

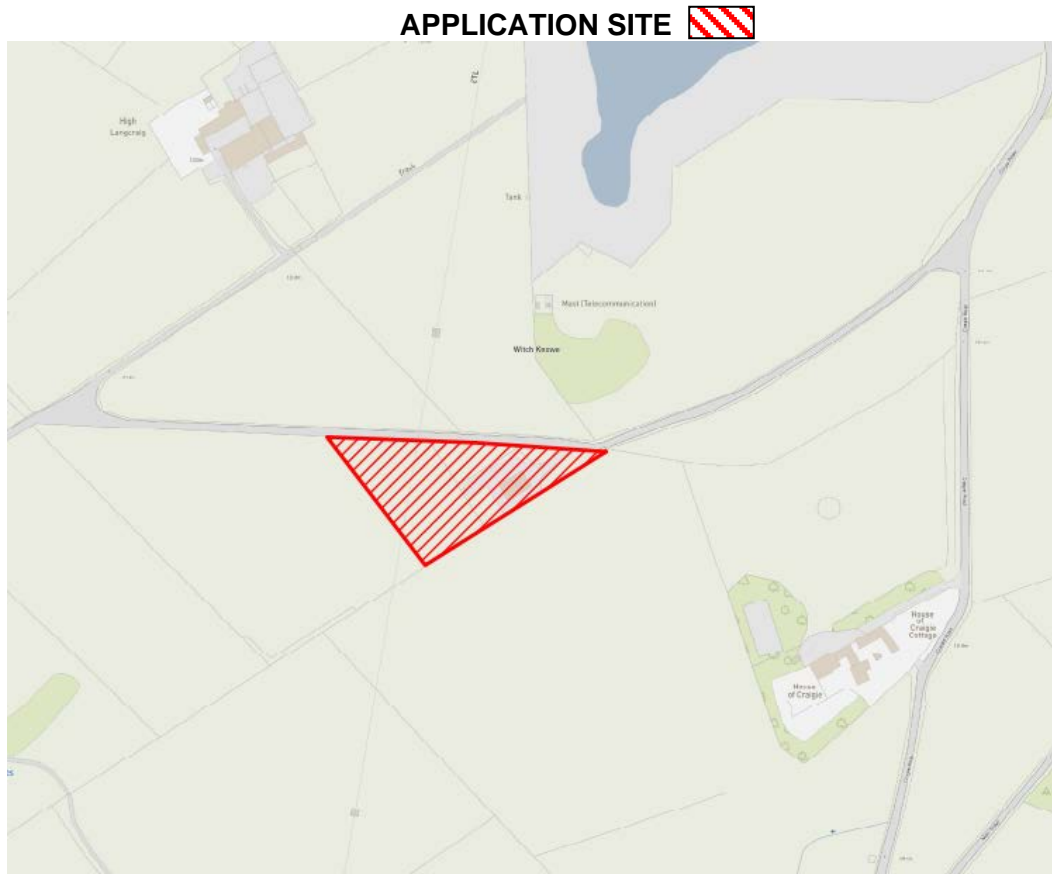
REGULATORY PANEL: 17 NOVEMBER 2022

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

22/00701/APP

LAND AT C8 FROM A719 JUNCTION AT ADAMHILL TO COUNCIL BOUNDARY CRAIGIE SOUTH AYRSHIRE

Location Plan



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Summary

Planning permission is sought for the erection of 4 glamping pods, the extension of an existing area of hardstanding and the formation of an additional vehicular access at the application site. The application site comprises of an agricultural field of approximately 884 sqm, located within the countryside approximately 525 metres north west of the village of Craigie and approximately 3.3 km (2 miles) north east of Symington. The proposed holiday accommodation is to be owned and operated by the applicant. The proposed pods are of a contemporary single storey design with a flat roof and a timber clad exterior. New planting is proposed in addition to new pathways, dedicated parking, and drainage facilities.

The application has been assessed against the various material planning considerations which include the provisions of the Adopted Local Development Plan, Scottish Planning Policy, consultations, representations received (6 in total), and the impact of the proposed development on the locality. The assessment concludes that the proposed development broadly aligns with the policy provisions of the local development plan which consider that the provision of tourist facilities, including holiday accommodation is acceptable in rural areas. The assessment concludes that the proposed development complies with the development plan, subject to conditions. The consultation responses do not raise any issues of over-riding concern which cannot be addressed by appropriate conditions/advisory notes. Equally, the matters raised in the representations have been fully considered, but do not raise any issues that would merit a different recommendation. Overall, there are no policy objections. It is considered that the proposal will not have an unacceptable impact on the character, setting or appearance of the site, or the wider locality. The application has been considered in this context. Accordingly, the application is recommended for approval, subject to conditions.

