the expansion in the business necessitates the provision for the house to such a degree that we cannot foresee our plans for the business expansion within East Ayrshire being possible without the dwellinghouse going ahead."*

3.7 It is evident that ATV Services is a locally founded family business that has been very successful in the local area as well as further afield. It is also recognised that the value of the stock is significant and as such does indeed require a full time presence on the site in the interests of security. However, this is the precise justification which was submitted in respect of the existing dwellinghouse, occupied by Mr John Yuille Senior. The requirement for security on the site is considered to be sufficiently addressed by the presence of one dwellinghouse at or adjacent to the premises requiring that presence. Albeit the applicant has a major role to play in the success of the business at Meadowpark and it would be ideal for him to reside at the premises it is not considered essential to the efficient operation of the business to have a second dwellinghouse on the site. The proposed dwellinghouse is not considered to have been sufficiently demonstrated to comply with the relevant development plan policy and is therefore not considered to be acceptable in principle.

3.8 The applicant has applied for full planning permission and the details of the proposed dwellinghouse must therefore also be considered. The design scheme is for a sizeable, detached two storey (dormer) dwelling. It follows a pitched roof design and incorporates vertically proportioned fenestration with sympathetic external finishing materials. Albeit the dwelling would certainly be visible from the public road it is not considered it would be unacceptably prominent, particularly with an appropriate landscaping scheme.

3.9 The proposed development has been found to be acceptable in terms of road safety and both foul and surface water drainage would require to be addressed by the developer should the Committee be minded to approve the application. If the Committee are minded to grant planning permission it is recommended this is subject to a condition restricting the occupancy of the dwelling as well as conditions relating to landscaping, boundary treatment, surface water drainage and road safety.

3.10 To conclude, despite the need for an on site presence being evident it is considered the existing dwellinghouse fulfils this role satisfactorily and in the absence of a justifiable need case for an additional dwelling the recommendation must be one of refusal.

CONTRARY DECISION NOTE

Should the Committee agree, because it believes there to be a site specific justification consistent with policy, that the application should be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, then the application will not require to be referred to the Development Services Committee because it would not represent a departure from the development 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 JOHN D YUILLE JNR

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 the proposal is subject to objection and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located in the Rural Protection Area just outside the settlement of Hollybush. It comprises an existing commercial yard and also occupies the corner of a field which is slightly elevated above the level of the A713 Ayr-Hollybush road.

2.2 A dwellinghouse pertaining to the commercial premises is located immediately west of the commercial yard and north of the site for the proposed dwelling. A shared access road to this house and yard lies along the northern boundary beyond which is a wooded area. An old and presently disused access road forms the eastern boundary to the site and this runs parallel to the A713. The remainder of the field lies south and west and gradually slopes down towards the hamlet of Hollybush.

2.3 **Proposed Development:** It is proposed to extend the existing commercial warehouse which accommodates ATV Services. The company is a large supplier of "all terrain vehicles"; quads. The building at present is a standard shallow pitched roof unit externally finished in dark brown cladding with a rendered wall to the lower section. The extension would be formed by a lean-

to structure on the south elevation to provide general office accommodation and administrative storage space. External finishing materials would match the existing. This element of the proposal would also include an area of hardstanding to be formed in the northern end of the field and encompasses a sizeable area of the field for training purposes.

2.4 The proposed 5-bedroom dwellinghouse is to be positioned southwest of the commercial premises. The detached house, which is two-storey (dormer) in height, is sizeable with a floor area of 180m² including an integral garage and sunroom. The house is designed on an L plan with a dual pitched roof configuration, though the sun room is of a hipped roof design. The fenestration is vertically proportioned with tripartite dormers to serve the first floor accommodation. Multi-paned top hopper window units are proposed. Marley Monarch tiles are proposed for the roof finish with a grey wet dash render and matching facing brick to the external walls.

2.5 The proposed dwelling is presented as enabling all the companies' key workers to live on site and to improve security at the premises.

2.6 It is proposed to reinstate the old access from the A713 to serve the dwellinghouse and also as an additional access into the commercial premises. A reasonably sized private garden area bounded by a tree and shrub screen would be formed and a large area of the field would be used for training for the schooling of ATV operators. Drainage would be to a septic tank via a soakaway arrangement.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objection to the proposed development subject to the following conditions:

- (i) access to the site must be taken via driveway access crossing to East Ayrshire Roads standards;
- (ii) any roadside ditch must be piped and protected beneath the proposed access;
- (iii) the private driveway will require to be bituminously surfaced for a minimum distance of 5 metres from the rear of the edge of the public road carriageway (A713) to avoid overcarry of loose material onto the public road;
- (iv) visibility sightline splay areas of 2.5m by 215m will require to be formed and maintained at the access, with no obstruction greater than one metre in height allowed within these areas;
- (v) the applicant will require to form a servicing layby adjacent to these areas with minimum dimensions 3.5m wide by 12m long;
- (vi) no surface water must be allowed to discharge onto the public road;

- (vii) 3 number off road parking spaces will require to be provided for the dwelling, 14 number spaces will be required for the garage facility;
- (viii) any garages must be set back a minimum distance of 6m from the rear of the footway;
- (ix) any gates will require to open inwards away from the public road;
- (x) access to and egress from the site will require to be taken in forward gear.

