

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE – 3 NOVEMBER 2000**

**00/0547/FL: PLANNING PERMISSION FOR INSTALLATION OF  
RESIDENTIAL CARAVAN FOR AGRICULTURAL WORKER AT CARSTON  
FARM, DRONGAN**

**APPLICATION BY MR N D BLAIR**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Planning permission is sought for the siting of a static caravan within the rear garden of the farmhouse adjacent to a number of agricultural buildings. The caravan, which has been located on site since the submission of this application, is 11.4 metres in length and 3.7 metres wide. The roof and external walls of the caravan consist of white profiled metal sheeting.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development is contrary to residential and environment policies contained therein as temporary accommodation is not required pending the construction of a permanent dwelling, (no planning application for a house has yet been received) and the type of temporary structure and materials are not considered to be appropriate within a rural location.

3.2 It is considered that the caravan would be not detrimental to the rural environment as it is sensitively sited adjacent to the existing farmhouse and associated buildings. Furthermore, the Labour Requirement Report for Carston Farm justifies the need for accommodation within the farm for an agricultural worker. It is therefore considered that an exception to policy would be appropriate in this instance and the siting of the caravan, on a temporary basis, would be considered acceptable.

**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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**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 the proposed development is, in the circumstances of the case, a minor departure from the Finalised East Ayrshire Local Plan.

**2. APPLICATION DETAILS**

2.1 The site lies approximately 300 metres east of Drongan, on the south side of the B7046 to Sinclairston. The application site comprises Carston Farmhouse and associated agricultural buildings. The site is bound to the north by the B7046 and agricultural land and by fields to the east, west and south.

2.2 **Proposed Development:** Planning permission is sought for the siting of a static caravan within the rear garden of the farmhouse adjacent to a number of agricultural buildings. The caravan, which has been located on site since the submission of this application, is 11.4 metres in length and 3.7 metres wide. The roof and external walls of the caravan consist of white profiled metal sheeting.

**3. CONSULTATIONS AND ISSUES RAISED**

3.1 Drongan Community Council and Scottish Power have not responded to the consultation letter.

***Noted.***

3.2 British Gas Transco and West of Scotland Water have no objection to the proposed development.

***Noted.***

3.3 The Scottish Environment Protection Agency advise that they have no objections to the proposed development provided the drainage arrangements are to their satisfaction. In this regard foul drainage should be connected to a septic tank and partial soakaway designed and constructed to comply with the current code of practice. The outlet from the partial soakaway should be connected to the field drainage system. Surface water should be excluded from the septic tank and partial soakaway.

***A note could be attached to any planning consent advising the applicant to contact SEPA with regard to the above.***

3.4 East Ayrshire Roads and Transportation Division have no objections to the proposed development subject to a condition requiring all parking associated with the development to be contained within the site.

***A condition could be attached to any planning consent with regard to the above.***

3.5 East Ayrshire Council, Environmental Health and Waste Management have no objection in principle to this application. If planning permission is granted, a caravan site licence would subsequently be issued by Environmental Health, incorporating conditions from the requisite Model Standards issued by the Secretary of State in terms of the Caravan Sites and Control of Development Act 1960.

***A note could be attached to any planning consent advising the applicant to contact Environmental Health with regard to the above.***

#### **4. REPRESENTATIONS**

The applicant has submitted a letter in support of the application.

4.1 The plan is to start building a new house in the spring of 2002, but no plans have yet been drawn up. The caravan is wanted as temporary accommodation until the house is built.

***No application has been received for the erection of a new dwellinghouse at Carston Farm. Any future application that is received for the erection of a new house shall have to be considered on its own merits.***

4.2 The reason for this move is that there are currently two families living in the house. The applicant has stated that as they work on the farm, there is a requirement for them to live close to the farm steading.

## 5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The application site lies outwith the settlement boundary of Drongan within the Rural Protection Area. The site is affected by residential and environment policies.