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

REGULATORY PANEL: 17 NOVEMBER 2022

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00701/APP
SITE ADDRESS:	Land At C8 From A719 Junction At Adamhill To Council Boundary Craigie South Ayrshire
DESCRIPTION:	Proposed erection of 4 glamping pods, extension of hardstanding and formation of access
RECOMMENDATION:	Approval with condition(s)

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Proposal:

The application site comprises of an agricultural field of approximately 884 sqm, located within the countryside approximately 525 metres north west of the village of Craigie and 3.3 km north east of Symington. The site shall be accessed via a new vehicular access to be formed to/from the westward continuation of a private road which joins the unclassified Craigie Road to the east.

Planning permission is sought for the erection of 4 glamping pods, the extension of an existing area of hardstanding and the formation of an additional vehicular access to the site. There is an existing agricultural shed situated within the application site which has an existing, separate vehicular access and shall be retained as part of the development proposals.

The 4 holiday accommodation units shall comprise of single storey, flat roofed, timber clad pods. Each pod shall have a footprint of approximately 22.5 sqm and measure approximately 2.5 metres in height. Each pod shall have the same internal layout comprising of an open plan living space and separate shower room.

The development proposals shall be served by the proposed vehicular access to/from the private road and 5 parking spaces are to be provided within the application site. Pedestrian access to the pods shall be provided via new gravel paths. A new post and wire fence and entrance gates are proposed together with a new septic tank and soakaway system, located to the south of the site, which will serve the development.

The siting of a static caravan as manager accommodation was originally included within the application submission. However, this element has subsequently been removed from the development proposals following discussions with the applicant/agent.

The planning application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, more than five representations have been received objecting to the proposal.

2. Consultations:

Ayrshire Roads Alliance - Offer no objections.

Environmental Health - Offer no objections, subject to advisory notes.

Scottish Water - Offer no objections.

Waste Management - Offer no objections, subject to advisory notes.

3. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

The applicant/agent have submitted a Planning Statement in support of the development proposals, which is summarised as follows:

- The proposals accord with the relevant policies of the Adopted South Ayrshire Local Development Plan.
- The design of the development and the proposed appearance of the accommodation is sympathetic to the rural setting of the site.
- The proposed development shall not have a detrimental impact on the landscape quality of the application site and additional planting is proposed both for screening and to create additional natural habitat for existing wildlife.
- Details of the applicant's business plan are provided and their intention for the business to support economic growth within the local community.

4. S75 Obligations:

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development. None.

5. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. None.

6. Representations:

6 representations have been received, all of which object to the proposed development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

The issues raised by the representations can be summarised as principally relating to the following matters:

- Provisions of planning policy and advice
- Landscape impact and visual appearance of development
- Road infrastructure, traffic and safety concerns
- Noise nuisance, air pollution and other environmental concerns
- Fly tipping, damage to property and antisocial behaviour/disruption to farming/rural area
- Adverse impact on residential amenity
- Litter, servicing and waste collection arrangements
- Planning history of the site
- Need for, nature of and appropriateness of development

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) Development Plan

Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan; the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following provisions of the development plan are considered relevant to the consideration of this application:

- LDP Policy: Core Principle B8
- LDP Policy: Strategic Policy 1: Sustainable Development
- LDP Policy: Strategic Policy 2: Development Management
- LDP Policy: Tourism
- LDP Policy: Rural Housing
- LDP Policy: Landscape Quality
- LDP Policy: Land Use and Transport

The provisions of the Adopted South Ayrshire Local Plan must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

Principle of development (Core Principle B8, Strategic Policy 1: Sustainable Development, Strategic Policy 2: Development Management, Tourism and Rural Housing)

Core Principle B8 supports *“the development of entrepreneurial small scale and artisan businesses in the countryside, provided they have no significant adverse environmental impact and satisfy other LDP2 policies.”*