The developer has submitted plans which demonstrate that the above road safety requirements can be met should the Committee be minded to approve the application.

3.2 Scottish Water has advised there is an existing public water main located in the street adjacent and that there are no known sewers to which a connection may be made.

Noted.

3.3 The Scottish Environment Protection Agency (SEPA) has no objections in principle provided that the drainage arrangements are to their complete satisfaction. It is recommended that a sub-soil soakaway system is used for effluent disposal. 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. All waste materials generated by the 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.

The requirement for a septic tank soakaway system and for the installation of SUDs can be addressed through the imposition of an appropriate condition should the Committee be minded to approve the application.

3.4 Transco has advised they have no gas mains in the area.

Noted.

3.5 National Air Traffic Systems has no safeguarding objection to the proposed development.

Noted.

3.6 Power Systems has no objection to the proposed development.

Noted.

3.7 Dalrymple Community Council has been consulted but no response had been received at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 A letter of representation has been received from a third party and this objects to the proposed development on the following grounds:

4.2 The development is contrary to the development plan and so I can see no reason why this application should be passed.

It is noted that the proposed dwellinghouse is contrary to the development plan and hence this is a material planning consideration which carries significant weight in the determination of the application.

4.3 Residents in Hollybush have already had to put up with heavy traffic, in excess of what was originally proposed, by the Bed Shed Company, from their distribution warehouse in Hollybush. A new or extended development from ATV would likely result in the same increase in traffic and gradual eroding of our amenity.

The commercial premises already exist and it is not considered that the proposed extension will result in a significant increase in the amount of traffic generated from the site. Hence while the point made is material it is not one which would indicate the application should be refused.

4.4 Hollybush is a small, quiet and thus far attractive hamlet. I have no wish to see it spoilt for myself or other residents, with an increase in pollution, noise, traffic danger, and gradual loss of "greenfield" land, that would result from a further development of this nature.

It is inevitable that there will be a further loss of greenfield land should the development be granted planning permission. However, the scale of the development is not likely to exacerbate pollution to an unacceptable level. This objection is not of sufficient weight to indicate the application should be refused.

4.5 If this application were allowed, then other applications would surely follow, potentially changing the nature of the Hollybush settlement forever. It would not be difficult for the applicant to find a more appropriate site for this "industrial" business.

The commercial premises are an established business which has been located at this site for a number of years now. The nature of the business is considered to be appropriately located in a rural area and therefore this objection is not one which would indicate the application should be refused.

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 (1999) and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no relevant Structure Plan policies with regard to that part of the planning application relating to the extension of the existing industrial / business premises on the application site.

5.3 With regard to the residential element of the application, Policy G5 of the Structure Plan is relevant. Policy G5 states that development proposals outwith settlements in the Rural Protection Areas shall conform to the structure plan only where the development:

A has a demonstrated site specific locational need;

No specific site specific locational need for the proposed dwelling has been provided or demonstrated to the satisfaction of the Council.

B can be justified in terms of social and economic benefit to the community;

The development has not demonstrated social and economic benefit to the community.

C contributes to rural land diversification: or

The development does not contribute to rural land diversification.

D provides for the operational needs of agriculture and forestry.

The development does not provide for the operational needs of agriculture or forestry.

East Ayrshire Local Plan

5.4 Policy IND7 of the adopted local plan is relevant to the industrial / business element of the proposed development. Policy IND7 supports extensions to existing industrial premises and extensions to non-industrial buildings for industrial or business purposes subject to the proposal being justified against a set of five criteria, as follows:-

- (i) impact on the surrounding environment and adjacent uses;

It is not considered that the extension to the existing industrial premises will have any adverse impact on the surrounding environment and adjacent uses.

- (ii) transportation and infrastructure implications;

It is not considered that the extension to the existing industrial premises will have any transportation or infrastructure implications.

- (iii) loss of public amenity open space;

This criterion is not applicable to the proposed development.

- (iv) loss of prime agricultural land; and

This criterion is not applicable to the proposed development.

