

**EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 17 AUGUST 2001**

**01/0310/FL: PROPOSED EXTENSION OF CARAVAN PARK AND REMOVAL OF  
CONDITION No. 1 OF PLANNING CONSENT No. C2355  
BY MR P HORSEFALL**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning consent is sought for an extension to Gatehead Caravan Park and the removal of Condition No. 1 of planning consent No. C2355 granted on 31 March 1966. Condition No. 1 stated that no more than 9 caravans be stationed on the site at any one time. The present proposal involves the siting of 6 further caravans within the southern area of the site resulting in a total of 14 caravans on site. There are presently eight caravan bays on site. In the past there were 9 caravans on site however, one caravan bay has been removed following the construction of a dwellinghouse for the applicant to the north of the site. The application site is presently a gravel area used for the storage of caravans with a storage shed used to store materials and machinery and machinery associated with the caravan park. Each caravan will have its own car park space adjacent to it. The proposed caravans will be of the same size and design as the existing caravans. There are two additional caravans presently on site used by the applicant during the construction of the dwellinghouse. These caravans will be removed once the dwellinghouse is occupied.

1.2 A supporting statement has been submitted by the applicant confirming that they have owned the caravan site since 1994 and during that time they have experienced no problems with local residents, police or the Council. They have indicated that it is necessary to increase the size of the caravan park as it is now not financially viable to run it at its present size. The additional spaces would provide the necessary income to upgrade and maintain the site. The additional caravans will provide alternative affordable accommodation. The amenity space will also be upgraded with planting and dryers.

**2. RECOMMENDATION**

**2.1 The application should be approved subject to the conditions indicated on the enclosed sheet.**

### **3. SUMMARY OF ANALYSIS**

3.1 As is indicated at paragraph 5.2 there are no relevant policies in the Adopted Local Plan and therefore greater weight should be attached to other material considerations.

3.2 There are other material considerations relevant to this application as indicated in Section 6 of the report and they are supportive of the proposal. The proposed development accords with Policy RES12 of the EALP as it involves additional caravan bays within the site boundary of the existing caravan park. Planning consent was refused to extend the caravan park in 1990 and this was upheld on appeal. However a subsequent planning consent was granted for the storage of touring caravans on half of the site previously refused for the siting of further residential caravans. This area is hard landscaped together with part of the amenity area and therefore its amenity value has already been substantially reduced. The remaining amenity area will be improved under the present proposals and will provide a useable area of open space which contributes to the upgrading of the general amenity of the area.

3.3 It is proposed to upgrade the access onto Main Street which is in a very poor condition. The upgrading will benefit not only the residents of the caravan park but also the adjacent properties. The siting of five further caravans and the relocation of one caravan on the site will also allow the applicant to maintain and upgrade the site further. It is considered that the proposal will not have a detrimental impact on the amenity of the area. There are no residential properties adjacent to the site proposed for the additional caravan bays. The caravan park is largely self-contained and therefore the additional caravans would not be visually intrusive. No letters of objection have been received and the consultees have not raised any negative comments. Environmental Health believe that the site licence could be amended to take cognisance of this development.

**Alan Neish**  
**Head of Planning and Building Control**

**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 Building Control

#### 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 a larger application which accords with the East Ayrshire Local Plan and is of area significance.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is Gatehead Caravan Park which is located within the settlement boundary of Gatehead. The site is located along the western boundary of Gatehead and it is bounded to the North and East by residential properties, to the South by the Kilmarnock to Ayr railway line, and to the West by farmland.

2.2 **Proposed Development:** Full planning consent is sought for an extension to Gatehead Caravan Park and the removal of Condition No. 1 of planning consent No. C2355 granted on 31 March 1966. Condition No. 1 stated that no more than 9 caravans be stationed on the site at any one time. The present proposal involves the siting of 6 further caravans within the southern area of the site resulting in a total of 14 caravans on site. There are presently eight caravan bays on site. In the past there were 9 caravans on site however, one caravan bay has been removed following the construction of a dwellinghouse for the applicant to the north of the site. The application site is presently a gravel area used for the storage of caravans with a storage shed used to store materials and machinery and machinery associated with the caravan park. Each caravan will have its own car park space adjacent to it. The proposed caravans will be of the same size and design as the existing caravans. There are two additional caravans presently on site used by the applicant during the construction of the dwellinghouse. These caravans will be removed once the dwellinghouse is occupied.

2.3 A supporting statement has been submitted by the applicant confirming that they have owned the caravan site since 1994 and during that time they have experienced no problems with local residents, police or the Council. They have indicated that it is

necessary to increase the size of the caravan park as it is now not financially viable to run it at its present size. The additional spaces would provide the necessary income to upgrade and maintain the site. The additional caravans will provide alternative affordable accommodation. The amenity space will also be upgraded with planting and dryers.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division have no objections to the revised proposals for the access into the Caravan Park. The arrangement is considered suitable as a private access serving both the Caravan Park and several existing dwellings. It would not be suitable for adoption as a public road.

