

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 06 OCTOBER 2000

00/0324/OL : PROPOSED CHANGE OF USE OF EXISTING FARMLAND AND BUILDINGS TO FORM 27 HOLE GOLF COURSE, DRIVING RANGE, CLUB HOUSE AND LEISURE FACILITIES AT GLENSHAMROCK FARM, AUCHINLECK

APPLICATION BY STONEHEADS ASSOCIATES

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning consent is sought for the change of use of the farm buildings and land to provide a pay-as-you-play, 18 hole golf course and clubhouse with an associated 9 hole practice course and a driving range. The indicative plan submitted with the application indicates the proposal to convert the existing farmhouse into a clubhouse with provision being made for 150 car parking spaces. It is also proposed to provide other leisure facilities such as a gymnasium and squash courts as part of the redevelopment of the farmhouse and farm buildings.

1.2 The 18 hole course will be set out on the lands to the east of the B705 Road, with the proposed 9 hole practice course and the driving range located onto the west of this road. It is also proposed to provide a separate car park at this location to accommodate 40 cars. The proposed development will result in the loss of trees where the proposed course holes cross existing tree shelter belt, but the number of trees removed will be kept to a minimum.

1.3 The indicative layout also shows the installation of a water feature located south-west of the proposed clubhouse. This will incorporate reed beds and will be utilised as a temporary drainage treatment facility during the initial stages of the development. Other engineering operations will include the formation of protective or safety bunds within the proposed courses. It is proposed to locate a total of 27 bunds located at specific points, particularly along road sides.

1.4 The proposed driving range will be illuminated by floodlighting to allow evening use and in this respect the direction of play has been designed such that any nuisance caused by light pollution and any impact on road users is minimised. Access to the proposed driving range and 9 hole course is to be taken from the B705 Road. Access to the 18 hole course and proposed clubhouse is to be taken from the Uc730 Glenshamrock Road (entrance only) with patrons exiting the facility via the existing farm road which accesses onto the B705 road.

1.5 The planning application for the Glenshamrock Farm development is accompanied by an Environmental Statement due to the nature and scale of

the proposed development. The Environmental Statement has been the subject of statutory and non-statutory consultations which are discussed in Section 3 of this report.

1.6 The Environmental Statement has provided an assessment of traffic impact, archaeology, hydrology and soils, ecology, landscape and visual impact. This has given environmental information to the Planning Authority and statutory consultees on the potential impacts associated with the golf course development. The process of gathering this environmental information has allowed the planning proposals to be shaped, influenced and amended with mitigation measures developed from the impact assessment to ensure minimal adverse impacts.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 It is considered that in policy terms the proposed development of the golfing facility at Glenshamrock Farm is consistent with the provisions of the East Ayrshire Local Plan (Finalised Version). The proposal represents a significant development for the Auchinleck area and will provide a facility for East Ayrshire, meeting a demand for the sport which is currently satisfied by use of facilities largely outwith East Ayrshire itself.

3.2 The application is considered in outline only at this stage as there are currently no details submitted in respect of the detailed design of the two courses, the details of the proposed driving range or the conversion of the farmhouse and buildings to form the proposed clubhouse and ancillary developments. The submitted plan indicating the general layout of the proposed development is considered to be acceptable in general terms but may require to be adjusted to address the points raised through the statutory and public consultation process.

3.3 With respect to the letter of representation it is considered that the main concerns regarding the potential impact on the residential property at 2 Gilmilnscroft Cottage can be addressed through the detailed design of the scheme. In relation to the inadequate assessment of the archaeology interests within the site, it is considered that the potential issues can be addressed through the imposition of a condition requiring such assessment to be undertaken prior to any development commencing on site with the results of the assessment being taken into consideration during the formation of the detailed aspects of the development.

3.4 The Environmental Statement indicates that the proposed development can be carried out with minimal adverse impact on the environment and with

the exception of the comments received from the West of Scotland Archaeology Service, the Statement has been favourably received from statutory and non-statutory consultees. While the Environmental Statement acknowledges some negative impacts relating to landscape and ecology, this has to be balanced against the positive economic and other community benefits that this development would bring to Auchinleck and East Ayrshire.

