

## **EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 20 APRIL 2000**

**99/0884/OL: ERECTION OF 3 BUNGALOWS, SKELDON CARAVAN  
PARK, HOLLYBUSH**

**APPLICATION BY MRS M. DEVERELL**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 This is an outline planning application for the erection of 3 houses. An indicative layout has been submitted showing three large housing plots and houses. The scheme has been amended from an original submission seeking consent for 9 bungalows. Access to the development will be from the existing access road off the main Hollybush/Dalrymple Road (B7034). The road is presently used by large articulated lorries accessing the work premises in the former mill buildings at the bottom of the hill as well as residents and users of the caravan park. An access lane 3.5 metres wide with a passing place and turning area is proposed to serve the three housing plots. This application does not include the complete Skeldon Caravan site area, within which there are existing caravans and buildings used for toilets, stores and snack shop.

#### **2. RECOMMENDATION**

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

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

3.1 The proposed development is consistent with the residential policies of the East Ayrshire Council Local Plan Finalised Version as the development of 3 houses would be compatible with the surrounding environment. Although the development would be contrary to the tourism policies of the Adopted Dalmellington/Patna Dalrymple Local Plan, this is now considerably out of date and has been superseded by the East Ayrshire Local Plan (Finalised Version). The applicant has indicated that in recent years it has become increasingly difficult to manage the caravan park both for personal and economic reasons. It is unlikely that the remainder of the caravan park outwith the application site will operate as a caravan park.

3.2 With regard to the points of objection, the Roads Division have raised no objections to the proposed development and have in fact indicated that the level of activity from 3 houses may be somewhat less than the operation of a

caravan park using a minor road. Drainage concerns have been raised especially regarding the high amenity value of the River Doon. SEPA are very aware of its high amenity value and the applicant has indicated that two reed beds and 2 septic tanks will be provided for the development. Details of both will be submitted at the detailed stage. Concerns have also been raised regarding the future use and control of the remainder of the caravan site; the applicant has not submitted any proposals for this area. It is considered inappropriate to recommend a Section 75 Legal Agreement to control future development of this area at this stage as any such proposals can be assessed on their merits and impacts at the time of determining the necessary future application. A 10ft service strip will be provided for people using the River Doon for fishing rights.

3.3 It is considered that the proposed development is acceptable and it will provide a high amenity and secluded residential development. Details of the proposed houses to be submitted at the detailed stage should pay due regard to its high amenity location.

**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 an outline planning application which is to be considered by the Southern 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 the rear area of Skeldon Caravan Park which was established more than 30 years ago. Presently the application site is largely a grassed area with swings, a seat and caravan located in the area. In the past the site was previously occupied by Skeldon Village, a group of cottages occupied by workers employed by nearby Skeldon Mill. It is a secluded site and low lying and accessed from a narrow road. The site is surrounded by woodland to the west and the River Doon to the East. The caravan site is a combined holiday/touring site operated from end of March through to September/October.

2.2 **Proposed Development:** This is an outline planning application for the erection of 3 houses. An indicative layout has been submitted showing three large housing plots and houses. The scheme has been amended from an original submission seeking consent for 9 bungalows. Access to the development will be from the existing access road off the main Hollybush/Dalrymple Road (B7034). The road is presently used by large articulated lorries accessing the work premises in the former mill buildings at the bottom of the hill as well as residents and users of the caravan park. An access lane 3.5 metres wide with a passing place and turning area is proposed to serve the three housing plots. This application does not include the complete Skeldon Caravan site area, within which there are existing caravans and buildings used for toilets, stores and snack shop.

#### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division have no objections subject to the following road alterations.

This application will result in a total of 6 houses served off to a private road and therefore the applicant will require to upgrade the road to an adoptable standard.

- a) A single track carriageway with appropriate verges and with intervisible passing places (max spacing 150 metres)
- b) Access to the site will be taken via internal roads which comply with the Roads Development Guide 1996 and will require Construction Consent. This will cover details such as road widths, verges, footways, road construction, drainage.
- c) Alterations to improve the existing access point to the site by improving junction radius and vertical alignment.
- d) The existing vehicle safety barrier on the private road to be replaced.
- e) Junction visibilities of 2.5 metres by 90 metres at the junction of the main road and no fencing, buildings over 1 metre in height allowed within these areas.

