
NORTH AYRSHIRE COUNCIL

29th September 2021

Planning Committee

Locality	North Coast and Cumbraes
Reference	21/00676/PP
Application Registered	30th June 2021
Decision Due	30th August 2021
Ward	North Coast And Cumbraes

Recommendation	Approved subject to Conditions
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Location	Site To North Of The Cathedral Of The Isles College
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	Street Millport Ayrshire
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Applicant	Alt Stays Scotland
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Proposal	Erection of 5 no holiday lodges and reception building to include formation of access, car park, landscaping and ancillary works
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1. Description

The application site is located to the north of the Cathedral of the Isles, Millport. It consists of an L-shaped field which is currently used as grazing for horses. The field is bounded on the west side by a stone wall and College Street and on the south by a cemetery. The northern boundary of the site is defined by a stone wall and hedgerow and there are open agricultural fields beyond. The site slopes up towards the east and there are more trees and hedgerows along the eastern boundary. The site measures some 5,400sqm in area.

It is proposed to erect 5 holiday lodges and a reception building on the site, and to form an access and car park, as well as landscaping and ancillary works. The lodges would be sited in a linear layout along the northern boundary of the site. The access and parking area would be located immediately adjacent to College Street. Adjacent to the carpark would be the reception building, bin store, cycle store and benches.

The lodges would measure approx. 35sqm in area. and would have a flat roof design approx. 3.6m in height. They would be finished primarily in larch timber cladding with sections of green wall and a perforated aluminium panel on the front elevation. The roof would be finished in grey single ply membrane and the windows and doors would be timber. Each lodge would have a gravel terrace approx. 34sqm in area to the front which would

include an outdoor hot tub and timber privacy screen. Four of the lodges would be 'standard' which would include a double bed, and the lodge closest to the car park would be 'accessible' with a single bed.

The proposed office building would measure approx. 14sqm in area. It would have a flat roof approx. 3m high. It would be finished in larch timber cladding with a single ply roof membrane. Six standard parking spaces and one accessible parking space would be provided in the car park. A pedestrian access path would be located to the north of the lodges and a grasscrete access would be located to the south. Landscaping would include planting within the site as well as additional boundary planting.

In the adopted North Ayrshire Local Development Plan (LDP) the site lies within a Countryside allocation and the Cumbrae Special Landscape Area. The following LDP policies are relevant to this application:

- The Countryside Objective of Strategic Policy 1: Spatial Strategy
- Strategic Policy 2: Placemaking
- Policy 6: Supporting Sustainable Tourism
- Policy 10: Listed Buildings
- Policy 15: Landscape and Seascape
- Policy 23: Flood Risk Management
- Policy 27: Sustainable Transport and Active Travel
- Policy 29: Energy Infrastructure Development

The applicant engaged with North Ayrshire Planning Officers in early 2020 for advice with regard to a proposed tourism proposal in Largs or Cumbrae. Throughout late 2020 and early 2021, the applicant sought pre-application advice on a large number of sites in Cumbrae for this proposal. In January 2021 pre-application advice was provided with regards to the application site (21/00027/PREAPP). The advice with regards to this site noted that it was well screened from the south and that additional planting could better screen the site from the north.

The application has been revised as a result of officer comments and Active Travel and Transportation requirements. The stone boundary wall along College Street would be reduced in height to 1m and a new vehicular entrance formed in the wall in order to achieve the required visibility splays. Increased levels of screening (Hawthorn, Rowan, Beech and Ash) have been proposed along the site boundaries with the cemetery to the south and neighbouring agricultural field to the north. The signage on the lodges has been revised to be less visually intrusive. The applicant has provided additional information on the sustainability credentials of the proposal.

Supporting Documents:

Supporting Statement: Includes a description of the design concept and features.

Market Research Document: Includes an assessment of the current tourist accommodation market on Cumbrae as well as providing a description and justification of the proposed development. The applicant considers that the proposal for 'glamping' and eco-tourism meets a gap in the market that is not currently catered for on Cumbrae. The proposal is to be marketed towards families and couples. The proposal would create one part-time housekeeping job.