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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APPLICATION BY STONEHEADS ASSOCIATES

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 a larger application which accords with the Development Plan and is of Area Significance and subject to objection.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site lies to the north of Auchinleck and comprises the farm buildings and lands associated with Glenshamrock Farm. The site extends to approximately 101 hectares and is bisected by the B705 Auchinleck – Catrine Road. The site is bounded to the west by other agricultural land with the southern part of the site being bounded by residential properties in Arran Drive together with Auchinleck Academy and the school playing fields. The site is bounded to the north-east by the Uc30 Glenshamrock – Birniekowe Road.

2.2 The topography of the site is gently undulating, rising from 155 metres AOD in the north- western part of the site to 187 metres at the farm steading itself. The farm unit lies on two hills falling in all directions with one hilltop at the farm and the other adjacent to Auchinleck Academy. The land is currently managed as grassland to support the rearing of livestock. The lands to the west of the B705 Road also exhibit partial dereliction through remnants of a former mineral railway and minor spoil heaps.

2.3 Other landscape characteristics include field hedgerows, areas of scrub shelter belt and deciduous plantation. The Dippol Burn also runs through the land on both sides of the B705 Road.

2.4 Proposed Development : Outline planning consent is sought for the change of use of the farm buildings and land to provide a pay-as-you-play, 18 hole golf course and clubhouse with an associated 9 hole practice course and a driving range. The indicative plan submitted with the application indicates the proposal to convert the existing farmhouse into a clubhouse with provision being made for 150 car parking spaces. It is also proposed to provide other leisure facilities such as a gymnasium and squash courts as part of the redevelopment of the farmhouse and farm buildings.

2.5 The 18 hole course will be set out on the lands to the east of the B705 Road, with the proposed 9 hole practice course and the driving range located onto the west of this road. It is also proposed to provide a separate car park at this location to accommodate 40 cars. The proposed development will result in the loss of trees where the proposed course holes cross existing tree shelter belt, but the number of trees removed will be kept to a minimum.

2.6 The indicative layout also shows the installation of a water feature located south-west of the proposed clubhouse. This will incorporate reed beds and will be utilised as a temporary drainage treatment facility during the initial stages of the development. Other engineering operations will include the formation of protective or safety bunds within the proposed courses. It is proposed to locate a total of 27 bunds located at specific points, particularly along road sides.

2.7 The proposed driving range will be illuminated by floodlighting to allow evening use and in this respect the direction of play has been designed such that any nuisance caused by light pollution and any impact on road users is minimised. Access to the proposed driving range and 9 hole course is to be taken from the B705 Road. Access to the 18 hole course and proposed clubhouse is to be taken from the Uc730 Glenshamrock Road (entrance only) with patrons exiting the facility via the existing farm road which accesses onto the B705 road.

2.8 The planning application for the Glenshamrock Farm development is accompanied by an Environmental Statement due to the nature and scale of the proposed development. The Environmental Statement has been the subject of statutory and non-statutory consultations which are discussed in Section 3 of this report.

2.9 The Environmental Statement has provided an assessment of traffic impact, archaeology, hydrology and soils, ecology, landscape and visual impact. This has given environmental information to the Planning Authority and statutory consultees on the potential impacts associated with the golf course development. The process of gathering this environmental information has allowed the planning proposals to be shaped, influenced and amended with mitigation measures developed from the impact assessment to ensure minimal adverse impacts.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Power has indicated that it has apparatus within the site, which may require alteration or protection, depending on the extent of the development. The cost of any work will be fully rechargeable as will the repair costs associated with any damage to this apparatus during development work.

The applicant has been advised of the comments of Scottish Power.

3.2 British Gas Transco has no adverse comments to make on the proposed development.

Noted.

3.3 The Coal Authority indicates that within 20 metres of the property there are four mine entries. In view of the mining circumstances a prudent developer would seek appropriate technical advice before works are undertaken on site. Responsibility for carrying out any development in a safe manner rests with the developer.

The applicant has been advised of the comments of the Coal Authority. It is for the applicant to satisfy himself as to the mineral stability of the development site.

3.4 East Ayrshire's Environmental Health and Waste Management Service and Outdoor Services have no adverse comments to make on the proposed development.

Noted.

3.5 The Royal Society for the Protection of Birds states that the development may have the potential to impact breeding and over-wintering waders and to provide suitable habitat for corncrake. Given the potentially significant nature of this interest, the characteristics of the proposed development and the relatively limited knowledge of the wildlife interest of the site, RSPB recommends that an assessment of its ecological interest be completed, either as a stand-alone study or as part of a full Environmental Impact Assessment.