***The applicant has submitted amended plans showing the upgrading of the access from Main Road. This will involve the surfacing of the existing access with asphalt, the formation of a service strip, turning head and lighting columns. This is acceptable to the Roads Division.***

3.2 West of Scotland Water have no comment to make other than to indicate that if the developer is aware of or discovers any public sewers/water mains they should be notified of this.

***A note can be attached to any grant of planning consent advising the applicant of this requirement.***

3.3 Scottish Environment Protection Agency have no objections provided the foul drainage arrangements are to their satisfaction. It has been discussed with the applicant that the foul drainage will be connected to the public sewer system via a pump.

***Noted.***

3.4 The Coal Authority have no adverse comments to make regarding the proposed development.

***Noted.***

3.5 Environmental Health and Waste Management have commented that the site has had a rather chequered history since its inception and was badly run down by the previous owner who was ultimately prosecuted by this Service and fined for breaches of licence conditions. It is fair to say that standards have improved significantly since the site was taken over by the applicant a number of years ago and the site has not given any cause for complaint since that time. The applicants reasoning behind this application is due to the smallness of the site that it is proving increasingly difficult to maintain the necessary level of investment to ensure that vans can be replaced at regular intervals before they deteriorate. It is also admittedly the case that the area at the bottom of the site was neglected by the previous owner and was not generally

utilized at all. They have no objections in principle to the proposed extension subject to compliance with existing site licence standards and provision of satisfactory drainage services from the new pitches. They believe that these details could be satisfactorily drafted and resolved by this Service with the applicant, and the site licence amended to take cognisance of this development. No licensing work can be undertaken without the benefit of planning approval.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 No letters of representation have been received in relation to the proposed development.

#### **5. ASSESSMENT AGAINST THE 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 Adopted Ayrshire Joint Structure Plan (1999) and the Adopted Kilmarnock Local Plan (1985). The Adopted Local Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan the proposal would fall to be considered against this document and its associated policies. There are however no relevant policies and therefore greater weight should be placed on the other material considerations as identified in Section 6 of this report.

#### **6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS**

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan Finalised Version with Modifications (EALP), the consultation responses, and planning history of the site.

6.2 The Council has agreed that the EALP should be considered as a prime material consideration. The proposed development falls to be assessed against Policy RES12 of the EALP which states that the use of caravans and non-permanent dwellings on sites other than those specifically authorised for such purposes will not be permitted.

***The proposal is considered to be an intensification of an existing use within an authorised static caravan site rather than an extension to the existing development site. The proposed layout will leave sufficient amenity open space for the existing and proposed caravans.***

6.3 Planning History: Planning consent was granted on 31 March 1966 for a residential caravan park. Condition 1 of the planning consent required that no more than 9 caravans be stationed on site at any one time.

***This present application seeks to remove Condition No 1 of this consent to allow the siting of 5 additional caravans and the relocation of one caravan within the site.***

6.4 The proposal to extend the caravan site into the southern area of the site has been explored previously under KL/W/FL/90/126A and KL/W/FL/90/126F respectively. The former application was refused on 19 September 1990 on the grounds that it would constitute over-development of the site and would be detrimental to the residential amenity of the area. This decision was later supported on appeal by the Secretary of State. The Reporter in this decision letter concluded that the existing area of open space although somewhat overgrown has "considerable value even in its present state and it would obviously be still more useful if it were kept in better order". Furthermore the Reporter concluded that adequate parking provision could not be provided on the site as a result of the development and that the access from Main Road would become more prone to blockage through its increased use. The residential amenity for all those living off the shared access especially the caravan residents would suffer unacceptably. The latter application (KL/W/FL/90/126F) for the formation of caravan storage area was granted on 10 May 1996. This involved the use of half of the southern area of the site. Conditions on the above consent were that the total number of touring caravans to be stored on the application site shall at no time exceed 4 and shall be associated with the residents of the caravan and shall at no time be lived in.

***It is considered that the current application differs from the previous application which was refused in 1990. The applicant is proposing to upgrade the access road from Main Road by surfacing the roadway, creation of service strips, lighting columns and a turning head. These road improvements will not only benefit the users of the caravan park but also adjacent residents who use this road to access their property. The present access road is in a very poor condition. The additional 6 caravans will help finance the road improvements and enable maintenance and improvements of the existing caravan park. The size of this residential caravan site is small by comparison to many others. The applicant has indicated that it is proving increasingly difficult to maintain the necessary level of investment to ensure that caravans can be replaced at regular intervals before they deteriorate. Each caravan will have its own car parking space and four additional car parking spaces are proposed. With regard to the proposed location of the additional 6 residential caravans and their impact on the residential amenity of the area, planning consent was granted in 1996 for the storage of touring caravans on the southern area of the site. This consent reduced half of the amenity area. The present proposal intends to use the area approved for the storage of touring caravans and a hard landscaped area. A grassed area of usable open space will be retained for use by the residents of the caravan site.***

6.5 Planning consent was granted on 24 January 1996 for the erection of a house (site warden) and rearrangement of parking layout.