Sustainability Statement: The lodges would be constructed from locally and sustainably sourced materials. The fittings, lighting, appliances, and contents of the lodges are to be energy efficient. The lodges would be connected to the mains electricity grid, however, the electricity provider that the applicant has chosen utilised 100% renewable sources of generation. The applicant has a partner who will plant 10 trees for every booking made. The hot tubs would be fuelled by wood, however, the applicant will source the wood from a local supplier and will utilise efficient hot tubs.

Relevant Development Plan Policies

SP1 - The Countryside Objective The Countryside Objective

We recognise that our countryside areas play an important role in providing homes, employment and leisure opportunities for our rural communities. We need to protect our valuable environmental assets in the countryside while promoting sustainable development which can result in positive social and economic outcomes. We want to encourage opportunities for our existing rural communities and businesses to grow, particularly on Arran and Cumbrae, and to support these areas so that they flourish.

We also recognise that, in general, countryside areas are less well suited to unplanned residential and other developments because of their lack of access to services, employment and established communities. We will seek to protect our prime and locally important agricultural land from development except where proposals align with this spatial strategy. In principle, we will support proposals outwith our identified towns and villages for:

- a) expansions to existing rural businesses and uses such as expansions to the brewery and distillery based enterprises in the area.
- b) ancillary development for existing rural businesses and uses, including housing for workers engaged in agriculture or forestry.
- c) developments with a demonstrable specific locational need including developments for renewable energy production i.e. wind turbines, hydroelectric schemes and solar farms.
- d) tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.
- e) developments which result in the reuse or rehabilitation of derelict land or buildings (as recognised by the Vacant and Derelict Land Survey) for uses which contribute to the Green and Blue Network such as habitat creation, new forestry, paths and cycle networks.
- f) sensitive infilling of gap sites consolidating existing developments where it would define/provide a defensible boundary for further expansion.
- g) small-scale expansion of settlements on Arran and Cumbrae for community led proposals for housing for people employed on the island, where a delivery plan is included, and infrastructure capacity is sufficient or can be addressed by the development and where the proposal meets an identified deficiency in the housing stock and is required at that location. All proposals will be expected to demonstrate the identified housing need cannot be met from the existing housing land supply.
- h) new housing in the countryside where it is a replacement or converted building or it is a house of exceptional design quality.
- i) sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity

to one another and visually identifiable as a group with some common feature e.g. shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable).

2. Consultations and Representations

Neighbour notification was undertaken, and the application was advertised in the local press. Thirty-four letters of objection, including two reports by consultants on behalf of one of the objectors, three neutral representations and eleven letters of support were received.

The application has also been subject to a 'Call-in' request to the Planning Committee by three Members, two of whom have provided email correspondence providing their reasons for the call-in. All representations are summarised and responded to below:

Objections

1. There are high walls and trees adjacent to the vehicular access to the site which could pose a road and pedestrian safety issue when cars are exiting the proposed development. The proposed level of parking is insufficient.

Response: North Ayrshire Council (NAC) Active Travel and Transportation has not raised any concerns on the proposed access or parking arrangements, subject to conditions. In order to achieve the required visibility splays the applicant is proposing to reduce the height of the wall to 1m. It is not considered that the reduction in height of the wall would have a negative visual impact on the appearance of the area, however, more details on the final appearance of all the boundary treatments can be required via condition.

2. The site is prone to flooding and erecting additional hardstanding and buildings could exacerbate this flooding issue. There are insufficient details relating to water supply and drainage details.

Response: The site is not identified as being at risk of flooding by SEPA. The applicant has stated that a SuDs system will be designed to deal with excess surface water, however, no details have been provided. A condition could ensure further details of surface water drainage are provided. Foul water is to be discharged to the combined sewer. Water supply would be utilising Scottish Water mains.

3. The field is a habitat for various wildlife including protected species and the proposed development would have a negative impact upon the habitat and therefore the wildlife. The horse which currently lives in the field would have to be rehomed. There are concerns that the applicants will carry out works to the existing trees and bushes in the site, which would have a negative impact on the appearance and the wildlife of the site.