The applicant has submitted an Environmental Statement that includes an assessment of the ecological habitats associated with Glenshamrock Farm. The Environmental Statement concludes that the farm currently has little habitat or wildlife interest but that what little it has will be affected by the construction of the golf courses. The farm is currently participating in the Countryside Premium Scheme and there are a variety of management prescriptions agreed for improving the wildlife interest of the farm. The proposed layout of the golf courses indicates that some

of the fairways will cut across some of the features identified as being important or which have been entered into the scheme and as a result, a significant amount of the CPS agreement may not be fulfilled. None of the land involved in the proposed development is subject to any statutory or non-statutory wildlife designations. RSPB has not yet responded to the consultation on the Environmental Statement.

3.6 The Scottish Executive Rural Affairs Division has no objections to the proposed development.

Noted.

3.7 The Scottish Wildlife Trust has no objection to the proposed development and supports the comments within the Environmental Statement that the Countryside Premium Scheme options underway will be incorporated where possible within the planned layout of the golf courses and driving range. One problematic area is the 'Grassland for Birds' option west of Sorn Road but grassland outwith the actual golf holes can be managed for skylark, meadow pipit, field vole and brown hare. The Trust supports the suggested 'out-of-bounds' where golf holes cross the Dippol Burn. Hedgerows along the proposed entrance and exit roads should be maintained and also along the Sorn Road and western perimeter fence of Auchinleck Academy.

Noted. A condition can be attached to any consent granted for the development to ensure retention of hedgerows along roadsides and along the western perimeter of Auchinleck Academy.

3.8 The Scottish Environment Protection Agency notes that the proposed foul drainage arrangements for the site have changed significantly from the submitted planning application and based on this change SEPA has no objections in principle to the proposed development. The applicant will have to minimise the risk of environmental pollution and should consequently discuss the drainage proposals at an early stage so as to meet the requirements of SEPA. In particular:

- (i) Clean surface water from around the site should wherever practicable be intercepted at the site boundary and diverted away from the working area.
- (ii) During the construction phase, water treatment areas may need to be designed and located so as to receive all contaminated drainage from the site including earth movement work, vehicle roads and overburden storage areas.
- (iii) Surface run-off from the car parking areas and hard standing around the clubhouse must be treated and attenuated utilising a Sustainable Urban Drainage System prior to discharge to the Dippol Burn. Any potential SUDS could be designed to facilitate a water hazard feature of the golf course.

- (iv) Oils should only be stored in properly bunded compounds capable of holding 110% of the capacity of the largest tank.
- (v) All paints, chemicals and pesticides should be stored under appropriate conditions well away from drains and burns. Waste chemicals and pesticides must not be disposed of to land unless a Groundwater Authorisation has been sought and granted for this disposal activity; and
- (vi) Foul drainage from the construction site offices must be treated to SEPA's satisfaction prior to discharge to a watercourse.

The applicant has been advised of the comments of SEPA. Where appropriate, conditions can be attached to any consent granted for the proposed development to meet the requirements of SEPA.

3.9 East Ayrshire's Outdoor Amenities Section states that the Environmental Statement is quite comprehensive and has addressed the major problems of this site. The Section has highlighted the poorly draining soil and has reservations regarding the sites use as a golf course during periods of inclement weather. The expense of draining the site may be prohibitive or the use limited at certain times of the year. A number of mature trees will need to be removed to develop the course that could be replaced with compensatory planting to form the fairways.

Noted.

3.10 Scottish Natural Heritage does not object to the proposed development being carried out strictly in accordance with the terms and conditions of the submitted plans subject to the following condition:

- (i) Development shall not proceed until a detailed plan showing areas of trees / hedgerows to be retained and of new planting, including species information and planting / maintenance timescales, has been submitted to and approved by the Council

A condition can be attached to any consent granted for the proposed development to meet the requirements of SNH.

SNH also notes that the Environmental Statement expresses the intention to retain the Countryside Premium Scheme measures with few exceptions and would strongly encourage this. The commitment to maintain a 20-metre buffer zone of undisturbed wetland margin either side of the Dippol Burn is particularly important. In addition the new wetland feature, created as a Sustainable Urban Drainage System, is likely to accrue some wildlife value over time and should be retained in the long term, irrespective of changes in waste water management.

Noted.