***This consent is presently being implemented on site and the house will be occupied by the applicant. The proposed house has resulted in the loss of one caravan plot and the present proposal allows for its relocation to the southern end of the site resulting in 5 new caravan bays and one relocated caravan bay.***

6.6 No letters of objection have been received to the proposed extension from adjacent residents and no negative comments have been forwarded by the consultees. Environmental Health have been extensively involved in this site in the past. However they have stated that standards have improved significantly since the site has been taken over a number of years ago by the applicant.

## **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 is indicated at paragraph 5.2 there are no relevant policies in the Adopted Local Plan and therefore greater weight should be attached to other material considerations.

8.2 There are other material considerations relevant to this application as indicated in Section 6 of the report and they are supportive of the proposal. The proposed development accords with Policy RES12 of the EALP as it involves additional caravan bays within the site boundary of the existing caravan park. Planning consent was refused to extend the caravan park in 1990 and this was upheld on appeal. However a subsequent planning consent was granted for the storage of touring caravans on half of the site previously refused for the siting of further residential caravans. This area is hard landscaped together with part of the amenity area and therefore its amenity value has already been substantially reduced. The remaining amenity area will be improved under the present proposals and will provide a useable area of open space which contributes to the upgrading of the general amenity of the area.

8.3 It is proposed to upgrade the access onto Main Street which is in a very poor condition. The upgrading will benefit not only the residents of the caravan park but also the adjacent properties. The siting of five further caravans and the relocation of one caravan on the site will also allow the applicant to maintain and upgrade the site further. It is considered that the proposal will not have a detrimental impact on the amenity of the

area. There are no residential properties adjacent to the site proposed for the additional caravan bays. The caravan park is largely self-contained and therefore the additional caravans would not be visually intrusive. No letters of objection have been received and the consultees have not raised any negative comments. Environmental Health believe that the site licence could be amended to take cognisance of this development.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application should be approved subject to the conditions indicated on the attached sheet.**

**Alan Neish**  
**Head of Planning and Building Control**

8 August 2001

(PC/MS)  
FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Consultation replies.
3. Adopted Kilmarnock Local Plan.
4. East Ayrshire Local Plan Finalised Version with Modifications.
5. Planning Application No. C2355 & KL/W/FL/90/126A-F.
6. Approved Ayrshire Joint Structure Plan.
7. Approved Strathclyde Structure Plan.

Anyone wishing to inspect the above papers please contact Pamela Clifford on (01563) 576772.

**Implementation Officer: Dave Morris**

TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 01/0310/FL

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Location: Gatehead Caravan Park  
17 Main Road  
GATEHEAD

Nature of Proposal: Proposed Extension of Caravan Park &  
Removal of Condition No. 1 of Planning  
Consent No. C2355

Name & Address of Applicant: Mr P Horsefall  
17 Main Road  
GATEHEAD  
Kilmarnock KA2 0AN

Name & Address of Agent:

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

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 3 May 2001 as revised by the upgrading of courtyard plan received by the Planning Authority on 2 July 2001.

REASON To ensure that the development is carried out in accordance with the approved details.

2. Prior to the occupation of the residential caravans approved under this consent, the upgrading of the access from Main Road as approved under the upgrading of courtyard plan submitted on 2 July 2001 shall be completed to the satisfaction of the Planning Authority.

REASON In the interests of road safety and residential amenity.

3. All caravans on the site shall be static residential caravans and the site shall not be used to park static holiday caravans or touring caravans.

REASON To enable the Planning Authority to retain control over future development of the site in the interests of the amenity of the area.

4. No ancillary buildings or additions to the caravans shall be erected or placed on the site, unless a further application is submitted to and approved by the Planning Authority.

REASON In the interest of visual amenity.

5. No more than 14 caravans shall be stationed on the site at any one time.

REASON To enable the Planning Authority to retain control over the development of the site in the interests of visual and residential amenity.

6. Notwithstanding the submitted plans, a road bump shall be constructed on the upgraded access road from Main Road. Details of its design and location shall be submitted to and approved by the Planning Authority and constructed on site prior to the occupation of any residential caravans approved under this consent.

REASON In order to reduce the speed of vehicles using the access road.

Note:

1) The applicant shall contact West of Scotland Water, 35 Glenburn Road, Prestwick, KA9 2NS if they are aware of or discover any public sewers/water mains.

**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.**

**AGENDA**