Response: The site is currently a field used for equestrian purposes with trees and hedgerows around the perimeter. Any felling of the trees and hedgerows has not been proposed, and it is not considered that developing a section of a grazing field would have any impact on any protected species or habitats. The applicant proposes additional planting which will include planting Hawthorn, Rowan, Beech and Ash, along the site boundaries.

Full details of the proposed landscaping and landscape management could be secured via condition.

4. The proposed development would not be sustainable as it would connect to the grid and would require the burning of wood/biomass to power the hot tubs.

Response: While the proposal would connect to the grid, the applicant is proposing to use a sustainable electricity supplier. The wood for the hot tubs would be sourced locally and the hot tubs would, it is claimed, be energy efficient. More details are required to demonstrate how the carbon emissions reduction targets for the development will be met through the use of low and zero carbon generating technologies, and could be ensured via condition.

5. The proposed development would create noise and light disturbance in the neighbouring cemetery, the Cathedral grounds and nearby houses. The applicants claim that the lodges will only be offered to couples and families and group booking will not be taken, however, there are concerns that this commitment would not be honoured. There are concerns that the proposed development will be marketed at young people or people having hen-parties or stag-dos.

Response: The proposed development would be located approx. 150m away from the cathedral and approx. 250m away from the nearest houses and there would therefore be no significant impact on the cathedral or houses in terms of noise or light from the proposed lodges. The site is immediately adjacent to the cemetery, and the potential noise impacts of the proposed development on the cemetery are discussed below. It is not considered that the proposal would result in light pollution at the cemetery. The potential clientele of the proposal is not a material Planning consideration. However, any acute disturbance from occupiers of the lodges, should any occur, could be investigated by the Council's Environmental Health under its powers.

6. The proposed development would affect the setting of the 'A' Listed Building, The Cathedral of the Isles and the Millport Conservation Area. Historic Environment Scotland and the Architectural Heritage Society of Scotland should have been consulted. The development description is inaccurate as the proposed development is within the Cathedral grounds and not to the north of the cathedral.

Response: It is not considered that the proposed development would have any significant impact on the Listed Building or its setting. The proposal is located some 150m away from the Cathedral and there is significant screening between the proposed lodges and the Cathedral in the form of trees and bushes. The lodges would not be visible from the land immediately surrounding the Cathedral. The proposed development is located to the north of the Cathedral of the Isles, and therefore the description is accurate. As there is no significant impact on the cathedral or its setting, there is no requirement to consult Historic Environment Scotland or the Architectural Heritage Society of Scotland.

7. The proposed site is a green-field site which should not be developed, and suggest the Water Sports Centre as an alternative site for the proposal. The design of the cabins is not in-keeping with surrounding area or the Special Landscape Area. The site is too small for five lodges.

Response: The application site is located in the countryside and therefore the application requires to be assessed in terms of The Countryside Objective of Strategic Policy 1: Spatial

Strategy of the LDP. There is no requirement to consider alternative sites. Notwithstanding, the applicant has provided details of a site selection process for this proposal and consideration of a number of alternative sites on the island. It is not considered that the site is too small for five lodges or that the design of the lodges is unacceptable with regards to the Special Landscape Area (see analysis below).

8. The economy of Cumbrae is too focused on tourism to the detriment of other sectors of the economy. There is already sufficient similar tourist accommodation in Millport/Cumbrae and there is no requirement for further similar accommodation. There is insufficient infrastructure on the island to accommodate the high volume of tourists it receives in the summer. In particular there are concerns over the ferry wait times and the impact additional accommodation could have on this.

Response: While the Council supports tourism on Cumbrae, it also recognises the need for a well-balanced year-round economy on the island. It is not considered that the proposed development would be significantly detrimental to other sectors of the island's economy. It is not considered that there is any similar tourist accommodation in Millport (see analysis below). The potential impact of the proposed development on infrastructure and the ferry is not considered to be significant due to the scale of the proposal.