SNH states that overall the assessment of landscape and visual impacts has been undertaken thoroughly and the results well presented. It is noted that the

development will have a neutral impact on the landscape and visual experience and the intention to maintain the agricultural landscape pattern of hedgerows and shelter belts is to be commended and SNH would encourage a commitment to manage these features.

The above condition recommended by SNH would address the issue of the management of trees, shelter belts and hedgerows.

SNH notes the possible use of wire-mesh fencing to act as a barrier for safety and to deter 'irresponsible public access'. Although these may permit retention of long distance views from roads etc., they are likely to constitute a more obviously man-made visual intrusion than bunds in the long term and are to be discouraged.

No details have been provided with respect to the construction or location of safety fencing. A condition can be attached to any outline consent granted for the proposed development to ensure the submission of such details. While SNH seeks to discourage the use of this fencing, it may require to be erected at key positions along public roads in the interests of public road safety (see comments from East Ayrshire's Roads Division).

3.11 West of Scotland Water Authority states that contact should be made with WOSWA to discuss whether the existing water supply needs upgrading in view of the proposed development. 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 applicant has been advised of the comments of West of Scotland Water. The applicant proposes to connect to the main sewer system to meet the drainage requirement of the proposed development.

3.12 The Ayrshire Joint Structure Plan and Transportation Committee indicates that the proposal is consistent with the objectives of the Structure Plan and raises no issues of strategic concern. Within the Environmental Statement, however, a number of negative impacts of the development on the environment are identified. To ensure consistency with policy G2 within the Structure Plan, the mitigation measures proposed should be reflected in a conditioning of the consent.

A condition can be attached to any consent granted for the proposed development to ensure that mitigation measures contained within the Environmental Statement are implemented in full.

3.13 Sport Scotland states that it undertook work for East Ayrshire to assess the supply and demand for sports facilities. With respect to golfing, this assessment indicates that all of the demand for golf from residents of East

Ayrshire is currently satisfied, albeit much of this by courses in neighbouring council areas. It is acknowledged however that this situation could be improved by the provision of pay-as-you-play facilities. Sport Scotland therefore supports the development of a new golf course catering for local demand in East Ayrshire.

Noted.

Sport Scotland advocates that new provision of golf facilities should emphasise municipal courses, nine hole courses, pay-as-you-play courses, driving ranges and practice facilities. This emphasis reflects the policy aim of increasing women's, junior and non-club participation and increasing standards of play. In this respect the proposal to operate the courses as pay-as-you-play facility is welcomed as is the inclusion of the driving range facility. Ideally the 9-hole facility should be laid out for the beginner.

Noted.

Sport Scotland indicates that new golf courses offer opportunities for the enhancement of the natural and cultural heritage on the site. Sport Scotland participates in and supports the Scottish Golf Course Wildlife Group that may be able to advise on this matter.

The applicant has been advised of the comments of Sport Scotland.

Sport Scotland is aware of a likely unmet demand for squash courts and therefore supports in principle the development of squash and other sports facilities in association with the golf facilities.

Noted.

3.14 The Scottish Executive Environment Group and Historic Scotland have no comments to offer on the Environmental Statement. Historic Scotland is content that the development proposed would not affect either the site or setting of any built heritage features that are protected at a national level and is please to note that the applicant has commissioned an archaeological survey as part of the environmental assessment process.

Noted.

3.15 Auchinleck Community Council has no comments to make on the proposed development.

Noted.

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

- (i) Improvements will be required at both the entry and exits to the site with visibility splays on exit of 4.5 metres by 215 metres at both B705 junctions for the 9 and 18 hole courses. This may require relocation of the exit points. These splays may encroach on land outwith the developer's control that would require a Section 75 Agreement with the landowner.
- (ii) The Uc730 Glenshamrock Road will require to be widened to 5.5 metres for a distance of 20 metres north of the entry point to allow two vehicles to pass.
- (iii) The access roads must be surfaced for a minimum distance of 20 metres from the public road at both entry and exits and 10 metres radii bellmouths formed.
- (iv) Any pedestrian crossing points over the public road must be at locations agreed with the Roads Division with acceptable visibility and appropriate signing / markings provided by the developer in consultation with the Division.
- (v) On-site car parking would appear adequate but some provision must be made for coaches and cycle parking.
- (vi) A footway must be provided along the B705 by the developer linking the site with the existing footway system at Auchinleck in the interests of road safety.
- (vii) Full height protection fencing will be required at specific locations depending on the course layout in order to protect traffic.
- (viii) Any lighting proposed must be located to avoid dazzle to traffic on the public road.