***The requirements of the Roads Division can be met by conditions attached to any planning consent if granted.***

3.2 West of Scotland Water have commented that there are no known sewers to which a connection may be made. If a septic tank is utilised it must be sited in such a manner as to allow easy access for emptying by tanker.

***The applicants agent has indicated that the development will be served by one septic tank located within the application site.***

3.3 The Scottish Environment Protection Agency have no objections provided surface water and foul drainage arrangements are to their satisfaction. Due to the high amenity value of the River Doon, any discharge to watercourse is to be of excellent quality. In this regard the foul drainage from the site will require biological treatment using either suitable sized septic tanks and reed bed or a biodisc package treatment plant. The discharge of foul drainage will require their consent. All surface water from the development should be attenuated and treated on site using a sustainable urban drainage system due to increased risk of pollution from road run off and vehicle parking areas. Roof drainage from each house should be channelled to a soakaway drainage system in the garden.

***The applicants agent has indicated that two reed beds will be provided to serve the development. This will be designed by the Scottish Agricultural College at Auchincraive and details will be submitted at the detailed stage. Drainage arrangements will also be submitted at the detailed stage.***

3.4 Transco, Scottish Power and The Coal Authority have no adverse comments to make regarding the proposed development.

***Noted.***

3.5 East Ayrshire Council Environmental Health Division have commented that the caravan site is a combined holiday/touring site which operates typically from the end of March through to September/October. The site contains a number of holiday static caravans (some privately owned, some owned by the site operator). The number of static caravans have declined somewhat over the past few years to a present low of some 6 or 7 vans. Drainage from the toilet block and static caravans on the park is generally disposed of via septic tank systems. Serious consideration should be given as to how this development will be drained in order to avoid possible future problems. There is a danger if the construction work is to be phased over a period of time that efforts might be made to drain individual house plots into their own individual septic tank systems. If this is not planned and constructed in a co-ordinated fashion then there is a risk that property holders in the lower parts of the site could experience nuisance from drainage outfalls from properties at a higher level. If the development is likely to proceed, it would be to the ultimate benefit of the future residents if the overall development concept is viewed as a whole and a satisfactory drainage treatment and disposal system designed accordingly. Due to the low lying location of this site and the considerable expanse of higher ground surrounding it on three sides this means that the site has to cope with a considerable amount of surface water drainage from these areas during wet weather; cognisance should be taken of this factor when considering drainage proposals for the development.

***The applicants agent has indicated that one septic tanks will be provided for the development. The drainage of the 3 houses will be designed as one even though the plots will be sold off individually. A condition can be attached to the outline consent if granted to ensure drainage details for the site are submitted and agreed before details for each individual plot are submitted. With regard to surface water drainage from surrounding higher ground a condition can be attached of the outline planning consent to reduce surface water run off to adjacent plots.***

3.6 Dalrymple Community Council have commented that the cleanliness of the water/waste being discharged into the River Doon should be ensured.

***The Scottish Environment Protection Agency will ensure that all discharge to the River Doon is of excellent quality due to its high amenity value.***

#### **4. REPRESENTATIONS**

There are 6 objections to the proposed development.

4.1 The public road leading south from the B7034 to Skeldon Mill is a single track road with few passing places. It is currently heavily used even though all the factory and storage units at Skeldon Mill are not occupied. The application allows for 2 car parking spaces per house permanently within the Skeldon Mill development using the road thus applying additional pressure to the road which would become untenable if all the factory/storage units at Skeldon Mill were utilised. This will increase the element of danger for pedestrians walking down the road to the river being a pedestrian right of way. Are there any plans to upgrade this road or provide a footpath.?

***The Roads Division have no objections to the proposed development provided various road alterations are carried out as outlined in Section 3.1 of the report. They have acknowledged that the road is and has been heavily used by cars and caravans but believe the use of the road largely by occupants of the 3 houses would result in a reduction in traffic activity.***

4.2 The junction of the minor public road with the B7034 is at an acute angle with the carriageway being steep and with very poor sightlines. The B7034 is used as a principal route to Hollybush and the A713. There are frequent accidents at this junction. The Bed Shed has recently acquired the warehouses as a distribution centre, this will be an inevitable increase in traffic along the minor road.