The LDP defines rural diversification as, “the use of rural land and/or buildings for non-agricultural or forestry purposes.” This can include existing businesses entering into new areas of activity or the creation of entirely new enterprises. As per the submitted Planning Statement, the applicant currently has a smallholding at the application site (including an agricultural shed to be retained) and the adjacent field, which is used for grazing animals. A business plan has been included within this statement which outlines the anticipated outgoings to establish the business and that the applicant anticipates 50% occupancy of the proposed holiday accommodation per year. On the basis of the information provided, the proposed development is considered in principle to comply with Core Policy B8, as the proposal is an entrepreneurial small-scale business within a rural locale, which supports the South Ayrshire tourism sector (a key objective of the LDP) and provides holiday accommodation which has access to the locale road network.

Strategic Policy 1: Sustainable Development requires that all development *‘respects, protects and where possible enhances natural, built and cultural heritage resources’, ‘respects the character of the landscape and the setting of settlements’, ‘ensures appropriate provision for waste water treatment, avoid(s) the proliferation of private treatment systems [...]’* and *‘wherever possible, is in an accessible location, with opportunities for the use of public transport [...]’*. Strategic Policy 2: Development Management, which requires that all proposals *‘are appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land uses’,* and *‘do not have an unacceptable impact on the amenity of nearby land uses, or committed development proposals [...]’*.

In terms of the location of the development, it is noted that it can only be accessed by car or bike. There are no public footpaths along the immediate road network or area to encourage walking. Notwithstanding this, it is recognised in this case that the development is directly accessed from a private country road that serves only the application site and neighbouring properties therefore it does not experience high volumes of traffic. Furthermore, the proposal is sufficiently small scale that it will not result in a ‘destination’ scale development that will generate significant car trips. On this basis and on balance, the location of the development is considered to be acceptable.

Any planning permission granted would require conditions to be attached to ensure that the accommodation is used for holiday use only and on a limited basis. The siting and modest scale, massing and design of the proposals are considered to be acceptable given the rural setting of the site, and limited visibility of the proposals due to the topography of the landscape. The landscape impact of the proposals is further addressed below. It is also noted that the proposed structures are temporary structures, with a limited lifespan and which can be removed from the site if they become obsolete, rather than being permanent buildings.

With regard to the tourist accommodation proposed, LDP Policy Tourism encourages proposals which improve the standards and appearance of self-catering or touring caravan and camping sites, and will allow new sites and accommodation to be developed, subject to the following criteria;

- a. all new accommodation is for holiday use;*
- b. the development has suitable screening and is appropriate in terms of the landscape setting, scale and design.*

The 4 glamping pods proposed clearly comprise of holiday accommodation, in accordance with criterion (a). Appropriate conditions could be attached to any permission so as to ensure that the development is utilised for holiday purposes only. For the reasons noted elsewhere in this report, the siting, design and appearance of the development relative to the rural setting of the site is considered to be acceptable. The application has been considered in this context.

Landscape and visual impact (LDP Policy: Landscape Quality)

This policy includes 11 'Local Landscape Areas' which were identified following a review of specific local landscapes. A Local Landscape Area is a non-statutory designation used by Scottish Local Authorities to identify and categorise landscapes in terms of their characteristics.

Proposals for development must conserve features that contribute to local distinctiveness, including:

- a. Community settings, including the approaches to settlements, and buildings within the landscape;*
- b. Patterns of woodland, fields, hedgerow and tree features;*
- c. Special qualities of river, estuaries and coasts;*
- d. Historic and cultural landscape;*
- e. Geodiversity of the area;*
- f. Skylines and hill features, including prominent views.*

It is noted that the application site is not located within a scenic area, as defined by the LDP, or within one of the 11 Local Landscape Areas of South Ayrshire. The application site is well screened by Witch Knowe Hill to the north. The topography of the landscape and existing treeline provides some screening to the east and south of the site. The existing agricultural shed shall also provides screening to the east, as well as providing a backdrop for the development, when viewed from the west. Given the existing landscape setting and the small-scale nature of the accommodation proposed, it is not considered the development shall result in an adverse impact on the landscape character of the locale.

In addition, the applicant proposes additional planting within the application site both for the purposes of privacy/screening and to create additional natural habitat for existing wildlife. Notwithstanding the existing landscape setting, the addition of new landscape planting is considered to offer the opportunity for the proposals to further integrate within their surroundings, and an appropriate planning condition can be attached to ensure that details of the provision of the new landscaping and planting are provided, and this is retained to the approved standard.

