

## **EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 07 NOVEMBER 2003**

**03/0739/FL: PROPOSED ERECTION OF PRE-FABRICATED TIMBER  
EQUIPMENT STORE  
AT HURLFORD BOWLING CLUB, MAIN ROAD, CROOKEDHOLM  
BY HURLFORD BOWLING CLUB**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 Full planning consent is sought retrospectively for the erection of a timber equipment store 2.9 metres by 6.1 metres. The equipment store is located in the south west corner of the site, next to a smaller timber tool store. The equipment store to which this application relates is constructed of timber shiplap boarding with a profiled metal sheeting roof, coloured brown. The equipment store is 2.8 metres high, in order to cover the existing irrigation system water tank, whilst allowing access for its maintenance. The irrigation system water tank was previously uncovered. The equipment store is 500 mm higher than the existing timber toolstore. The toolstore is 770 mm away from the boundary with the adjacent residential properties in Reid Court, Crookedholm which sit at a higher level. The boundary with No. 3 Reid Court comprises a brick wall, approximately 1.3m high with a timber fence on top of approximately 1 m high.

#### **2. RECOMMENDATION**

**2.1 It is recommended that the application be approved.**

#### **3. CONCLUSIONS**

3.1 As indicated in Section 5 of the report, there are no applicable policies in the Adopted East Ayrshire Local Plan and therefore greater weight should be attached to the other material considerations.

3.2 There are material considerations relevant to this application. The concerns of the objectors are with regard to the size of the equipment store and the appearance of its roof. As the equipment store to which this application relates, is located behind the original tool store, it is very substantially screened from the residential properties in Reid Court. Other than 600 mm difference in

height the two stores are the same size. Consequently the store is not considered to adversely affect the neighbouring residential properties.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application 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 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 subject to objections.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is Hurlford Bowling Club located in Crookedholm. The site is bounded on the south west by residential properties, and to the north by fields, with the River Irvine on the east.

2.2 **Proposed Development:** Full planning consent is sought retrospectively for the erection of a timber equipment store 2.9 metres by 6.1 metres. The equipment store is located in the south west corner of the site, next to a smaller timber tool store. The equipment store to which this application relates is constructed of timber shiplap boarding with a profiled metal sheeting roof, coloured brown. The equipment store is 2.8 metres high, in order to cover the existing irrigation system water tank, whilst allowing access for its maintenance. The irrigation system water tank was previously uncovered. The equipment store is 500 mm higher than the existing timber toolstore. The toolstore is 770 mm away from the boundary with the adjacent residential properties in Reid Court, Crookedholm which sit at a higher level. The boundary with No. 3 Reid Court comprises a brick wall, approximately 1.3m high with a timber fence on top of approximately 1 m high.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no adverse comments to make regarding the proposed development.

***Noted.***

3.2 Hurlford and Crookedholm Community Council have not responded at the time of writing this report.

***Noted.***

3.3 The Coal Authority has no adverse comments to make regarding the proposed development.

***Noted.***

#### **4. REPRESENTATIONS**

There are 2 objectors to the proposed development and their grounds of objection are as follows:-

4.1 The equipment store has already been erected and does not have a felt roof, but a metal tin one, which is unsightly and spoils the view from residential properties.

***Noted. The application is retrospective. The neighbour notification forms issued by the applicant stated that the roof would be felt. The "proposed plan" detail submitted by the applicant indicates use of profiled metal sheeting. The use of brown coloured metal sheeting is not considered to be such a departure from the detail contained in the application form as to require amendment of the application. The application is retrospective, the proposal as shown on the submitted plan is for the store as erected. The store does not detract from the visual amenity of the area.***

4.2 The equipment store at 6 m x 6 m is too large, as there is already a store there.

***The description on the planning application has been amended to remove an inaccuracy regarding size. The equipment store is 2.9 metres by 6.1 metres, covers the irrigation system water tank and will be used to store other equipment.***

#### **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.

5.2 There are no specific relevant policies in the Adopted Local Plan and therefore greater weight should be attached to other material considerations.

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

6.1 The other principal material considerations relevant to the determination of this application are the consultations and representations received which are detailed in Sections 3 and 4 of the report.

6.2 It is not considered that any aspects of the consultations or representations received indicate that the application should be refused.

## **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, there are no applicable policies in the Adopted East Ayrshire Local Plan and therefore greater weight should be attached to the other material considerations.

8.2 There are material considerations relevant to this application. The concerns of the objectors are with regard to the size of the equipment store and the appearance of its roof. As the equipment store to which this application relates, is located behind the original tool store, it is very substantially screened from the residential properties in Reid Court. Other than 600 mm difference in height the two stores are the same size. Consequently the store is not considered to adversely affect the neighbouring residential properties.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved.**

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application 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 and Building Control**

23 October 2003

(AG/MMM)

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application Form/Plans.
2. Statutory Letter/Certificates.
3. Consultations.
4. Objections.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact Ailsa Graham on 01563 576787.

***Implementation Officer: Dave Morris***

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EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

03/0739/FL

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Site of Proposal:	Hurlford Bowling Club Main Road CROOKEDHOLM
Nature of Proposal:	Proposed Erection of Prefabricated Timber Equipment Store
Name & Address of Applicant:	Hurlford Bowling Club Main Road CROOKEDHOLM Kilmarnock KA3 6JT
Name & Address of Agent:	Craig & Struthers Architects 6 Blythswood Square GLASGOW G2 4AD

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DPOs Reference: AG/MMM

The above FULL application should be granted.

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