***See response to 4.1 which notes that the Roads Division have not objected.***

4.3 The junction of the minor public road and the access to the existing caravan park is steep, acute and difficult to negotiate. Proposals to increase the radius to 6 metres at the entrance and to regrade to an 8% slope will result in considerable disruption to the access road and the immediate environments with adverse effect in amenity.

***The proposal to improve junction radius and vertical alignment is required by the Roads Division in order to improve road safety. It is acknowledged that there will be disruption during the carrying out of these road alterations, however they will have long term benefits.***

4.4 The proposed treatment of sewage is by way of two septic tanks with an outfall to a reed bed. The siting of the septic tanks and the reed bed are not shown on the plan attached to the application. It is likely that the minimum size of the reed bed will be of the order of 15m by 20m; a considerable area to be fenced off for safety reasons. Reed beds by their very nature require constant maintenance if they are to be effective and not to become foul smelling eyesores. There is no indication in the application how this is to be achieved. A high density development with reed bed sewage treatment facility bounded by security fencing to prevent dangers to children and animals and located immediately adjacent to an attractive riverside walk

would be inappropriate for the area and would have severe detrimental effects on local amenity and the quality of the river water.

***The applicants agent has indicated that the development will be serviced by one large septic tank of approximately 6,000 litres capacity. The reed bed will be designed by the Scottish Agricultural College at Auchincraive. There may be 2 reed beds to allow a pipe to be switched between both beds. Details of the reed beds will be submitted at the detailed stage. Both the septic tank and reed beds will be accommodated within the application site.***

4.5 When planning permission was sought for recent development the residents of this area were told that no further development could be permitted without the development of a separate sewage plant because the area was considered to have reached full capacity in terms of foul water discharge. The proposed reed bed development would not appear to comply with previous observations.

***The Scottish Environment Protection Agency have no objections to the proposed development provided surface water and foul drainage arrangements are to their satisfaction. They require foul drainage from the site to be treated by suitable sized septic tanks and reed beds. The applicant is willing to meet their requirements.***

4.6 The River Doon is a Class 1 salmonoid river and thus minimum requirements for a reed bed are unlikely to be sufficient. It is likely that some form of additional chemical treatment of sewage will be required. Although the discharge into the river may meet current SEPA regulations, it is acknowledged that the water is not 'pure' merely meeting a required standard and it is possible that the trace impurities within this effluent discharge are having an adverse effect on salmon reproductions.

***The Scottish Environment Protection Agency recognises that any discharge to the River Doon should be of excellent quality due to its high amenity value. The Regulations applied by SEPA are those sanctioned by government to ensure excellent water quality.***

4.7 It is proposed that the reed bed and ancillary treatment works should be sited at the south eastern corner of the site, this will have an adverse effect on the natural drainage of the objectors adjoining field in that the natural percolation of water will be disrupted with consequent backing up into the field.

***No details have been submitted regarding the exact location of the reed bed at this stage; this will be submitted at the detailed stage.***

4.8 Surface water drainage would be discharged to the river. This is inappropriate given the risk of oil and other contamination which would be discharged direct to a Class 1 river.

***The Scottish Environment Protection Agency require that all surface water from the proposed development will be attenuated and treated on site using a sustainable urban drainage system due to increased risk of pollution from road run-off and vehicle parking areas. Roof drainage from each house should be channelled to a soakaway drainage system in the garden.***

4.9 The current use of the caravan park necessitates vehicle movements but these are generally at times when the factory units are not staffed. The use of caravans fluctuates and there are significant periods of the year when there is very little activity at or evidence of a caravan site. The proposal to erect nine houses on the site is inappropriate.

***See response 4.1. The application now proposes 3 dwellings having been amended in response to local objections.***

4.10 The objector supports the current proposal for 3 dwellings but because of the long term uncertainty does not feel able to actively promote or endorse the proposal. Three good quality houses on the site would be a significant improvement to that which exists at present but any additional development in the future would detract from what is envisaged. If the Council is minded to grant consent to the proposed 3 dwellings then restrictions as to the future use of the remaining ground should be incorporated within the planning consent.