Roads (LDP Policy: Land Use and Transport)

This policy requires for development to provide parking which reflects the role of the development, and which keeps any negative effects of road traffic on the environment to a minimum.

The development proposals include the formation of an access to/from the existing private road to service the holiday accommodation and the provision of 5 parking spaces within the application site. The Ayrshire Roads Alliance have advised that they have no objections to the proposed development. As such, the proposal is not considered to raise any issues relating to road infrastructure, traffic or safety.

Conclusion

To conclude, it is considered that the development proposals broadly align with the provisions the Adopted South Ayrshire Local Development Plan and the proposals are not considered to adversely impact on the rural setting of the locality in this instance.

(ii) Other Policy Considerations (including Government Guidance)

Scottish Planning Policy

Scottish Planning Policy forms the most up-to-date statement in terms of the Scottish Ministers position in relation to land use matters, and is therefore relevant in the consideration of the current application. The above SPP forms the statement of the Scottish Government's policy on nationally important land use planning matters and is considered to be relevant in the consideration of this application. Scottish Planning Policy advocates the need for planning to direct the "right development to the right place", and not to allow development at any cost (para. 28). This approach is to be implemented by the spatial strategies within development plans and subsequent development management decisions.

In general, the SPP highlights the role of planning authorities in delivering sustainable economic growth in rural areas and is broadly supportive of rural development which promotes economic activity and diversification, including tourism and leisure uses. Notwithstanding, the SPP states that the aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. The SPP expects development plans to respond to specific circumstances, and with regards to rural developments.

For the reasons noted within this report, the proposals are considered to be broadly in accordance with the provisions of Scottish Planning Policy.

(iii) Objector Concerns

- *Provisions of planning policy and advice*

The proposed development is assessed against the relevant local development plan policies within section 7(i) of this report. A consideration of the proposed development against Scottish Planning Policy and local guidance is also contained within section 7(ii) of this report.

Additionally, it is noted that one representee commented that the application site is situated within an area designated as green belt. In response, it is advised that the application is not situated within an area designated as green belt by the local development plan.

- *Landscape impact and visual appearance of development*

These matters addressed fully in sections 7(i), (ii) and 7(iv) of this report.

- *Road infrastructure, traffic and safety concerns*

This matter is addressed in section 7(i) above. Additionally, the Ayrshire Roads Alliance (ARA) have advised that they have no objections to the proposed development.

- *Noise nuisance, air pollution and other environmental concerns*

It is noted that the site lies adjacent to, and in close proximity of farmland and farm buildings which also use the same private shared access. Should any statutory noise nuisance arise, or any other matter related to air quality, lighting or health and safety issues, it is for the Council's Environmental Health Service to address such matters under their statutory powers. The Council's Environmental Health Service were therefore consulted regarding the development proposals under consideration. In their response, they offered no objections to the development subject to the attachment of appropriate advisory notes (captured below) to any planning permission granted.

With regard to the proposed drainage arrangements, an appropriate planning condition/ advisory note can be attached to ensure that the septic tank and soakaway meets with the relevant British Standards, as required by SEPA's standing advice and the Council's Environmental Health Service. As the site is not shown to be at risk of flooding on SEPA's flood risk maps, no consultation on this matter is necessary.

- *Fly tipping, damage to property and antisocial behaviour/disruption to farming/countryside*

The comments raised regarding increased fly tipping, potential damage to property and the potential for anti-social behaviour as a result of the development proposals are primarily matters for the police. In addition, given the nature and scale of the development proposals, it is not considered that they shall exacerbate any existing issues or introduce any substantial issues in this regard. Notwithstanding, it is noted from the supporting statement that the applicant and operator of the proposed business resides in close proximity to the application site and therefore will be able to supervise and manage the operation of the holiday accommodation and to mitigate against any potential adverse impacts where required.

For the reasons noted elsewhere in this report, the proposals are not considered to represent over-development, and there are no over-riding land-use planning reasons why an appropriately managed, small-scale facility at the site would be considered inappropriate for residential tourist accommodation or would adversely impact on the rural area.

- *Adverse impact on residential amenity*

The potential impact of the proposed development is addressed in section 7(iv) of this report.

