

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE – 01 DECEMBER 2000

**00/0589/OL: PROPOSED OUTLINE PLANNING PERMISSION FOR
FORMATION OF CARAVAN PARK AND ASSOCIATED CHANGE OF USE
OF PART OF STABLE BLOCK TO PROVIDE A SELF-CATERING
COTTAGE AND TOILET FACILITIES, SITE OF FORMER CATRINE
HOUSE, NEAR MAUCHLINE**

APPLICATION BY MR. R. W. TEMPLETON

EXECUTIVE SUMMARY

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning permission is sought for the formation of a caravan park within the walled garden area. The submitted site layout plan shows the provision of 19 caravan pitches together with a tarmac service road and associated service points. A new access into the walled garden will be provided through an existing damaged north section of the sandstone wall to connect to the existing access tracks within the site. Trees within the walled garden are to be retained. To the west of this new access point, a children's safe play area is to be provided. An area south east of the existing cottage is demarcated as a possible putting green facility.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development is located in the rural protection area, where development shall only be permitted where this meets a demonstrated specific locational need, can be justified in terms of social and economic benefit, contributes to the rural diversification or provides for the operational needs of agriculture or forestry. In this case, the proposed development can be justified in terms of promoting rural diversification and through contributing to economic benefit to the area. Furthermore the proposed development will provide additional caravan and tourist accommodation for the area. Consequently, the development is consistent with the policy provisions of the East Ayrshire Local Plan, Finalised Version (Policies SD3 and TLR8) and the approved Ayrshire Joint Structure Plan (Policy G5).

3.2 There are no consultee or other objections to the proposed development, subject to the incorporation of appropriate conditions regarding access arrangements for the site.

3.3 The existing operation of the caravan site has resulted in the location of caravans which are visually prominent from the A76 trunk road and it is considered that the provision of the pitches within the walled garden area will allow consolidation of the existing operation and allow the relocation of the existing caravans within this area. This will result in a significant improvement of the visual and general amenity of this rural location.

3.4 The proposed change of use of part of the stable block to form the holiday cottage and the toilet facilities will result in the part of the existing stable block being brought back into beneficial use, and this proposal to convert existing buildings is preferable to the provision of new build within the rural protection area.

Alan Neish
Head of Planning & 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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HOUSE, NEAR MAUCHLINE**

APPLICATION BY MR. R. W. TEMPLETON

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 Local Planning Committee under the scheme of delegation due to the nature and scale of the proposed development. The application is also related to two planning applications which are recommended for refusal.

2. APPLICATION DETAILS

2.1 The site lies on the north side of the Uc 35 Road (Old Howford Road), approximately 2 miles south east of Mauchline and 1 mile south west of Catrine. The site lie some 50 metres west of the junction of the Uc35 Road with the A76(T) Auchinleck – Mauchline Road. The site forms part of the lands associated with the former Catrine House and comprises the site of the walled garden and part of the existing stable block associated with the former Catrine House, now demolished.

2.2 Part of the grounds of the former Catrine House is presently being used as a caravan park for touring and static caravans and there is an existing cottage and Lodge House within the site. Access to the site for caravans is taken from the Uc35 Road, with an existing access road for cars only taken from the A76(T) Auchinleck – Mauchline Road. The development site relates to the area of ground enclosed by the walled garden (0.8 hectare) and the western wing of the existing stable block.

2.3 The development site is bounded by agricultural land and the A76(T) road to the north by agricultural land to the east and west and by woodland to the south.

2.4 **Proposed Development:** Outline planning permission is sought for the formation of a caravan park within the walled garden area. The submitted site layout plan shows the provision of 19 caravan pitches together with a

tarmac service road and associated service points. A new access into the walled garden will be provided through an existing damaged north section of the sandstone wall to connect to the existing access tracks within the site. Trees within the walled garden are to be retained. To the west of this new access point, a children's safe play area is to be provided. An area south east of the existing cottage is demarcated as a possible putting green facility.

2.5 The proposals also seek the change of use of the western wing of the existing stable block and alterations to form a two bedroom holiday cottage and also provide male, female and disabled toilet facilities. Access for caravans is to be via the existing access road from the Uc35 road with car access only to be taken from the existing access from the A76(T) road.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Catrine Community Council has not responded to the consultation letter.

Noted.

3.2 British Gas Transco, Scottish Power and the Coal Authority have no adverse comments to make on the proposed development.

Noted.

3.3 West of Scotland Water advise 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. A development of this type and size proposed can be serviced from an existing public water main located in the road adjacent to the site location. Separate application will have to be made for the provision of site water mains if required and service connections. Consultation should be made with WOSW regarding compliance with current byelaws and use of water for building purposes.

A note can be attached to any planning consent granted for the proposed development with regard to the above.

3.3 East Ayrshire Roads Division has no objections to the proposed development subject to conditions as follows:

- (i) The existing access will require to be bituminously surfaced for a minimum distance of 10 metres from the edge of the carriageway to avoid overcarry of loose material onto the public road; and
- (ii) A passing place to the approval of the Roads Authority must be provided on the access road.