9. The proposed development is a for profit venture which would not benefit the local community. The applicants are not residents in Millport. There are comments regarding the sale of the land and suggesting it should have been sold to the existing tenant or a community group.

Response: The proposed development would result in a positive impact on other local businesses due to the increase in overnight visitors on the island. The fact that the applicants are not residents of Millport is not a material Planning consideration, However, it is noted that they are residents of North Ayrshire. The sale of the land is also not a material planning consideration.

10. The application is not supported by any ecological or archaeological surveys, and no evidence has been submitted to demonstrate a site-specific locational need.

Response: An ecological survey is not required as the proposal would not impact upon any protected species or habitats. The West of Scotland Archaeological Service (WoSAS) was consulted. WoSAS does not object and considers that an archaeological survey prior to works commencing would be appropriate.

11. The proposed lodges would be a potential fire hazard due to them being located close together.

Response: It is not considered that the proposal poses any particular fire safety concerns.

12. The applicant may propose further expansions to the number of lodges on the site in the future.

Response: Any additional lodges in the future would be determined on their merits. Notwithstanding, the applicant has stated that there is no intention of expanding the development.

13. The Millport and Cumbrae Economic Plan 2015 and Vision 2025 referenced by the applicant in the supporting information was never adopted.

Response: Agreed, the plan has no adopted status.

14. There are a number of issues with the application form, drawings and plans provided in the application and there are some drawings and supporting information missing, for example an existing block plan, tree report or protected species survey. The application is not in-keeping with the 'Heads of Planning Scotland Validation Guidance Note'. The application is incomplete.

Response: The application form, drawings and plans provided in support of the application are both considered acceptable and sufficient to determine the application. No additional supporting documents or reports were considered necessary. The Guidance Note is not adopted by North Ayrshire and has no status in terms of valid applications.

15. The proposed development is contrary to Policies 4, 6, 9 and 10 of the LDP and it is not possible to assess the application against Policies 14, 16, 18, 23 and 27 due to a lack of information in the application.

Response: Policy 4: Leisure, Retail and other Tourism-Related Development on Arran, of the LDP does not apply to this proposal as it is not located on Arran. Likewise, Policy 9: protecting and Enhancing our Conservation Areas, does not apply as the site is not located in a Conservation Area and is located approx. 100m from the boundary of the Conservation Area, and would have no impact on the Conservation Area. Policy 14: Green and Blue Infrastructure, would not apply to the proposal as the proposal would not have any significant environmental impacts. Policy 16: Protection of our Designated Sites, also does not apply as the site is not subject to any designations included in this policy. Policy 18: Forestry, Woodland, Trees and Hedgerows does not apply as the proposal would not result in the loss of any hedgerows within the site. The proposed development is considered to comply with Policies 6, 10, 23 and 27 (see the analysis section below).

Neutral

1. More information should be provided regarding the sustainability credentials of the proposal.

Response: Agreed, more details were sought by the case officer and have been received.

2. More details should be provided regarding how the screening would reduce noise levels and soften the visual impact of the proposal.

Response: Additional information on the proposed landscaping screening would be secured via the landscaping condition. While screening will lessen the visual impact of the development it is not likely to have any significant impact on noise reduction. Notwithstanding, it is not considered that the proposed development would generate significant noise.

3. The applicant should contact the relatives of those buried in the adjacent cemetery to see if they have any comments on the proposal.

Response: The standard neighbour notification process was carried out and the application was advertised in the local press.

Support

1. The proposed development would benefit the local economy by increasing over-night visitor numbers who are likely to spend money in the local area and support local business. The proposal would increase the number of visitors over the winter months.

Response: Agreed.

2. The proposal is for sustainable lodges which is appropriate given the climate emergency.

Response: Noted. The sustainability of the lodges has been questioned. However, this is assessed further below.

3. There is a lack of high-end short-stay tourist accommodation on the island.

Response: Noted. The applicant has provided information which the applicant considers demonstrates a gap in the market for this type of accommodation.

4. The proposed development is not located close to any neighbouring properties and the proposals for additional planting and screening would ensure that the development is secluded.

Response: Agreed.