- (v) impact on natural and built heritage resources.

It is not considered that the extension to the existing industrial premises will have any adverse impact on natural and built heritage resources.

5.5 Policy RES 13 is relevant to the residential element of the proposal and states that the Council will be supportive of residential development of houses in the Rural Protection Area only where it can be demonstrated that the houses are required on a permanent basis for one of four stated purposes. One of those purposes is pertinent to the application under consideration, this being;

- (i) for a full time agricultural or forestry worker employed directly on the land to which the proposed house relates;

The house is not required for a full time agricultural or forestry worker employed directly on the land to which the proposed house relates;

- (ii) for a worker employed by a rural enterprise or a tourism related activity and where the requirement for that worker to live on the site is essential to the economic operation of the activity concerned;

There is already a house in connection with the business operation which fulfils any requirement there may be for a worker to live on site. Notwithstanding the justification provided by the applicant for the additional dwelling to be provided on the site, it is not considered that a second dwellinghouse in connection with the business can be justified in terms of this element of the policy.

- (iii) as an essential and integral part of an authorised proposal which necessitates the provision of on-site staff accommodation; or

This development is not required as an essential and integral part of an authorised proposal which necessitates the provision of on-site staff accommodation, there already being a dwelling on site;

- (iv) as an enabling development for the conversion of a large rural residential or institutional property, as detailed in Policy RES8 above.

The house is not required as an enabling development for the conversion of a large rural residential or institutional property, as detailed in Policy RES8 above.

The policy also states that developments for which a site specific locational need cannot be demonstrated to the satisfaction of the Council will not receive Council support.

The justification as submitted by the applicant is not considered to meet the terms of Policies G5 or RES13. Given that there is no acceptable justification for the proposed house to be located within the Rural Protection Area, the proposal is considered to be contrary to the provisions of both the approved Ayrshire Joint Structure Plan and the adopted East Ayrshire Local Plan. There are however no objections to the extension of the existing premises on the site in terms of the relevant policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, third party representations and planning history of the site.

Consultations Responses

6.2 None of the consultation responses received would indicate that the application should be refused.

Representations

6.3 The objections that have been made primarily relate to the proposal being contrary to the development plan, noise and pollution, additional traffic and loss of greenfield land. It is considered that the only objection which would justify a recommendation of refusal in this instance would be that the proposal is contrary to the development plan.

Planning History

6.4 The application site itself has been the subject of one previous planning application (Ref: 03/0184/OL) for the erection of a dwellinghouse only. This application had been included on the agenda for the Southern Local Planning meeting on 23 May 2003 with a recommendation of refusal but prior to the meeting the applicant withdrew the application. Subsequent to this the applicant and an agent have met with the planning case officer to discuss the proposals and further correspondence has taken place in relation to the current planning application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 Should the Committee be minded to approve the application the applicant will be required to enter into a Section 75 Legal Agreement to secure the improvements to be made in the interests of road safety.

7.2 There are no financial implications for the Council in the determination of the 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, and it is considered that these would also indicate the application should be refused.

8.2 Full planning permission is being sought for an extension to existing commercial premises accommodating ATV Services and also for the erection of a dwellinghouse. This application has been submitted following pre-application correspondence in relation to the proposed developments.

8.3 The proposed extension to the commercial property would be a sympathetically designed lean-to structure onto the side elevation of the existing shed. This would provide office accommodation as well as administrative storage space and external finishing materials of dark brown cladding and render would be to match that which exists. This extension is considered to be acceptable in principle and will not have any detrimental impact on the visual amenity of the area nor on the residential amenity of dwellinghouses in the vicinity.

8.4 The applicant proposes to erect a detached dwellinghouse on land immediately adjacent to the commercial premises. The justification as submitted for the proposed dwelling is that it is required to allow all key workers to be located on site and to be able to assist with training and hand-over of vehicles. It will also benefit the security for the commercial property. The applicant has submitted a detailed statement in support of this.

8.5 The company known as ATV Services, suppliers and services of ATV (Quads) was founded in 1990 under a government scheme. The founder of the company was Mr John Yuille Senior and along with Mrs Rosemary Yuille, Accounts Controller, resides in the dwellinghouse immediately west of the commercial property. This dwellinghouse was granted outline planning permission (Ref: 98/0005/OL) on the basis that it was required to provide security for the business, ATV Services, in which Mr Yuille Senior was a Partner. The house was then subsequently built upon approval of the reserved matters application (Ref: 98/0371/RM). At this time the current applicant, Mr John Yuille Junior, resided in the dwellinghouse after becoming a partner in the business in 1995. When he married Mrs Janis Yuille, the company's Office Manager, in 1999 he moved out to a property in the nearby settlement of Drongan.