- *Litter and servicing and waste collection arrangements*

With regard to the potential for litter, it is noted that the submission indicates waste storage shall be provided within the site. Additionally, the Council's Waste Management Service have recommended an advisory note be attached outlining the requirements in respect of waste collection for commercial business. For these reasons, any increased litter arising from the proposal is not expected to be so significant so as to warrant a recommendation to refuse the development proposal.

- *Planning history of the site*

The shed was erected on-site following the submission of a Prior Notification application for agricultural development – re.16/00971/PNF The development was considered to be compliant with the relevant legislation at the time the application was received. As this is an existing structure, which shall not be altered as part of the proposed development, it does not form part of the consideration of this current planning application.

- *Need for, nature of and appropriateness of development*

The applicant is not required to demonstrate a need for the development proposals, or to consider the availability or adequacy of other holiday accommodation.

The appropriateness of the proposed development and the potential impact on the locality are considered in sections 7(i), (ii) and (v) of this report, respectively.

(iv) Impact on the Locality

As noted above, the use of the site to provide holiday accommodation is considered to accord with Scottish Planning Policy and the Adopted Local Development Plan.

In terms of the location of the development, it is noted that it can only be accessed by car or bike. There are no public footpaths along the immediate road network to encourage walking. Notwithstanding this, it is recognised in this case that the development is directly accessed from a private country road that serves only the application site and neighbouring properties therefore it does not experience high volumes of traffic. Furthermore, the proposal is sufficiently small scale that it will not result in a 'destination' scale development that will generate significant car trips. Also, in terms of locational considerations, the proposal can be well absorbed in the landscape setting and its small scale safeguards the rural character of the area. On this basis, the proposals are considered acceptable.

In terms of the amenity impact of the proposed accommodation on neighbouring residential properties, it is noted that the proposed site is approximately 200 metres from High Langcraig to the north, 310 metres from both 1 and 2 Laigh Langcraig, 350 metres from Langcraig Farm and 420 metres from Laigh Langcraig to the west. The distance of the proposed holiday accommodation from these neighbouring residential properties will ensure that their residential amenity is not adversely impacted by way of overlooking or overshadowing. Additionally, it is noted that the application site is located in closest proximity to Craigie Road, to which the private access road serving the site and neighbouring properties adjoins. As such, any visitors to/from the site will not require to pass any neighbouring residential properties, which shall further reduce any impact of the proposed development on neighbouring dwellings.

In addition, given that the proposal is for holiday accommodation, rather than for use as permanent residential accommodation, any disruption, should it occur, will be on a temporary and limited basis during the holiday occupation of the units. As noted above, an appropriate condition is proposed so as to limit the use of the accommodation to holiday use only. Lastly, given that the proposed structures are temporary rather than permanent buildings, and will therefore have a limited lifetime, an appropriate planning condition will be required to reflect the temporary nature of the structures proposed. This condition shall ensure that should the holiday accommodation become obsolete, the units shall be removed from site.

Ancillary to the accommodation proposed, a new vehicular access is to be formed, as well as additional areas of hardstanding within the application site, and the erection of entrance gates and fencing. Whilst it is not considered that these elements of the development proposals shall have an adverse impact on the locality, it is noted that full details have not been provided regarding their appearance, including materials and the heights of the proposed gates and fencing. As such, it is deemed prudent to attach relevant conditions to the permission hereby granted requesting these details are provided.

Additionally, with regard to the formation of vehicular access to the site, the Ayrshire Roads Alliance have no objections to the proposed development on road safety grounds.

For the reasons noted above, it is considered that the development proposal broadly aligns with the provisions of Scottish Planning Policy, the Adopted South Ayrshire Local Development Plan. The proposals are not considered to adversely impact on the rural setting of the locality given the small scale nature of the development in question. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application is approved, subject to the following conditions.

8. Conclusion:

Overall, subject to the aforementioned conditions, the proposed development complies with the development plan. On balance, the small scale nature of the proposals can be accommodated at the location and is considered to have an acceptable relationship to surrounding land and buildings, and an acceptable impact on the locality. The application has been assessed against the various material planning considerations which include the provisions of the development plan, Scottish Planning Policy, consultations, representations received, the planning history of the site and the impact of the proposed development on the locality. The assessment concludes that the proposed development complies with the development plan. The consultation responses recommend appropriate conditions be attached to any permission. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections. It is considered that the proposal will not have an adverse impact on the amenity of the locality. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved, subject to conditions.