5. The proposed target market for the proposed accommodation would be families and couples and this is considered appropriate and would not lead to any noise issues. There is a large static caravan site close to the island's main cemetery on Golf Road and there are no noise issues there.

Response: While it is not possible for Planning to ensure that the lodges are only occupied by families or couples, the proposed lodges have one bed each. It is agreed that the proposal is not likely to lead to any significant noise amenity issues (see the Analysis section below). The caravan park adjacent to the cemetery on Golf Road is noted.

Consultations:

NAC Active Travel and Transportation: No objections, subject to conditions relating to hard surfacing the access and maintaining visibility splays.

Response: Noted, such conditions could be added to any permission.

Cumbrae Community Council: Object to the proposal. The reasons for the objection include the proximity to the listed Cathedral of the Isles, the potential amenity impacts in the neighbouring cemetery, the lack of ecological credentials of the lodges, impact on wildlife, use of the non-adopted Millport and Cumbrae Economic Plan 2015 and Vision 2025 to support the application and impact on the Special landscape Area.

Response: These points have been considered above in the various points of objection.

West of Scotland Archaeology Service: No objections, subject to condition requiring a scheme of investigation to be agreed and carried out prior to works.

Response: Noted, such a condition could be added to any Planning Permission.

3. Analysis

Criterion (d) of the Countryside Objective of Strategic Policy 1: Spatial Strategy of the LDP states that we will in principle support proposals in the countryside for tourism and leisure uses where they would promote economic activity, diversification, and sustainable development, particularly where they would develop our coastal tourism offer/infrastructure.

The applicant's Market Research Document states that the proposal would attract a projected additional 1,200 overnight stays to the island per annum who would spend money on the island and benefit the local economy. The applicant also hopes that the accommodation can attract visitors during the winter utilising dynamic pricing and advertising and would therefore also benefit the island economy in the off-season. The applicant is arranging partnerships with other local tourism and hospitality businesses to promote local business and encourage the potential customers to spend money on the island rather than bringing their own provisions from the mainland. The proposed development is in easy walking distance of most of the local business located in Millport town centre. The proposal would create one part-time housekeeping job. It is considered that sufficient information has been provided to demonstrate that the proposal would benefit the local economy.

With regards to promoting diversification, while the applicant acknowledges that Scotland wide the 'glamping' market has become oversaturated, there is not any glamping type accommodation on Cumbrae, and the intention of the proposal is to provide a unique accommodation experience not found elsewhere on the island. The applicant's Market Research Document provides a list of the existing tourist accommodation in Millport which comprises of a hotel, guest houses, Airbnb, and caravans. There are no existing lodges or cabins in Millport. There are lodges at Westbourne Caravan Park on the west coast of Cumbrae and at the Watersports Centre on the east side of the island, however, these are significantly larger than the proposed lodges and cannot therefore be considered the same type of accommodation. It is not considered that there are any similar 'glamping' style lodges in Millport or on Cumbrae, and the proposed development would diversify the islands tourism offering.

The proposed lodges are to be constructed locally with local sustainable materials. They are to be 100% powered by renewable energy, although this energy is to be supplied via the grid. It is proposed that 10 trees would be planted for every booking and the applicant is also supporting UK reforestation projects. The hot tubs would be fuelled by wood, although the applicant has taken steps to limit the environmental impact of this method of heat generation. On balance, while the extent to which the lodges can be considered 'eco-lodges' is debatable, the applicant has taken various steps to lessen the environment impact of the proposed development.

The site is located approx. 0.5Km from the seafront at Millport. As discussed above, it is considered that by bringing a new type of accommodation to the island, the proposal would add to the coastal tourism offering in Millport. In summary, it is considered that the applicant has suitably demonstrated that the proposed development would promote economic activity, diversification, sustainable development, and our coastal tourism offering. The development is therefore in accordance with the Countryside Objective of Strategic Policy 1: Spatial Strategy.

Turning to Strategic Policy 2: Placemaking, this policy states that all applications for planning permission should meet the qualities of successful places. The proposal is for a relatively small-scale development comprising of five lodges, each containing one bed. The primary target market of lodges would be couples and small family groups, aimed at the premium end of the glamping market. A proposal of this size is considered appropriate for the site and the surrounding area.

