
NORTH AYRSHIRE COUNCIL

2nd September 2020

Planning Committee

Locality	Irvine
Reference	20/00572/PP
Application Registered	29th July 2020
Decision Due	29th September 2020
Ward	Irvine South

Recommendation	Approved subject to Conditions
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Location	Dundonald Links Ayr Road Irvine Ayrshire KA11 5AB
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Applicant	Darwin Leisure Development Properties (Guernsey) Ltd
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Proposal	Section 42 application to vary condition 14 attached to planning application N/19/00748/PPM
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1. Description

Planning permission is sought to vary Condition No. 14 of a Planning Permission (ref. 19/00748/PPM) for a replacement clubhouse and holiday accommodation development at Dundonald Links, Irvine as granted by the Planning Committee, subject to conditions, on 4th December 2019.

Condition No. 14 currently reads as follows:

That no holiday lodges shall be occupied until the replacement clubhouse, hereby approved, is completed and operational to the satisfaction of North Ayrshire Council as Planning Authority.

Reason: To restrict the development to the terms of its justification/special need.

Following delays caused by the COVID-19 lockdown restrictions, works to commence the development commenced on 6th July 2020 after the discharge of various planning conditions.

The supporting information which has been submitted with this application indicates that the construction of the clubhouse will take 63 weeks with an estimated completion date during September 2021, with the first phase of holiday accommodation likely to be completed by June 2021. The reason given for the difference is that the clubhouse is a larger, bespoke structure that requires to be built using traditional construction methods, whereas the holiday accommodation is modular and can be prefabricated off-site then erected on foundation pads. The existing clubhouse, which is a modular building dating from the early 2000s, would be retained and used for providing visitor facilities until the completion and opening of the new clubhouse in September 2021, after which it would be dismantled and removed from the site.

The initial phase of works currently taking place relates to groundworks, drainage and access/parking infrastructure which will be followed by the building operations. The applicant has reaffirmed the commitment to the delivery of the clubhouse as soon as possible and has confirmed that works are underway in relation to its construction.

Consequently, an amendment is sought to the wording of Condition No.14 as follows:

That no holiday lodges shall be occupied until the replacement clubhouse structure, hereby approved, is completed to the satisfaction of North Ayrshire Council as Planning Authority and thereafter the clubhouse must be operational within 6 months of the overnight accommodation being first brought into use.

Reason: To restrict the development to the terms of its justification/special need.

The site of the development is located to the south of Irvine and is accessed from Ayr Road between the Three Stanes Roundabout and the Meadowhead Roundabout. In terms of the adopted Local Development Plan, Dundonald Links and the surrounding area is allocated for leisure and open space.

The Scottish Government's Planning Circular 4/1998 sets out their policy on the use of planning conditions.

2. Consultations and Representations

The application was subject to statutory neighbour notification procedures and advertised in a local newspaper on 5th August 2020. No representations were received. No consultations required to be undertaken.

3. Analysis

As noted above, the implementation of the Planning Permission (ref. 19/00748/PPM) commenced on 6th July 2020 following the discharge of the pre-commencement conditions. The determination for this application would be based on whether the development would be acceptable with the proposed amendment to Condition No. 14.

Planning Circular 4/1998 states that planning conditions should only be imposed where they meet six tests, namely that they are necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

Condition No. 14 sought to ensure the delivery of the new clubhouse as an integral part of the first phase of the development. Since its initial development almost 20 years ago, Dundonald Links has been served by a single storey modular clubhouse building. This building was always envisaged as being a temporary structure, with several planning permissions having been granted in the past for its replacement with a high quality, bespoke facility to serve the club and to support tournaments and championships. For various reasons, the replacement clubhouse development did not take place. Dundonald Links has successfully hosted various championships in recent years, and it has been recognised that a new clubhouse would be essential for attracting major events in the future.

During 2019, the applicant purchased the golf course with the aim of attracting tourists to the course as well as providing a new clubhouse with restaurant facilities for the use of members, guests and the general public. Planning permission was granted for the development in December 2019.

The commitment of the applicant to the delivery of the new clubhouse as part of the first phase of new holiday accommodation is welcomed, since it would accord with the planning permission granted in 2019. A number of construction jobs are currently being sustained through the phase of works now taking place. The clubhouse development, once complete, would support local job creation and provide a high quality, purpose-built facility for guests, visitors and members alike.

Given the economic impact of Covid-19 pandemic, the use of the first phase of holiday lodges as soon as they are ready for occupation (estimated from June 2021 onwards) can be supported, ahead of the completion of the new clubhouse. The letting of the holiday accommodation as soon as it is ready would provide an income stream necessary to support new employment at the site. Job creation has always been a key objective of supporting development at Dundonald Links.

The supporting information confirms that the work to build the clubhouse structure would be well underway by the time the first phase of holiday lodges are ready for occupation in the summer of 2021. Whilst the first groups of guests during Summer 2021 would not be able to make use of the new facilities, the existing clubhouse would continue to offer catering and changing facilities for golf related tourism.

The proposed wording of the amendment would ensure that the new clubhouse would be operational within 6 months of the overnight accommodation first being brought into use. Whilst it is not currently anticipated that there would be a gap of 6 months, with 3 months being the current estimate, it is considered reasonable to afford a longer period in the event of any further delays during the construction programme.

As such, it is considered that the proposed changes to Condition No. 14 would accord with the development plan policy for the area, the previously approved planning permission and the six tests for planning conditions as set out above.

As there are not any material considerations to the contrary, it is recommended that planning permission is granted for the proposed amendment to Condition No. 14. The other conditions attached to the planning permission would continue to have effect. Since construction works to implement planning permission 19/00748/PPM are now underway, with all conditions discharged, it is not necessary to re-attach the other conditions to any

further decision notice. However, one further condition, requiring the submission of a timescale for the closure and removal of the existing clubhouse, is considered necessary in the interests of ensuring the progression of the first phase of development towards the eventual completion of the approved works on the site.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That no holiday lodges shall be occupied until the replacement clubhouse structure, hereby approved, is completed to the satisfaction of North Ayrshire Council as Planning Authority and thereafter the clubhouse must be operational within 6 months of the overnight accommodation being first brought into use.

Reason

To restrict the development to the terms of its justification/special need.

Condition

2. That, upon the completion of the first phase of holiday lodges, a timescale for the closure and removal of the existing clubhouse shall be submitted for the written approval of North Ayrshire Council as Planning Authority.

Reason

To maintain control over the development in the interest of amenity.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr A Hume Planning Officer on 01294 324318.

Appendix 1 – Location Plan

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