Conditions can be attached to any consent granted for the proposed development to meet the requirements of the Roads Division.

3.4 The Scottish Environment Protection Agency advises that they have no objections in principle to the proposed development provided the drainage arrangements are to their satisfaction. In this regard SEPA will require detailed discussions with the applicant at an early stage to agree the drainage arrangements.

A note can be attached to any consent granted for the proposed development to advise the applicant of this requirement.

3.5 The Scottish Executive Road Network Management Division advises that the following conditions should be attached to any permission that the Council may give for the proposed development:

- (i) Before development is commenced the existing access onto the A76 situated adjacent to the layby must be closed off by permanent means to the satisfaction of the Planning Authority in consultation with the Roads Authority; *Reason : to ensure that the use of the existing access is discontinued and the safety of traffic on the trunk road is improved.*
- (ii) Before the development is commenced the applicant shall provide a right turn lane at the junction of Old Howford Road with the A76 trunk road, which shall comply with the Design Manual for Roads and Bridges Volume 6, TD 41/95 Layout 5. All costs incurred by the Trunk Road Authority associated with the approval of the design, the Stage I and II Safety Audits and monitoring of works on the trunk road shall be funded by the applicant. The applicant will also be responsible for the provision of all traffic management required to facilitate construction of the works on the trunk road which shall be to the approval of the Trunk Road Authority; *Reason: To ensure that the standard of access layout complies with the current standards and that the safety of traffic on the trunk road is not diminished.*

Conditions can be attached to any consent granted for the proposed development to meet the requirements of SE Road Network Management Division.

4. REPRESENTATIONS

4.1 No representations have been received with regard to the proposed development.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site lies within the Rural Protection Area, and is affected by strategic development and tourism policies.

5.2 Strategic Development Policy SD3 states that within the Rural Protection Area, development proposals relating to land outwith settlement boundaries will be acceptable to the Council where the development:-

- (i) comprises an acceptable form of residential use as detailed in Policy RES13 of the Local Plan; or
- (ii) can be fully justified in terms of site specific locational need; or
- (iii) can be fully justified in terms of social and economic benefit to the community; or
- (iv) contributes to rural land diversification; or
- (v) provides for the operational needs of agriculture or forestry.

The development of the caravan park and the change of use to form the holiday cottage and ancillary facilities can be justified in terms of economic benefit to the community and will contribute to rural land diversification. It is considered that the proposed development would be consistent with the provisions of Policy SD3.

5.3 Policy TLR8 states that there will be a presumption in favour of tourist related development including tourist and visitor accommodation and camping and caravan sites. Wherever possible, encouragement will be given to the use of existing buildings in preference to new build facilities. Proposals will require to meet the following criteria:

- (i) the proposed use and any associated structures is not visually or environmentally intrusive, is of a nature and scale compatible with surrounding land uses and is not detrimental to the character and amenity of the area in which it is proposed.

The proposed development will not be visually or environmentally intrusive and potentially, through the opportunity to consolidate the existing caravans located within the site, the visual amenity of the area could in fact be improved. It is considered that there would be no detrimental impact on the character and amenity of the rural area resulting from the proposed development.

- (ii) there is no adverse impact on the natural environment and in particular on recognised natural or built heritage resources requiring conservation.

The proposed development will not impact either on the natural environment or built heritage resources requiring conservation.

- (iii) the proposal can be fully justified in terms of infrastructure, provision of services, access and car parking provision.

Subject to the attachment of appropriate condition to any consent granted for the development, there are no objections to the proposed development from statutory undertakers or consultees.

5.4 In terms of the Ayrshire Joint Structure Plan, Policy G5 states that development proposals in the Rural Protection Area shall normally be limited

to the use of land within settlements. Outside settlements development proposals shall conform to the structure plan only where the development:

- (a) has a demonstrated site specific locational need;
- (b) can be justified in terms of social and economic benefit to the community;
- (c) contributes to rural land diversification; or
- (d) provides for the operational needs of agriculture or forestry.

See response to 5.2 above.

6. OTHER PLANNING CONSIDERATIONS

6.1 The applicant has provided a statement of support for the application indicating that the financial viability of the proposed caravan park and associated developments is dependent on consent being granted for two proposed house plots which are the subject of planning applications 00/0591/OL and 00/0592/OL also under consideration by this Committee. Justification for this request is given on the basis that if planning permission is granted for caravan park facilities then the combination of the existing lodge, cottage, upgraded courtyard/stable block plus proposed dwellings and enhanced caravan park facilities could all be considered as a small hamlet in the countryside.

The proposed dwellinghouses are essentially promoted as an enabling development to finance the formation of the new caravan park with upgraded facilities. Other than the financing of the caravan park proposals, the applicants have presented no justification for the two dwellings proposed. The merits two house applications are considered in seperate report before this committee. The proposals for the caravan park development are considered acceptable on their own merits.

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 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development is located in the rural protection area, where development shall only be permitted where this meets a demonstrated specific locational need, can be justified in terms of social and economic benefit, contributes to the rural diversification or provides for the operational needs of agriculture or forestry. In this case, the proposed development can be justified in terms of promoting rural diversification and through contributing to economic benefit to the area. Furthermore the proposed development will provide additional caravan and tourist accommodation for the area.