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

The Roads Division considers the traffic implications on the surrounding road network are minimal due to the current low usage. The Scottish Executive will respond independently on any trunk road implications.

Noted. A formal response from Scottish Executive Road Network Management Division has not yet been received, however they have verbally confirmed that their response will accept the proposal without conditions.

3.17 West of Scotland Archaeology Service states that the Environmental Statement purports to contain an archaeological section but that this is very inadequate in terms of normal expectations in respect of such documents. Section 8 makes reference to the archaeological audit prepared for the Countryside Premium Scheme application submitted for this farm unit. It is confirmed that this audit was prepared by WOSAS but that it is a misuse of this audit to use it as part of the Environmental Statement for a development which requires planning consent. This audit is used for specific management purposes under the CPS and is not a full audit of all potential archaeological resources on the farm. The archaeological assessment provided as part of an Environmental Statement should include:

- (i) the results of a walkover survey;
- (ii) the results of a documentary search of aerial photographs and early maps;
- (iii) an assessment of the likelihood of the area containing unrecorded sub-surface archaeological features; and
- (iv) a statement of impacts and proposed mitigation should planning permission be granted.

WOSAS therefore advises that the archaeological content of the submitted Environmental Statement is inadequate. It is recommended that further consideration is given to addressing the potential archaeological issue at this farm prior to the Council's determination of the planning application by requesting the applicant to supply a more detailed archaeological report from a professional archaeological organisation.

The applicant has been advised of the comments of West of Scotland Archaeological Service. It is considered that as the application is to be considered in outline only at this stage, a condition can be attached to the grant of any consent for the development to ensure that the archaeological assessment required by WOSAS is carried out prior to any works taking place on site. The results of this assessment could then, if necessary be incorporated into the detailed design of the golf course development, including the implementation of mitigation measures to minimise impact on any archaeological resources within the development site.

3.18 The Royal Society for the Protection of Birds, British Telecom and the Scottish Executive Road Network Management Division have not yet responded to the consultation letters.

Noted.

4. REPRESENTATIONS: One letter of representation has been received raising points of concern with respect to the proposed development.

4.1 We are concerned to note that the 11th hole is directly opposite our property. We have a large glass conservatory facing onto this and our concern is that flying wayward golf balls can do a lot of damage. We also have poultry, goats and various other farm animals that could be distressed by the same.

The proposed layout of the 18 hole course is such that the green of hole 11 falls opposite of 2 Gilmilnscoft Cottages. It is considered that the layout could be adjusted, or safety fencing provided to minimise any nuisance caused by stray golf balls.

4.2 We are concerned about the volume of traffic which will be passing our croft. This is a single lane road, certainly not suitable to lots of traffic. The entrance and exit should both be off the main B705 road.

The proposed use of separate entrance and exit routes from the proposed golf course development is acceptable to the Roads Division in both traffic impact and road safety terms. The Uc730 Glenshamrock Road and the entrance will require to be upgraded to meet the requirements of the Roads Division which includes the partial widening of this road to allow two vehicles to pass on the road.

4.3 We need your absolute assurance that these plans would not be to the detriment of our peaceful way of life and there is no danger or damage to man, beast or property. The traffic impact alone will have a definite lowering effect on the value of our property.

It is considered that the proposed development can be undertaken to ensure that environmental and other considerations are fully respected. The impact or otherwise of the proposed development on property value is not a valid ground for objection in planning terms.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version and the application site is affected by Policies TLR3 and TLR9 relating to tourism, leisure and recreation.

Policy TLR3 states that there will be a general presumption in favour of recreational and sporting use of land in the countryside provided that the proposed use is not visually or environmentally intrusive and that there is no adverse impact on natural or heritage resources. Policy TLR9 states that the Council will assess all applications for commercial leisure developments against specific criteria including :

- (i) a site specific locational need,***
- (ii) no resulting adverse impact on visual amenity, landscape character or scenic quality of the area,***
- (iii) no adverse impact on natural or built heritage resources requiring conservation***
- (iv) the proposal can be fully justified in terms of infrastructure, provision of services, access and car parking provision.***

The comments of Sport Scotland indicate that the proposed development can be justified in terms of providing improved pay-as-you-play golf facilities specifically within East Ayrshire and will provide other sports facilities in association with the golf course

development. Furthermore it is considered that the proposed development, from the information contained within the Environmental Statement, will not conflict with the provisions of PolicyTLR3 or PolicyTLR9.