The lodges would be relatively small in scale both in terms of footprint and height. They would have a slightly contemporary appearance due to their flat roof design and choice of finishing materials. The visualisations provided in the initial Design Statement displayed large sections of signage on the lodges which was not considered to be in-keeping with the rural character of the area. A revised Design Statement has been provided which indicates a reduction in the signage, although this is not displayed on the plans. For the avoidance of doubt, a condition could ensure further details of signage be provided. The scale and design of the proposed reception building is acceptable. No details have been provided regarding the design of the bin store or the cycle store, which again could be ensured via condition. While the proposed site plan gives a general indication of the hard and soft landscaping layout, further details are required regarding exact finishing materials, planting species, planting densities and landscaping maintenance, which could be ensured via condition.

There are no nearby neighbouring residential properties which could have their amenity affected by the proposed development. Many of the public comments note concern that the proposed development would generate significant noise which would affect the neighbouring cemetery. Generally, tourist accommodation would not be considered as a high noise generating use. The proposal is for five cabins each containing one bed and the applicant has stated that the target market for the lodges would be couples and small families and that they would not be encouraging group bookings. Elsewhere on the island Millport Holiday Park is located a similar distance from the islands largest cemetery and Planning Officers are not aware of such concerns at this site. It is not considered that tourist accommodation would be incompatible with a neighbouring cemetery use.

Finally, with regards to access, there is an existing access which would be utilised. A parking area with seven spaces would be provided, which would offer sufficient parking provision. The site is also accessible via the public footpath on College Street which is approx. 500m from Glasgow Street where there are bus stops. The proposed access arrangements are appropriate. The proposed development meets the qualities of successful places as highlighted above, and therefore it complies with Strategic Policy 2: Placemaking.

Policy 6: Supporting Sustainable Tourism, states that we will in principle support the creation and enhancement of tourism proposals that are in accordance with the Tourism Framework for Scotland and the Council's current Tourism Strategy. While the North Ayrshire Tourism Action Plan 2018-2022 does not comment on the suitability or otherwise of

glamping lodges, it is considered that the proposal is in accordance with the overall aims of the strategy to enhance North Ayrshire's coastal tourism offering. The proposal would provide a new type of accommodation currently not catered for on the island. The proposal accords with Policy 6.

With regards to Policy 10: Listed Buildings, the application site is owned by the Cathedral of the Isles. The Cathedral is a category A Listed Building. As discussed above, it is not considered that the proposed development would have any significant impact on the Listed Building or its setting. The proposal is located some 150m from the Cathedral and there is significant screening between the proposed lodges and the Cathedral in the form of trees and bushes. The lodges would not be visible from the land immediately surrounding the Cathedral. While the lodges would be located next to the cemetery which is associated with the Cathedral, the cemetery is not mentioned in the building listing and is separate from the listed building. Notwithstanding, it is not considered that the lodges would have a negative impact on the setting of the cemetery due to existing and proposed screening between the cemetery and the proposed lodges. Given the foregoing, the proposal accords with Policy 10.

Criterion (b): Special Landscape Areas, of Policy 15 states that The Council will only support development which affects Special landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting. The area surrounding the application site is characterised by attractive agricultural land with extensive hedgerows and tree belts. The application site is mostly screened on all sides by boundary planting. At 3.6m in height, the proposed lodges would be visible over the boundary planting when viewed from the north or west but would be screened by foliage and topography from the east and south. Further proposed planting in the northern hedge row could improve the screening of the lodges from the northern approach along College Street. The proposed timber cladding of the lodges would further soften the impact of the development with regards to the rural and agricultural landscape setting. It is considered that the proposed development would not have a negative impact on the Special Landscape Area and would therefore accord with Policy 15.