5.2 Residential Policy RES12 states that the use of caravans and non permanent dwellings on sites other than those specifically authorised for such purposes will not be permitted. However, temporary consent may be granted in special circumstances where on-site temporary accommodation is required pending the construction of a permanent dwelling.

***The proposed site is not an authorised caravan site. Furthermore, no application has been submitted for the erection of a permanent dwelling. Although the proposed siting of the static caravan at Carston Farm is contrary to the provisions of the above policy, the applicant has indicated his intention to build a house during 2002.***

5.3 Rural Environment Policy ENV13 states that within the rural area the Council will ensure, through the development process, that:

(i) any authorised development is in keeping with, has minimal visual impact on and reflects the nature of the rural area in which it is located, in terms of layout, materials used, design, size, scale, finish and colour. The design and material finish of any ancillary features will also require to be sympathetic to the character and appearance of the area;

(ii) any authorised development is sensitively sited, landscaped and screened so as to blend into, respect and complement the landscape characteristics of the particular area in which it is to be located.

***Although this type of temporary structure and the white profiled sheeting are not considered appropriate within the countryside, it is considered that the visual impact of the caravan is not detrimental to the rural environment as it is sited adjacent to the existing building group of Carston Farm. The caravan is screened to the north, east and west by the these buildings. The caravan is visible looking northwards from the minor road from Littlemill to Drongan (B730), however from this direction the caravan is sited against a backdrop of the existing buildings.***

## 6. OTHER PLANNING CONSIDERATIONS

6.1 The applicant has stated that as he works on the farm, he is required to reside close to the farm steading. The business is run by Mr & Mrs Blair

(snr), their son (the applicant) and their sons wife, who works part time on the farm. A Labour Requirement Report prepared by the Scottish Agricultural College has been submitted by the applicant on request of the Planning Division. This report concludes, that taking into account cropping, diversification enterprises and stock carried on the farm, the farm justifies four full time workers. As there are no other dwellings within the farm unit which are owned by the Blair's, it is considered that the need for accommodation for a farm worker has been justified by the Scottish Agricultural College's Report.

## **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 contrary to residential and environment policies contained therein as temporary accommodation is not required pending the construction of a permanent dwelling, (no planning application for a house has yet been received) and the type of temporary structure and materials are not considered to be appropriate within a rural location.

8.2 It is considered that the caravan would be not detrimental to the rural environment as it is sensitively sited adjacent to the existing farmhouse and associated buildings. Furthermore, the Labour Requirement Report for Carston Farm justifies the need for accommodation within the farm for an agricultural worker. It is therefore considered that an exception to policy would be appropriate in this instance and the siting of the caravan, on a temporary basis, would be considered acceptable.

## **9. RECOMMENDATIONS**

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

Alan Neish  
Head of Planning and Building Control  
25 October 2000  
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FVDVM

## **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. Labour Requirement Report for Carston Farm

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

**Implementation Officer : Dave Morris**

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Location	Carston Farm Droangan
Nature of Proposal:	Proposed installation of residential caravan for agricultural worker
Name and Address of Applicant:	Mr N D Blair Carston Farm Droangan KA6 6NQ
Name and Address of Agent	N/A

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DPO's Ref: [ VIVIEN EMERY ]  
PPO's Ref: [ ]

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

- (1) Permission is granted for a limited period of three years from the date hereof, and the use shall be discontinued, the caravan removed and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted.

REASON – To enable the Planning Authority to review the situation in the light of the temporary nature of the proposed development.

- (2) Notwithstanding the plans hereby approved all parking associated with the development shall be contained within the existing forecourt of Carston Farm

REASON – In the interests of road safety

NOTE

1. The applicant shall make early contact with the Scottish Environment Protection Agency to discuss drainage arrangements.
2. The applicant shall make early contact with East Ayrshire Council Environmental Health and Waste Management regarding a caravan site licence.

**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**