5.2 There are no specific policies within either the adopted Cumnock and Auchinleck Local Plan or the adopted Catrine and Sorn Local Plan relating to the proposed development.

6. OTHER PLANNING CONSIDERATIONS

6.1. National Planning Policy Guideline 11 (NPPG11) relates to Sport, Physical Recreation and Open Space. With respect to golf NPPG11 indicates that the Scottish Sports Council has identified an unmet demand for golf. Golf courses can increase the recreational use of the countryside but they can also have significant impact. In evaluating proposal for golf courses and ranges, planning authorities should:

- (i) consider any unmet demand identified by the Scottish Sports Council;
- (ii) aim to locate facilities that are accessible by public transport and to those on foot;
- (iii) consider the re-use of vacant, derelict or contaminated land;
- (iv) secure a design suited to the landscape including its historic elements;
- (v) provide for and enhance natural habit areas; and
- (vi) consult appropriate bodies whose interests feature in any golfing proposal.

The proposed development has been fully evaluated against the above criteria.

6.2 Planning Advice Note 43 (PAN 43) relates to Golf Courses and Associated Developments and this provides both planning authorities and developers with advice on the policy framework for sport and recreation, golf related planning issues and golf course design.

It is considered that the outline proposals for the Glenshamrock development are consistent with the advice contained within PAN 43.

7. LEGAL AND FINANCIAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications may arise from the need to secure the visibility splay sightline area required for the access to the proposed 9 hole course and the driving range as this may involve land within the ownership of the Council at Auchinleck Academy.

8. CONCLUSIONS

8.1 It is considered that in policy terms the proposed development of the golfing facility at Glenshamrock Farm is consistent with the provisions of the East Ayrshire Local Plan (Finalised Version). The proposal represents a significant development for the Auchinleck area and will provide a facility for East Ayrshire, meeting a demand for the sport which is currently satisfied by use of facilities largely outwith East Ayrshire itself.

8.2 The application is considered in outline only at this stage as there are currently no details submitted in respect of the detailed design of the two courses, the details of the proposed driving range or the conversion of the farmhouse and buildings to form the proposed clubhouse and ancillary developments. The submitted plan indicating the general layout of the proposed development is considered to be acceptable in general terms but may require to be adjusted to address the points raised through the statutory and public consultation process.

8.3 With respect to the letter of representation it is considered that the main concerns regarding the potential impact on the residential property at 2 Gilmilnscroft Cottage can be addressed through the detailed design of the scheme. In relation to the inadequate assessment of the archaeology interests within the site, it is considered that the potential issues can be addressed through the imposition of a condition requiring such assessment to be undertaken prior to any development commencing on site with the results of the assessment being taken into consideration during the formation of the detailed aspects of the development.

8.4 The Environmental Statement indicates that the proposed development can be carried out with minimal adverse impact on the environment and with the exception of the comments received from the West of Scotland Archaeology Service, the Statement has been favourably received from statutory and non-statutory consultees. While the Environmental Statement acknowledges some negative impacts relating to landscape and ecology, this has to be balanced against the positive economic and other community benefits that this development would bring to Auchinleck and East Ayrshire.

9. RECOMMENDATION

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

Alan Neish
Head of Planning and Building Control

HM/HM
FV/DVM
29 September 2000

LIST OF BACKGROUND PAPERS

- (1) Application form and plans
- (2) Statutory notices/certificates
- (3) Environmental Statement
- (4) Consultation responses
- (5) Letter of representation
- (6) East Ayrshire Local Plan Finalised Version
- (7) Cumnock-Auchinleck Local Plan (adopted)
- (8) Catrine and Sorn Local Plan (adopted)
- (9) Planning Advice Note 43 – Golf Courses and Associated Developments
- (10) National Planning Policy Guideline 11 – Sport, Physical Recreation and Open Space

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

Implementation Officer : David Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0324/OL