8.6 Since its establishment the business has undoubtedly expanded and indeed has successfully established premises in Newton Stewart and Lochgilphead. The applicant has qualified as a LANTRA ATV instructor, of which there is only a handful in Scotland, and training in the use of ATVs is an element of the business they wish to expand. Additionally, setting up the Ayrshire centre as the head office (as well as a local centre) will involve more work in the premises with all parts, product ordering, logistics, accounts, payroll and training being handled from this site. As a consequence of this added throughput and training expansion it is presented as necessary that the other partner, John Yuille Jnr, lives on the site, particularly given the value of the stock. Having an extra body on the site to make sure someone is always there would represent a major economic benefit to the business. This statement also advises: *"It is considered*

vital to our firm that we build a dwelling beside this new development over and above the one already granted for our local Ayrshire Centre, and if this is not possible we will have to consider relocating the whole development to another site within one of our other operating areas and at the very least downscale our operations at Hollybush.... The erection of a dwellinghouse in the proposed plans is an essential and integral part of our further business development plans.” The applicant has also stated that they are aware any planning granted would be tied into the business and they do not have any issue with this. They have concluded by saying that the application has been submitted as one as *“the expansion in the business necessitates the provision for the house to such a degree that we cannot foresee our plans for the business expansion within East Ayrshire being possible without the dwellinghouse going ahead.”*

8.7 It is evident that ATV Services is a locally founded family business that has been very successful in the local area as well as further afield. It is also recognised that the value of the stock is significant and as such does indeed require a full time presence on the site in the interests of security. However, this is the precise justification which was submitted in respect of the existing dwellinghouse, occupied by Mr John Yuille Senior. The requirement for security on the site is considered to be sufficiently addressed by the presence of one dwellinghouse at or adjacent to the premises requiring that presence. Albeit the applicant has a major role to play in the success of the business at Meadowpark and it would be ideal for him to reside at the premises it is not considered essential to the efficient operation of the business to have a second dwellinghouse on the site. The proposed dwellinghouse is not considered to have been sufficiently demonstrated to comply with the relevant development plan policy and is therefore not considered to be acceptable in principle.

8.8 The applicant has applied for full planning permission and the details of the proposed dwellinghouse must therefore also be considered. The design scheme is for a sizeable, detached two storey (dormer) dwelling. It follows a pitched roof design and incorporates vertically proportioned fenestration with sympathetic external finishing materials. Albeit the dwelling would certainly be visible from the public road it is not considered it would be unacceptably prominent, particularly with an appropriate landscaping scheme.

8.9 The proposed development has been found to be acceptable in terms of road safety and both foul and surface water drainage would require to be addressed by the developer should the Committee be minded to approve the application. If the Committee are minded to grant planning permission it is recommended this is subject to a condition restricting the occupancy of the dwelling as well as conditions relating to landscaping, boundary treatment, surface water drainage and road safety.

8.10 To conclude, despite the need for an on site presence being evident it is considered the existing dwellinghouse fulfils this role satisfactorily and in the

absence of a justifiable need case for an additional dwelling the recommendation must be one of refusal.

9. RECOMMENDATION

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

CONTRARY DECISION NOTE

Should the Committee agree, because it believes there to be a site specific justification consistent with policy, that the application should be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, then the application will not require to be referred to the Development Services Committee because it would not represent a departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

24 September 2004
NM/NM/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

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

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 04/0706/FL

Location	ATV Services Scotland Ayrshire Centre Meadow Park Hollybush AYR
Nature of Proposal:	Proposed extension to existing garage facility and erection of new dwellinghouse
Name and Address of Applicant:	John D Yuille Jnr ATV Services Scotland Ayrshire Centre Meadow Park Hollybush AYR KA6 6EZ
Name and Address of Agent	Michael A V Boston Dickies Formet 34 Somerset Road AYR KA8 9LZ

DPO's Ref: Nicola Monroe
PPO's Ref: Hugh Melvin

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

1. The justification for the dwellinghouse hereby applied for is one of housing key workers and security for the commercial premises. On the basis that there has already been a dwelling granted to offer security at the unit and to house a key worker, it is not considered that a site specific locational need case for a second dwelling can be satisfactorily demonstrated. It would therefore be contrary to Policy G5 and Policy RES13 of the Ayrshire Joint Structure Plan and East Ayrshire Local Plan respectively wherein both policies require that dwellings in the rural area will only be supported if it can be demonstrated that the proposed dwelling is essential to the efficient operation of the business to which it pertains.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
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