9. Recommendation:

It is recommended that the application is approved with condition(s).

- (1) That the development hereby permitted must be begun within **three years** of the date of this permission.
- (2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (3) That the holiday accommodation unit shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation, and that the occupancy of the holiday accommodation by the same person, whether or not along with other persons, shall be strictly limited to a total of one month, in any year from 1st January in that year.
- (4) That should the holiday accommodation become obsolete, the units shall be removed from the site, and the site shall be restored to its former condition in accordance with a written specification, including a timescale within which the works shall be implemented, to be submitted for the prior written approval of the Planning Authority. The restoration specification shall be submitted within 2 months of the date of the accommodation becoming obsolete.
- (5) That, prior to the operation and occupation of the holiday accommodation, details shall be submitted for the prior written approval of the planning authority of the months of operation of the holiday accommodation, which shall not exceed eleven months in any calendar year. Thereafter, the accommodation shall be operated in accordance with the submitted details, to the satisfaction of the planning authority.
- (6) That, prior to the operation of the holiday accommodation details shall be submitted of a portable supply of water serving the holiday accommodation. Thereafter, the development shall be implemented and connected to the agreed supply, for the lifetime of the development, to the satisfaction of the Planning Authority, in conjunction with the relevant authorities.
- (7) That prior to the commencement of development, full details of the proposed areas of hardstanding shall be submitted for the prior written approval of the Planning Authority and thereafter implemented as approved.
- (8) That prior to the commencement of development, full details of the proposed gates and fence shall be submitted for the prior written approval of the Planning Authority and thereafter implemented as approved.
- (9) That before any works start on site a scheme of landscaping of appropriate native species only shall be submitted for the prior written approval of the Planning Authority. The scheme shall indicate the siting, numbers, species, and heights (at time of planting) of all trees, shrubs, and hedges to be planted, and the extent and profile of any areas of earth mounding. The scheme as approved shall be implemented within first planting season following the completion or occupation of the first holiday accommodation unit, whichever is the sooner, and shall be retained to this approved standard.

9.1 Reasons:

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) To clarify the terms of the permission, and to ensure that the accommodation is used for holiday purposes only.
- (4) In the interest of proper planning.
- (5) To clarify the terms of the permission, and to ensure that the accommodation is used for holiday purposes only.
- (6) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- (7) To clarify the terms of the permission and the interests of visual amenity.
- (8) To clarify the terms of the permission and the interests of visual amenity.
- (9) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

9.2 Advisory Notes:

- (1) That the operation of this facility shall not result in an increase of more than 5Db(A) between the existing background noise level (LA90 (1 hour) and the rating level (LArTr) where Tr=1 hour daytime and 30 minutes night time as applicable (Measured as per the current version of the British Standard 4142). For the avoidance of doubt BS4142 defines the rating level (Lar Tr) as being the specific noise level LAeq, Tr plus any adjustments for the characteristic features of the sound.
- (2) Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: www.sepa.org.uk
- (3) Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note for the Reduction of Obstrusive Light".
- (4) The premises require to fully comply with the Health and Safety at Work etc Act 1974 and any Regulations and requirements therein and thereto.
- (5) Each glamping pod unit and static caravan unit must have suitable and sufficient toilet and shower facilities, and drainage connection to a suitable septic tank, or similar. Alternatively, provision of a toilet and shower block and drainage connection to a suitable septic tank, or similar.
- (6) With regard to waste collection arrangements, as a commercial business, a separate commercial waste collection will be required.

9.3 List of Determined Plans:

Drawing - Reference No (or Description): EX(00) 001
Drawing - Reference No (or Description): EX(00) 002
Drawing - Reference No (or Description): EX(00) 003 Rev. A
Drawing - Reference No (or Description): EX(00) 004
Drawing - Reference No (or Description): EX(00) 005
Other - Reference No (or Description): Glamping Brochure

9.4 Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Background Papers:

1. Planning application form, plans and supporting documents
2. South Ayrshire Local Development Plan 2 (available online)
3. Scottish Planning Policy (available online)
4. Representations (available online)
5. Consultations

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Person to Contact:

Ms Emma McKie, Planner - Place Planning - Telephone 01292 616 203