***The full Skeldon Caravan site is located within the boundary site of Skeldon Mills, however, it is considered not appropriate at this stage to restrict the future use of the surrounding land, as each application will be considered on its own merits.***

4.11 Even after 3 substantial dwellings have been built on the site the remaining approx. 50% of the area could be subject to high density development in the future. The land to the south of the 3 plots which is not incorporated within the planning application should be retained by the applicant as garden/amenity land for the 2 properties namely Risborough Cottage and Hall Cottage. Any future sale of these two properties should ensure that the amenity ground attached remains as garden or amenity ground and should not be developed.

***The future use of the surrounding land is outwith the scope of this application and is a matter for the applicant. Its future use could in theory be controlled by a Section 75 Legal Agreement, however, this is a voluntary agreement which is separate from the consideration of the planning application on planning grounds, and there would require to be a sound planning basis for pursuing***

**any such agreement. The present proposal is acceptable on planning grounds.**

4.12 Any future sale of the individual plots should ensure that only one dwelling is ever constructed on each plot.

**The present proposal is for the erection of 3 houses and this can be controlled by a condition attached to the planning consent.**

4.13 All rights of access, fishing rights etc, enjoyed by third parties are safeguarded. There appears to be no continuity of access along the river bank.

**The applicant has indicated that a 10ft service strip will be provided along the banks of the River Doon for fishing and this can be safeguarded by a condition if planning consent is granted.**

## **5. DEVELOPMENT PLAN STATUS**

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version and the application site is located within the settlement boundary of Skeldon Mills. Policy RES 4 encourages the sympathetic residential development of gap, infill or other sites not specifically safeguarded or identified for particular development purposes on the Local Plan Maps. Developments should be assessed against the effect on the surrounding natural and built environment and adjacent uses, transport and infrastructure implications, compatibility with surrounding densities and housing types.

**The proposed development would be consistent with the terms of Policy RES 4 of the East Ayrshire Local Plan Finalised Version. The proposed development of 3 houses will be compatible with the surrounding area in terms of density and will not have an adverse impact on adjoining uses.**

5.2 In terms of the Dalmellington/Patna, Dalrymple Local Plan the application site is identified for tourism purposes and is affected by Policy 6.25E of the above Local Plan. This policy encourages the provision of further tourists and hotel accommodation.

**The application site forms part of the Skeldon Caravan Park site, which was established more than 30 years ago. In recent years, the number of caravans has declined, as it has found difficulties in competing with other caravan sites which are better equipped and have more facilities. The applicant has also experienced difficulties in managing the site. The above Adopted Local Plan is now considerably out of date and the East Ayrshire Local Plan (Finalised Version) is now the agreed policy base against which applications are determined.**

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 None.

## **7. LEGAL AND FINANCIAL IMPLICATIONS**

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

## **8. CONCLUSIONS**

8.1 The proposed development is consistent with the residential policies of the East Ayrshire Council Local Plan Finalised Version as the development of 3 houses would be compatible with the surrounding environment. Although the development would be contrary to the tourism policies of the Adopted Dalmellington/Patna Dalrymple Local Plan, this is now considerably out of date and has been superseded by the East Ayrshire Local Plan (Finalised Version). The applicant has indicated that in recent years it has become increasingly difficult to manage the caravan park both for personal and economic reasons. It is unlikely that the remainder of the caravan park outwith the application site will operate as a caravan park.

8.2 With regard to the points of objection, the Roads Division have raised no objections to the proposed development and have in fact indicated that the level of activity from 3 houses may be somewhat less than the operation of a caravan park using a minor road. Drainage concerns have been raised especially regarding the high amenity value of the River Doon. SEPA are very aware of its high amenity value and the applicant has indicated that two reed beds and 2 septic tanks will be provided for the development. Details of both will be submitted at the detailed stage. Concerns have also been raised regarding the future use and control of the remainder of the caravan site; the applicant has not submitted any proposals for this area. It is considered inappropriate to recommend a Section 75 Legal Agreement to control future development of this area at this stage as any such proposals can be assessed on their merits and impacts at the time of determining the necessary future application. A 10ft service strip will be provided for people using the River Doon for fishing rights.

8.3 It is considered that the proposed development is acceptable and it will provide a high amenity and secluded residential development. Details of the proposed houses to be submitted at the detailed stage should pay due regard to its high amenity location.