With regards to Policy 23: Flood Risk Management, Cumbrae is identified as an area potentially vulnerable to flood risk. The site is not located immediately adjacent to the coast or a water course and is not at risk from coastal or fluvial flooding. The site does sit at the bottom of a slope and may be at risk from pluvial flooding during extreme weather events. The applicant has stated that a SuDs system will be designed to deal with excess surface water, however, no details have been provided. A condition could ensure further details of surface water drainage are provided. Subject these details, the proposal accords with Policy 23.

Turning to Policy 27: Sustainable Transport and Active Travel, the proposed access arrangements have already been assessed in this Report under Strategic Policy 2: Placemaking and were considered acceptable. The proposal accords with Policy 27.

Policy 29 requires that all proposals for new building demonstrate that at least 10% of the current carbon emissions reduction targets set by Scottish Building Standards will be met using low or zero carbon generating technologies. The proposed lodges are to be constructed locally with sustainable materials. All fixtures and appliances are to be energy efficient models. The proposed lodges are to be 100% powered by renewable energy. A

condition could be used to ensure that full details of how the carbon emissions reduction targets will be met are provided. The proposal accords with Policy 29.

The proposed development accords with the relevant policies of the LDP and there are no material considerations which would outweigh this determination. Therefore, it is recommended that Planning Permission be granted for the proposed development subject to the conditions outlined in this report.**4.Full Recommendation**

Approved subject to Conditions

Reasons for Decision

Condition

1. That prior to the commencement of the development hereby approved, full details of the proposed bin store and cycle store shall be provided for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the design and appearance of the bin store and cycle store are acceptable; in the interest of visual amenity.

Condition

2. That prior to the commencement of the development hereby approved, full details of the proposed signage, including any signage displayed on the buildings, shall be provided for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the design and appearance of the signage is acceptable; in the interest of visual amenity.

Condition

3. That prior to the commencement of the development hereby approved, full details of the proposed boundary treatments, including alterations to the existing stone wall, shall be provided for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the design and appearance of the boundary treatments is acceptable; in the interest of visual amenity.

Condition

4. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

Reason

In order to ensure that the landscaping is acceptable; in the interest of visual amenity.

Condition

5. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

Reason

In order to ensure that the approved landscaping plan is suitably carried out and maintained; in the interest of amenity.

Condition

6. That prior to the commencement of the development hereby approved, full details of the proposed surface water drainage proposals, utilising Sustainable Urban Drainage (SuDS), shall be provided for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the development shall progress in accordance with such details as may be approved.

Reason

In order to ensure that the site is suitably drained; in the interest of flood prevention.

Condition

7. That prior to the first occupation of the lodges hereby approved, the first 6m of the vehicular access shall be surfaced in a hard, bituminous material to the satisfaction of North Ayrshire Council as Planning Authority. No surface water shall issue from the access onto the public road.

Reason

In order to prevent surface water of loose material from being deposited onto the public road; in the interest of road safety.

Condition

8. That prior to the first occupation of the lodges hereby approved, visibility splays of 2.5m by 90m in both directions shall be provided at the access to the site from the public road to the satisfaction of North Ayrshire Council as Planning Authority. No item of higher than 1.05m above the adjacent carriageway shall be located in these sightline triangles. These visibility splays shall be maintained in perpetuity to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In order to ensure that vehicles leaving the access have clear sightlines in both directions; in the interest of road safety.

Condition

9. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written

scheme of investigation which has been submitted by the applicant and agreed in writing by North Ayrshire Council as Planning Authority, in consultation with The West of Scotland Archaeology Service. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority, in agreement with The West of Scotland Archaeology Service.

Reason

In order to ensure that any historic artefacts or remains on the site are suitably preserved and recorded; in the interest of historic preservation.

Condition

10. That prior to the commencement of the development hereby approved, the applicant shall provide full details demonstrating that at least 10% of the current carbon emission reduction targets set by Scottish Building Standards are met through the use of low or zero carbon generating technologies, for the written approval of North Ayrshire Council as Planning Authority. The development shall then progress in accordance with such details as may be approved.

Reason

In order to ensure that the development is sustainable and has a low environmental impact.

James Miller
Chief Planning Officer

For further information please contact Mr John Mack on 01294 324794.

Appendix 1 – Location Plan

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