Location	Glenshamrock Farm, AUCHINLECK, KA18 2NA
Nature of Proposal:	Proposed change of use of existing farmland and buildings to form 27 hole golf course, driving range, club house and leisure facilities
Name and Address of Applicant:	Stoneheads Associates 3 Minchins Close ABINGDON, OX14 3XS
Name and Address of Agent	David Heads Hinksey Heights Golf Course South Hinksey OXFORD, OX1 5AB

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 detailed layout of the proposed golf courses including course features such as bunds, bunkers and other features. The details shall also provide existing and proposed ground contour information with respect to the formation of the proposed courses.
 - b) The size, height, design and external appearance of any new buildings or structures associated with the proposed driving range;
 - c) The location and details of the proposed floodlighting of the proposed driving range;
 - d) The details of the conversion of the existing farmhouse and farm buildings to provide the proposed clubhouse, gymnasium and squash courts;
 - e) The means of drainage and sewage disposal for the development;
 - f) Details of the access arrangements;
 - g) The provision for open space;
 - h) The provision for car parking;
 - i) The location and details of any safety fencing required as part of the proposed development; and
 - j) The details of the landscaping of the site.

REASON – The approval is in outline only.

- (2) Prior to any development commencing on site, the developer shall submit an archaeological assessment of the site to the planning authority for consultation and approval. The results of this assessment shall be taken into consideration by the developer in the submission of the detailed plans to be submitted under Condition 1 above.

REASON – To ensure that any potential impact on archaeological resources within the development site is minimised.

(3) Notwithstanding Condition 1(f) above, the detailed plans shall provide for the following requirements:

- a) The provision of visibility splay area of 4.5 metres by 215 metres at both the entry and exit points at both the junctions for the 9-hole and 18-hole golf courses. No development shall be undertaken on site until such splay areas have been secured by the developer and such sightlines can thereafter be ensured free of any obstructions greater than 1 metre in height.
- b) The widening of the Uc730 Glenshamrock Road to 5.5 metres for a distance of 20 metres north of the Uc730 access to the development site;
- c) The surfacing of the access roads for a minimum of 20 metres from the public roads at both entry and exit junctions with 10 metre radii bellmouths being formed;
- d) The provision of pedestrian access points at agreed locations with acceptable visibility and appropriate signing/ markings provided by the developer;
- e) The provision of facilities for coach and cycle parking;
- f) The provision of a footway along the B705 Road linking the development site with the existing footway system in Auchinleck.
- g) The provision of full height fencing at specific locations where necessary to protect traffic on the public roads; and
- h) The siting of proposed floodlighting apparatus to avoid dazzle to traffic on the public road.

REASON – In the interests of pedestrian and public road safety.

(6) The existing hedgerows located along the proposed entrance and exit roads to the development site and also along the western perimeter fence adjacent to Auchinleck Academy shall be retained.

REASON – In the interests of visual amenity.

(7) Notwithstanding Condition 1(e) above surface water run-off from proposed car parking areas and hard-standing around the proposed clubhouse shall be treated and attenuated using a Sustainable Urban Development System prior to discharge to the Dippol Burn.

REASON – To prevent pollution of watercourses.

(8) During the construction phase of the development, water treatment areas shall be designed and located so as to receive all contaminated drainage from the site including earth movement works, vehicle roads and soil storage areas. Clean surface water shall wherever practicable be intercepted at the site boundary and directed away from working areas.

REASON – To prevent pollution of watercourses.

(9) All paints, chemical and pesticides shall be stored under appropriate conditions away from drains and watercourses.

REASON – To prevent pollution of watercourses.

(10) Foul drainage from the construction site offices must be treated prior to discharge to a watercourse.

REASON – To prevent pollution of watercourses.

(11) No development on site shall proceed until a detailed plan, showing areas of trees / hedgerows to be retained and showing new planting, including species information and planting/maintenance timescales, has been submitted to and approved by the Planning Authority.

REASON – In the interests of visual amenity and to ensure that replacement planting is provided as part of the development proposals.

(12) The proposed development shall be undertaken in full compliance with the environmental mitigation measures promoted within the Environmental Statement accompanying the planning application for the proposed development.

REASON – To ensure that the development is carried out in a manner that minimises environmental impacts.

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 applicant shall make early contact with Transco, 95 Kilbirnie Street, Glasgow G5 8JD and Scottish Environment Protection Agency, 2 Alloway Place, Ayr regarding their requirements.
3. The applicant shall satisfy himself as to the mineral stability of the development site prior to work commencing on site.

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AGENDA