## **9. RECOMMENDATION**

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

Alan Neish  
Head of Planning and Building Control

11 April 2000  
PC/IH/SMB  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

- 1 ) Application form and plans.
- 2) Statutory notices and certificates.
- 3) Consultation replies.
- 4) Letters of objections.
- 5) East Ayrshire Council Local Plan Finalised Version.
- 6) Dalmellington/Patna, Dalrymple Local Plan.

Any person wishing to inspect the background papers listed above should contact Miss Pamela Clifford on 01563 555483.

**Implementation Officer : Pamela Clifford**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1972

Application no: 99/0884/OL

Location Skeldon Caravan Park  
Hollybush  
AYR

Nature of Proposal: Proposed erection of 3 no. bungalows.

Name and Address of Applicant: Mrs M.R. Deverell  
Skeldon Caravan Park  
Hollybush  
AYR

Name and Address of Agent Stairhill Architecture Services  
Stairhill  
MAUCHLINE

DPO's Ref: [ PC/IH ]

PPO's Ref; [ ]

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

1. The proposed development shall be carried out in accordance with the amended application form and amended plans received by the Planning Authority on 20 January 2000.

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

2. The further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved. The development of each individual plot shall not commence until all these reserved matters have been approved, with the exception of those matters entirely within the other plots on the site.

- a) The overall site layout/the internal layout of the house plots;
- b) The size, height, design and external appearance of the proposed dwellinghouses;
- c) The means of drainage and sewage disposal: including the design, appearance, location and means of safeguarding any reed beds;
- d) Details of the access arrangements;
- e) The provision for open space;
- f) The provision for car parking;
- g) The boundary walls/fences to be erected:

- h) The landscaping of the site;
- i) Finished site levels/floor levels.

REASON: The approval is in outline only.

3. The indicative layout submitted along with the application is for information purposes only and shall not be treated as forming part of the issued consent.

REASON: The approval is in outline only.

4. Notwithstanding the provisions of Condition 2 above the means of drainage and sewage disposal shall be submitted as a comprehensive scheme covering the complete application site, shall address the requirements of the 3 houses and shall be submitted to and agreed by the Planning Authority before the reserved matters for each individual plot have been submitted and agreed.

REASON: To ensure that the drainage and sewerage requirements of the 3 houses are accommodated within a comprehensive scheme taking account of the characteristics of the site.

5. Details to be submitted under Condition 2(d) shall include junction visibilities of 2.5m x 90m at the junction of the main road and no fencing, building or object over 1 metre shall be allowed within these areas. In addition, there shall be submitted details of how junction radius and vertical alignment are to be improved in accordance with the requirements of the Council's Roads Division.

REASON: In the interests of road safety and improving junction radius and vertical alignment.

6. The existing vehicle safety barrier shall be replaced and details of the new vehicle safety barrier shall be submitted to and approved by the Planning Authority.

REASON: In the interests of road safety.

7. Details to be submitted under Condition 2 shall include the safeguarding of a 10 feet access track along the northern edge of the River Doon.

REASON: To allow continued access to the River Doon.

8. Details to be submitted under Condition 2(b) shall pay due regard to the high amenity location of the site and shall ensure that the houses are of a traditional design, with external walls of render or natural stone and the roof finished in slate or a good slate substitute. The windows shall be of timber construction and traditional sash and case appearance.

REASON: In the interests of amenity.

9. Details shall be submitted which address the measures necessary to preclude any flooding of adjacent existing or proposed new houses by reason of the displacement of surface water or the flooding of the site by the River Doon. These details shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site and shall thereafter be

implemented in accordance with a programme of works which shall be contained within the details submitted further to this condition.

REASON: In the interests of public safety and residential amenity.

10. This outline permission relates to the erection of 3 houses only.

REASON: To allow the Planning Authority to retain control over the development as this is a high amenity site.

11. No trees shall be felled, lopped, have roots cut, or be the subject of any other works without the written consent of the Planning Authority.

REASON: In the interests of visual amenity.

NOTES :

1. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

2. The developer shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick regarding a water supply.

3. The developer shall make early contact with the Scottish Environment Protection Agency, 2 Alloway Place, Ayr, KA7 2AA regarding their requirements for surface water and foul drainage arrangements.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**

**AGENDA**