Consequently, the development is consistent with the policy provisions of the East Ayrshire Local Plan, Finalised Version (Policies SD3 and TLR8) and the approved Ayrshire Joint Structure Plan (Policy G5).

8.2 There are no consultee or other objections to the proposed development, subject to the incorporation of appropriate conditions regarding access arrangements for the site.

8.3 The existing operation of the caravan site has resulted in the location of caravans which are visually prominent from the A76 trunk road and it is considered that the provision of the pitches within the walled garden area will allow consolidation of the existing operation and allow the relocation of the existing caravans within this area. This will result in a significant improvement of the visual and general amenity of this rural location.

8.4 The proposed change of use of part of the stable block to form the holiday cottage and the toilet facilities will result in the part of the existing stable block being brought back into beneficial use, and this proposal to convert existing buildings is preferable to the provision of new build within the rural protection area.

9. RECOMMENDATION

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

Alan Neish
Head of Planning and Building Control

20 November 2000
HM/HM
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. East Ayrshire Local Plan Finalised Version.
5. Catrine and Sorn Local Plan.
6. Ayrshire Joint Structure Plan.
7. Applications 00/0589/OL and 00/0591/OL.

Any person wishing to inspect the background papers listed above should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer : Dave Morris

Location	Site of former Catrine House, Near Mauchline
Nature of Proposal:	Outline planning permission for formation of caravan park and associated change of use of part of stable block to provide a self-catering cottage and toilet facilities.
Name and Address of Applicant:	Mr. R. W. Templeton Syke Farm Mauchline KA5 5JT
Name and Address of Agent	Robert Potter and Partners 7 Miller Road, AYR KA7 2AX

DPO's Ref: [HUGH MELVIN]
PPO's Ref; []

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

- (1) Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the undermentioned matters hereby reserved:
 - a) The details of the proposed caravan pitches including the proposed service points;
 - b) The means of drainage and sewage disposal;
 - c) Details of the access arrangements;
 - d) Details of the proposed children's play area, including any play equipment;
 - e) Details of the proposed conversion of the existing stable block including external alterations;
 - f) The details of any new fences to be erected;

REASON – The approval is in outline only.

- (2) Prior to the operation of the new caravan park, all existing caravans within the site shall be permanently relocated to within the walled area.

REASON - In the interests of visual amenity

- (3) Before development is commenced the existing access onto the A76 situated adjacent to the layby must be closed off by permanent means to the satisfaction of the Planning Authority in consultation with the Roads Authority.

REASON - to ensure that the use of the existing access is discontinued and the safety of traffic on the trunk road is improved.

- (4) Before the development is commenced the applicant shall provide a right turn lane at the junction of Old Howford Road with the A76 trunk road, which shall comply with the Design Manual for Roads and Bridges Volume 6, TD 41/95 Layout 5. All costs incurred by the Trunk Road Authority associated with the approval of the design, the Stage I and II Safety Audits and monitoring of works on the trunk road shall be funded by the applicant. The applicant will also be responsible for the provision of all traffic management required to facilitate construction of the works on the trunk road which shall be to the approval of the Trunk Road Authority.

REASON - To ensure that the standard of access layout complies with the current standards and that the safety of traffic on the trunk road is not diminished.

- (5) Notwithstanding Condition 1(c) above the existing access will require to be bituminously surfaced for a minimum distance of 10 metres from the edge of the carriageway to avoid overcarry of loose material onto the public road;

REASON – In the interests of public road safety.

- (6) A passing place to the approval of the Roads Authority shall be provided on the access road.

REASON – In the interests of public road safety.

- (7) The holiday cottage hereby approved shall be occupied as holiday accommodation only and shall not be occupied as the sole or main residence of the occupant.

REASON – To ensure the property is not used as a permanent dwelling.

- (8) The holiday cottage hereby approved shall not be occupied between the months of November to February.

REASON – To ensure the property is not used as a permanent dwelling.

- (9) The total number of caravans stationed in the site shall at no time exceed 19.

REASON – In the interests of visual amenity.

- (10) 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 interests of visual amenity.

- (11) This permission shall not authorise the use of the site as a caravan site except during the period from 01 March to 31 October in each year and if any caravans are left in position at any other time, they must not be used for human habitation during such time.

REASON – To ensure that the caravans are not used as permanent dwellings.

- (12) 50% of all pitches on the site shall be reserved solely for the use of touring caravans.

REASON – To allow for adequate provision on the site for touring caravans.

- (13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and the Caravan Sites and Control of Development Act 1960, Class 1 of Schedule 1 to the 1992 Order is hereby not permitted development as it relates to the application site in respect of Paragraphs 2,3,4,5 and 6 of Schedule 1 to the 1960 Act.

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

Note to Applicant: The applicant shall contact the Scottish Environment Protection Agency, 2 Alloway Place, Ayr in order to discuss the proposed drainage arrangement for the development site.

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PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA