



PLANNING AND ACCESS COMMITTEE

MEETING: 30th January 2017

SUBMITTED BY:	Head of Planning & Rural Development
APPLICATION NUMBER:	2016/0311/DET
APPLICANT:	David McCowan
LOCATION:	Auchendennan Farm, Arden
PROPOSAL:	Erection of holiday let unit

NATIONAL PARK WARD:	Ward 5
COMMUNITY COUNCIL AREA:	Luss and Arden Community Council
CASE OFFICER:	Name: Craig Jardine Tel: 01389 722020 E-mail: craig.jardine@lochlomond-trossachs.org

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This is an application for the erection of a holiday let accommodation unit on an undeveloped field adjacent to the existing building grouping at Auchendennan Farm.
- 1.2 In accordance with the agreed Scheme of Delegation, this application is being presented to the Committee as it is made by a Board Member on the Planning & Access Committee (David McCowan).

2 RECOMMENDATION

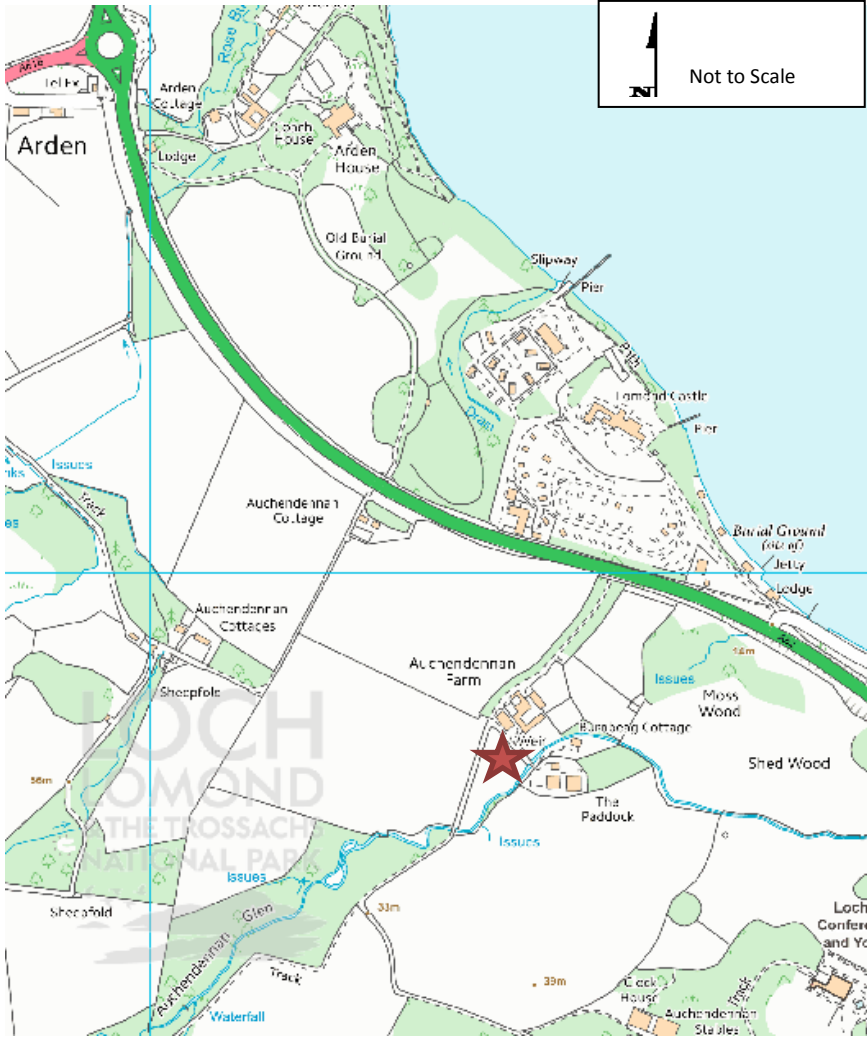
That Members:

APPROVE the application subject to the imposition of the conditions set out in Appendix 1 of the report.

3 BACKGROUND

Site Description:

3.1 Auchendennan Farm is situated 1 kilometre south-east of the Arden roundabout on the west side of the A82 Trunk Road, as indicated by the red star in Figure 1 below.



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Figure 1. Location Plan. Auchendennan Farm

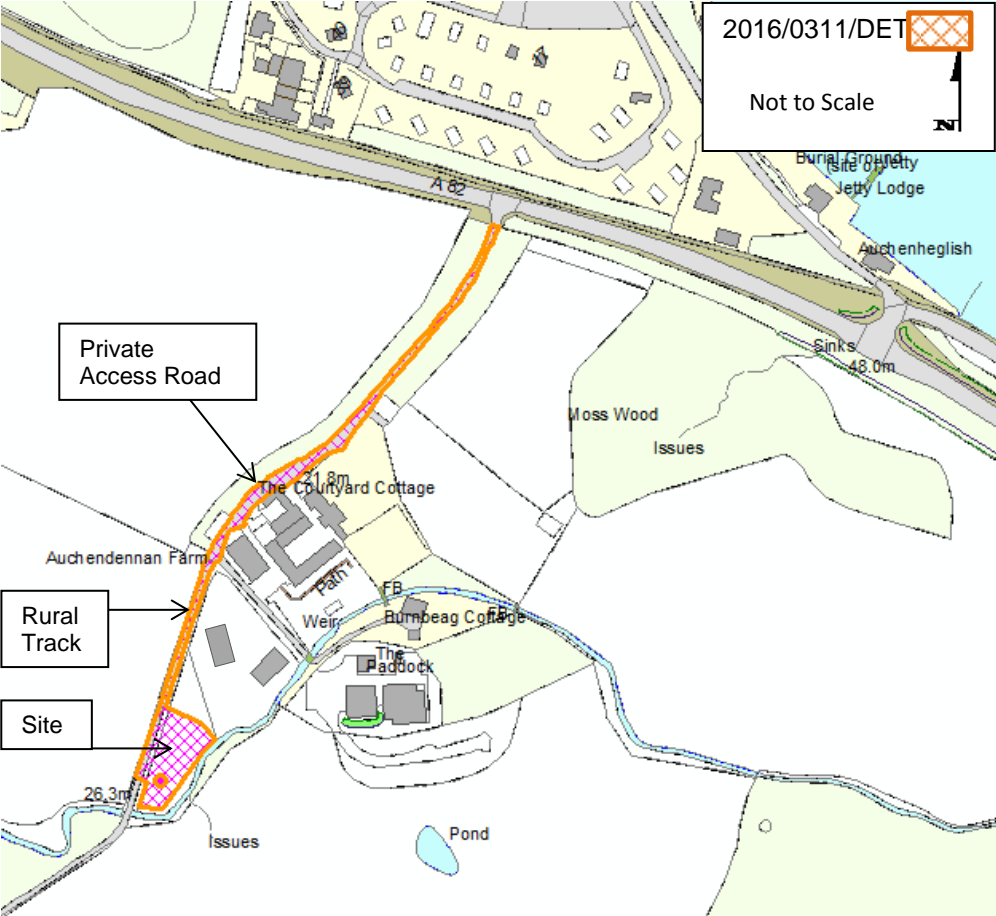
3.2 Auchendennan Farm comprises of agricultural land and a collection of associated buildings. The central building grouping consists of a traditional farm courtyard which includes the main farmhouse, cottage (in holiday let use), former stables and stores (largely converted to holiday accommodation units – 6 units at present with extant permission for an additional 3 units).

3.3 The applicant’s ownership also extends to encompass the adjacent ‘Paddock’ workshops/stores (former Ministry of Defence buildings) and Burnbeag Cottage (in holiday let use). An agricultural/general store building and owner’s house were approved by committee in June and November 2012 respectively and are now built. A biomass boiler is housed within the aforementioned store building and this boiler provides the heating source for the existing buildings and for the proposed buildings at Auchendennan Farm (with the exception of the aforementioned workshop/stores). A woodchip drying & storage facility for biomass, previously

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approved by committee in September 2016, is sited adjacent to the 'Paddock' workshop/stores.

- 3.4 Auchendennan Farm is served by an existing private access road off the A82. This access road has been widened and surfaced to comply with the Roads Authority's recommended conditions which were imposed on previous planning permissions for the site.
- 3.5 The application under consideration relates to a site situated in an undeveloped corner of a field to the south-west of the owner's house (referred to in para 3.3). The site is accessed by an existing rural track leading off the private access road. The site is a level area of ground which is bounded by the existing track and remnant hedging to the west and a small watercourse and mature trees to the east.



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Figure 2. Site Plan. Application site outlined in red.

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Plate 1: Photo looking from private access road to owner’s house and site beyond (accessed by private rural track shown)



Plate 2: Photo looking south towards owner’s house and site beyond

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Plate 3: Photo looking into site for proposed unit with owner’s house beyond



Plate 4: Photos looking to southern corner of site



Plate 5: Photo from track adjacent to site looking north-west

Environmental Impact Assessment (EIA):

- 3.6 For the purposes of the Environmental Impact Assessment (Scotland) Regulations 2011 the National Park is identified as a 'Sensitive Area'. As a 'Competent Body' the National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process. In this particular instance it has been determined that an EIA is not required as the proposal is not identified within Schedule 2 of the Regulations.

Description of Proposal:

- 3.7 The development proposed is for the erection of a single storey holiday accommodation unit with an approx. floorspace of 80 square metres. It is intended to use this building solely in connection with the existing tourism accommodation business at Auchendennan Farm.

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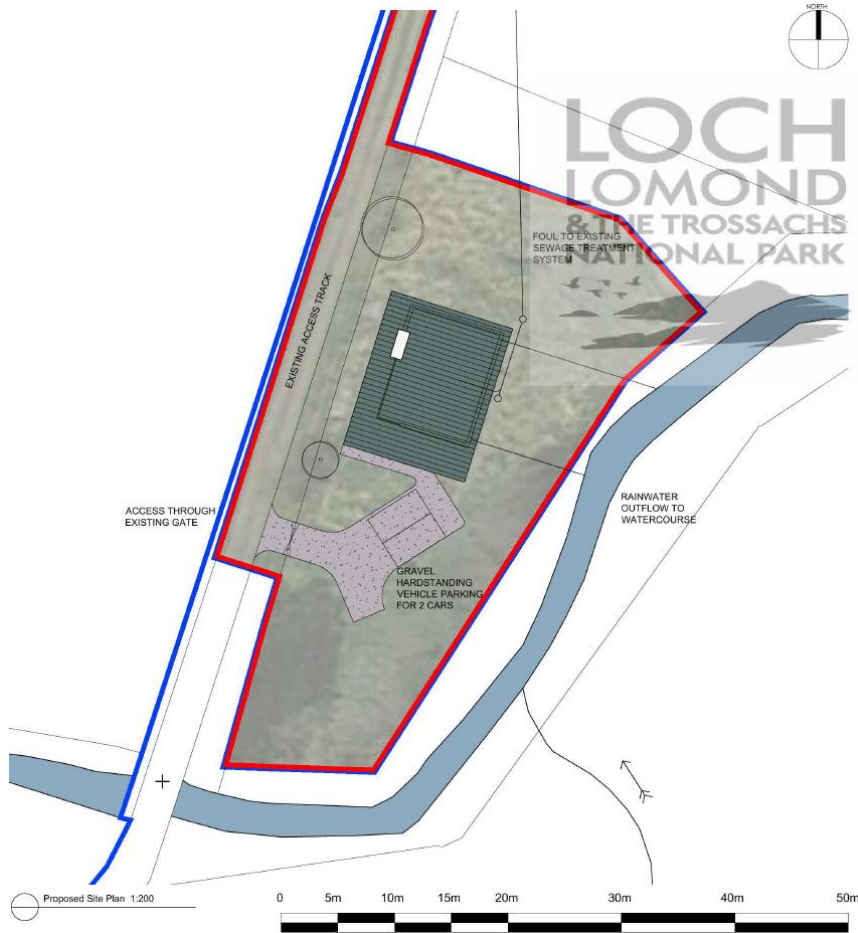


Figure 3. Proposed Site Layout

3.8 The indicated internal arrangement is for a two-bedroom unit with en-suite/bathroom facilities and open-plan sitting room/kitchen area (shown in Figure 4 below).

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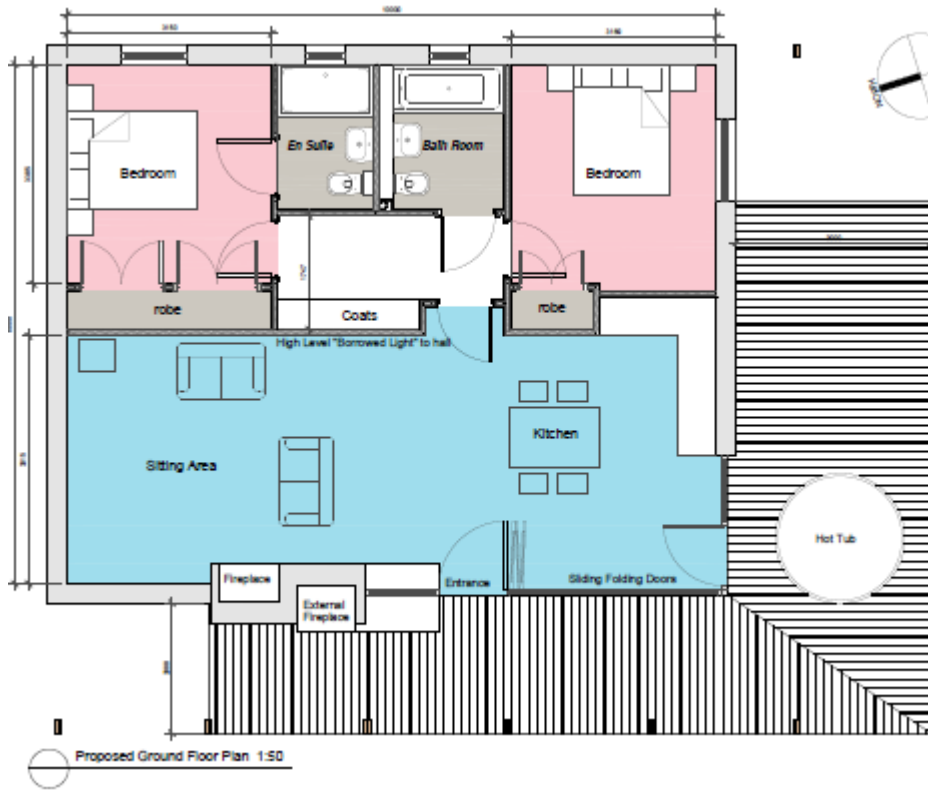
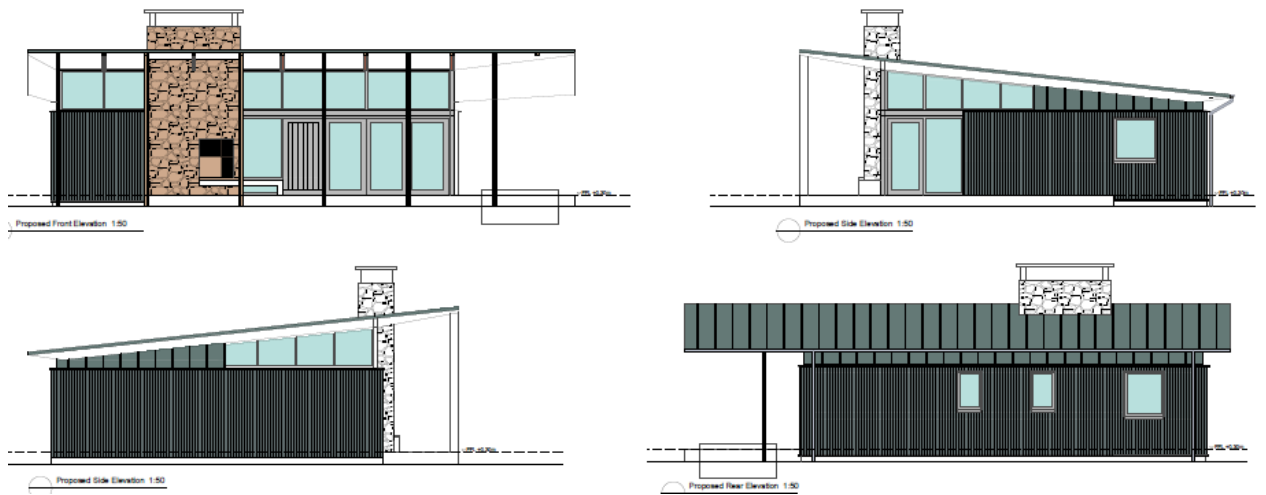


Figure 4. Proposed Floor Plan

- 3.9 The walls of the unit would be a mix of black stained larch timber cladding, black timber framed glazing units and slate grey metal cladding.

A single pitch roof is proposed (metal zinc/lead roofing) extending between 2 – 3 metres beyond the south and west elevations of the building providing a covered canopy deck and private amenity space. A prominent natural stone external chimney breast is positioned on the western elevation protruding beyond the roof slope.



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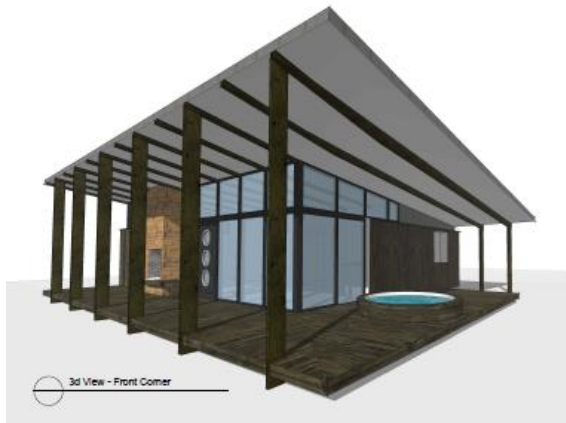


Figure 5. Proposed Elevations & 3D drawing

- 3.10 No changes are proposed to the character or appearance of the existing rural access track to the site (including retention/maintenance of the grassed central strip). An internal driveway and two parking spaces are proposed to the south side of the unit which is to be gravel surfaced.
- 3.11 No established trees would be affected by the development and no works to the trees on the eastern site boundary are proposed.
- 3.12 With respect to servicing, connection to the public water supply and existing on-site private waste treatment plant services is proposed.

Auchendennan Farm installed a 200KW ETA woodchip boiler approximately 2 years ago in order to provide hot water and heating for all the properties on location.

Planning History:

- 3.13 2015/0204/DET - Erection of storage shed and formation of turning area – Approved on 29/09/16.
- 2014/0308/DET - Conversion of existing outbuilding to form 3No. holiday let units – Approved on 03/03/15.
- 2012/0272/DET - Erection of dwellinghouse – Approved on 06/11/12.
- 2012/0115/DET - Erection of agricultural/general storage building – Approved on 27/06/12.
- 2011/0030/DET - Conversion of farm stables to form 4 holiday letting units – Approved on 16/06/2011.
- 2010/0034/DET - Conversion of offices to form 2 No holiday letting units – Approved 20/04/2010.
- 2006/0251/DET - Change of use and alterations to outbuilding to form extension to dwelling – Approved 05/02/2007.
- 2006/0405/LAW - Use of outbuilding as a single dwelling house – Certificate of lawfulness issued 31/01/2007.
- 2006/0407/DET - Conversion of storage outbuilding to form office – Approved 14/02/2007.

4 CONSULTATIONS AND REPRESENTATIONS

Responses to Consultations:

4.1 Transport Scotland (Trunk Roads Authority)

No objection, subject to provision and maintenance of visibility splays at the junction with the A82(T).

4.2 Argyll & Bute Council – Flood Officer

No objection, subject to the finished floor level of the unit being set at least 0.3 metres above ground level.

Planning Officer comment: the submitted plans indicate a finished floor level and the recommended planning condition no.3 further secures this requirement.

Representations Received:

4.3 No representations received.

5 POLICY CONTEXT

National Park Aims:

5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:

- (a) to conserve and enhance the natural and cultural heritage of the area;
- (b) to promote sustainable use of the natural resources of the area;
- (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- (d) to promote sustainable economic and social development of the area's communities.

5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

Development Plan:

5.3 National Park Local Development Plan (Adopted 2016):

Relevant Policies:

- Overarching Policy 1: OP1 – Strategic Principles
- Overarching Policy 2: OP2 – Development Requirements
- Visitor Experience Policy 1: VEP1 – Location and Scale of new development
- Visitor Experience Policy 2: VEP2 – Delivering a World Class Visitor Experience

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- Transport Policy 2: TP2 – Promoting Sustainable Travel and Improved Active Travel Options
- Transport Policy 3: TP3 – Impact Assessment and Design Standards of New Development
- Natural Environment Policy 1: NEP1 – National Park Landscapes, seascape and visual impact
- Natural Environment Policy 12: NEP12 – Surface Water and Waste Water Management
- Natural Environment Policy 13: NEP13 – Flood Risk

Full details of the policies can be viewed at:

<http://www.lochlomond-trossachs.org/planning/planning-guidance/local-development-plan/>

Other Material Considerations:

5.4 National Park Partnership Plan (2012-2017)

All planning decisions within the National Park require to be guided by the policies of the Partnership Plan, where they are considered to be material, in order to ensure that they are consistent with the Park's statutory aims. In this respect the following policies are relevant:

- Con Policy 3: Landscapes
- RD Policy 2: Spatial Development Strategy
- RD Policy 7: Sustainable Design and Construction

5.5 Draft Supplementary Guidance & Planning Guidance

- Design & Placemaking Draft Supplementary Guidance (dated May 2015)
- Visitor Experience Draft Planning Guidance (dated May 2015)

It should be noted that as part of the Local Development Plan process the draft Supplementary Guidance and Planning Guidance went through the six-week public consultation phase, which is now closed. At this time the above noted guidance is a material consideration in the assessment of planning applications.

6 SUMMARY OF SUPPORTING INFORMATION

- 6.1 The applicant has submitted a business statement (containing occupancy figures of the existing tourism accommodation at Auchendennan Farm) in support of the planning application. This is summarised as follows:

Background

- Over the last 8 years a progressive plan of renovation of farm buildings and upgrades to existing residences has taken place;
- Other improvements to road surface, native species hedges, drainage and fencing have taken place and further proposals to develop the remaining farm buildings and invest in improvements to the surrounding fields and woodlands;
- Auchendennan has proven that the self-catering model works at this location. Occupancy rates from April to October are close to maximum occupancy. During winter close to 100% occupancy at weekends and good level of partial occupancy midweek;
- The business approach taken is to build a small number of units at a time to subsidise the consequent projects.

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Proposal

- The proposed unit would be marketed via the existing tourism business' website and managed from the office at Auchendennan Farm;
- The proposed unit is expected to generate approx. half a job;
- The unit will be relatively low cost to construct and can connect to existing services;
- The returns from the proposed unit are expected to closely reflect the existing units and will assist in the funding of the remaining traditional farm building conversions.

7 PLANNING ASSESSMENT

7.1 The relevant issues to assess are:

- Policy assessment/ Principle of the development
- Siting and design
- Other Material Considerations

Policy assessment

7.2 It is acknowledged that the tourism business at Auchendennan Farm is well established. This proposal seeks to support and augment this existing business. Therefore, the principle of development accords with the aims of National Park Local Development Plan Policies VEP1 and the National Park's draft Visitor Experience Planning Guidance which seeks to support improvement/expansion of existing tourism businesses. The business statement submitted in support of this application demonstrates that the existing tourism business continues to be marketed and occupied successfully and that this additional unit can help meet an ongoing demand. Therefore, there are no policy implications regarding the principle of development in this instance. However, it is recommended that a condition be imposed restricting the use of the unit to short-term holiday accommodation to ensure that it is not occupied as a separate permanent dwelling and so complies with Policy VEP2.

7.3 An inspection of all of the existing buildings at Auchendennan Farm was carried out by the planning officer and it was confirmed that existing buildings are either fully occupied or proposed for future tourism development. As such, it is accepted that there was no other suitable available building in which to house this additional proposed unit and that a new building is the only viable option.

7.4 In light of the above assessment it is considered that support can be given to the principle of an additional holiday let unit at Auchendennan Farm as meeting the terms of Policy VEP1, subject to a planning condition restricting occupancy as required by Policy VEP2 (as referred to in para 7.2, and detailed in the recommended planning condition no.1).

Siting and Design

7.5 The proposed site is considered to be a natural choice for the proposed new standalone building being, as it is, adjacent to the existing building grouping whilst being within a small enclosed parcel of land thus avoiding any extension of development into open farmland.

7.6 The proposed building is sited in such a way that it would be viewed as a natural southern extension to the existing building grouping. The positioning and design seeks to maximise the views westwards towards the extensive open landscape whilst maximising the potential for solar gain.

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- 7.7 The form, design and detailing of the building is contemporary. It is considered that this proposal would be of a sufficient high design standard, scale and character to ensure that it can fit well within the surrounding landscape setting and adjacent. In addition, this proposal benefits from having the appearance of a lighter structure and design thus ensuring that this holiday accommodation building is subservient in presence to that of the adjacent owner's house and long-standing traditional farm buildings.
- 7.8 The proposed materials are consistent with the traditional and rural buildings in the area. To ensure that the final detailing is of a high quality it is recommended that conditions be imposed requiring that further details of the proposed external building and surfacing materials be submitted for approval prior to their installation (see condition no. 4). Furthermore, to protect the original design intent and layout it is recommended that permitted development rights are removed to ensure that any proposed extensions or outbuildings are subject to formal planning permission (see condition no.7).
- 7.9 The extensive mature trees along the surrounding field boundaries will assist in providing a backdrop for the building from surrounding viewpoints. A limited and distanced view of the building may be possible from the A82, but this is approx. 350 metres and therefore of no significant concern. Overall, it is considered that the aforementioned characteristics of the proposed building and its site context will ensure that the building would not appear prominent or isolated; however, it is recommended that a further strengthening of the existing boundary hedging be required and this be secured by planning condition (condition nos. 5 & 6) to ensure that there is no adverse landscape or visual impact as a result of the development.
- 7.10 The use of renewable energy (biomass) for the heating of the unit and thermal efficient use of solar gain in the design demonstrates that the future carbon footprint and sustainability of the building has been considered. Thus, this proposal accords with the terms of Policy OP1 of the National Park Local Development Plan.
- 7.11 In conclusion, the proposed design, siting and external design/appearance of the proposed building is considered to be acceptable and consistent with the National Park Local Development Plan Policy OP2 and draft Design & Placemaking Supplementary Guidance, subject to further conditions as referred to in para 7.8 and 7.9 above.

Other Material Considerations

Impact on amenity of neighbouring properties

- 7.12 The surrounding site and buildings are all owned by the applicant. However, regardless of the current ownership arrangements, it is considered that the siting and design (location of windows and private amenity space) of this holiday unit would not result in any adverse impact on the amenity of neighbouring occupants at Auchendennan Farm or the nearest independent neighbouring properties at Auchendennan Clock House & Stables (located approx. 250 metres to the south-east).

Natural Heritage

- 7.13 There is no reason to believe that any protected species are present at the site. With regards to ground nesting birds, works should be conducted outwith the bird breeding season, unless absence of nest is first established. It is recommended that an informative be included in any decision issued to advise the applicant of their obligations under the Wildlife and Countryside Act (see Informative no. 5).

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Vehicle access from Trunk Road

- 7.14 Transport Scotland (Trunk Roads Authority) acknowledge that the surfacing, width and gradient improvements originally requested in previous planning applications (most recently the planning application for the house ref: 2012/0272/DET) have since been implemented. The applicant confirmed in writing that these access improvements were addressed during June 2013. As such, Transport Scotland are satisfied with the proposed development subject to a condition requiring that visibility splays at the junction with the A82 be kept clear of obstructions and be maintained in perpetuity. Therefore, subject to the recommended planning condition (condition no.2) it is considered that the access and parking infrastructure complies with the aims of Policies OP2 and TP3 of the National Park Local Development Plan.

Park Aims

- 7.15 The proposed development is considered to collectively meet the four statutory aims of the National Park as follows:
- The proposal is such that there would be no detrimental impact on the natural heritage and would have no detrimental impact on the cultural heritage of the area;
 - The proposed use of sustainable natural materials in the design helps promote the sustainable use of resources and helps promote (through visitor use and recreation on nearby National Long Distance path network) the special qualities of the area;
 - The tourism spend in the local economy generated from the new development will help promote sustainable economic development of the area's communities.

8 CONCLUSION

- 8.1 In conclusion, the new holiday accommodation unit to supplement those existing at Auchendennan Farm, is supported by the policies of the National Park Local Development Plan as an acceptable expansion of an existing tourism business in a rural location and the siting and design of the building would be complimentary to the rural character, setting and built context of the site. Furthermore, the proposed use would not result in any adverse impact on the amenity of neighbours and does not raise any other material planning issues. The application raises no issues with respect to the National Park Aims. Therefore, it is recommended that planning permission be approved, subject to the conditions contained in Appendix 1.

Background <http://www.lochlomond-trossachs.org/planning/>

Documents: *Click on view applications, accept the terms and conditions then enter the search criteria as '2016/0311/DET'*

List of Appendices: *Appendix 1 - Conditions and Informatives*

Appendix 1

Planning Conditions

1. **Short Term Holiday Accommodation:** The unit hereby approved shall be used solely for short-term holiday use and not for permanent residential use. The unit shall not be occupied by any one individual or group for a period exceeding 90 days in any one calendar year. A register of occupant's details (names and dates

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of stay) shall be kept and shall be made available to the National Park Authority on request.

[Note: This condition does not prohibit the letting of the units by a management company or other management arrangement on behalf of the owner]

REASON: The proposal has been assessed as a tourism development and the approval of permanent residence(s) would be contrary to the policies contained in the adopted development plan.

2. **Visibility Splays:** Prior to commencement of the development hereby approved, the following visibility splays shall be provided and thereafter maintained in perpetuity:

- The triangles of ground bounded on 2 sides by the first 4.5 metres of the centre line of the access driveway (the set-back dimension) and the nearside trunk road carriageway measured 215 metres in both directions from the intersection of the access with the trunk road. In a vertical plane, nothing shall obscure the visibility measured from the driver's eye height of between 1.05 metres and 2.00 metres positioned at the set-back dimension to an object height of between 0.26 metres and 1.05 metres anywhere within the splay.

Reason: To ensure that vehicles entering or exiting the access can undertake the manoeuvre safely and with minimum interference to the safety and free flow of traffic on the trunk road.

3. **Flood risk mitigation measures:** For the avoidance of doubt, prior to first occupation of any of the residential units hereby approved, the minimum finished floor level of the building shall be 0.3 metres above the surrounding ground level.

REASON: To ensure the risk of flooding has been reduced by the use of appropriate mitigation measures.

4. **Agreement of Materials and Specifications:** Prior to their installation, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the building and site, including samples as indicated, shall be submitted to, or made available for inspection, and subsequently agreed in writing by, the Planning Authority. Thereafter the specification and materials as may be approved in accordance with this condition shall be followed in the completion of the project and prior to first occupation.

- a) The timber cladding to be utilised on the walls of the extension/alterations - finished stained sample and details of proposed methods of fixing;
- b) The metal roof and wall cladding – specification details and spacing of standing seams;

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- c) The windows, doors and rooflights to be installed - detailed specification/product details to be submitted including colour/finish expressed as an RAL or British Standards colour code;
- d) The natural stone to be used in the chimney breast - sample of stonework and details of proposed coursing;
- e) The colour/treatment/finishes of any other exposed timberwork – expressed as an RAL or British Standards colour code;
- g) The rainwater goods – specification/product details;
- h) A sample of any new paving or hard surfacing materials or new fencing/walls to be installed within the application site of the development hereby approved;
- i) External lighting – specification details, lumens level, number and position of lights, angle of positioning.

REASON: To ensure that the external appearance of the development complements the rural character of the area and the building. To ensure the implementation of the development in accordance with the further details as may be approved in compliance with the conditions attached to this permission.

5. **Agreement of Landscaping Details:** Prior to first occupation of the development hereby permitted, a scheme of landscaping shall be submitted to, and approved in writing by, the Planning Authority and it shall include:
- a) a scheme of hedgerow planting, incorporating details of the location, number, variety/species and size of hedgerows to be planted;
 - b) a detailed timetable for all landscaping works which shall provide for these works being carried out as part of the overall implementation of the development.

Reason: In the interests of the visual amenity of the area and to ensure the integration of the development with the wider rural landscape setting.

6. **Implementation of Landscaping Scheme:** All works included in the scheme of landscaping and planting approved under the terms of condition 5 above, shall be completed in accordance with the approved timetable, and any hedgerows which die, are removed, damaged, or become diseased, within two years of the full occupation of the development hereby permitted, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the implementation and establishment of the agreed landscaping scheme in the interests of the visual amenity of the area.

7. **Permitted Development:** Notwithstanding the provisions of Classes 1A, 1B, 1C, 1D or 3A of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order), no extensions or outbuildings shall be erected without a planning application to, and the subsequent grant of permission by, the Planning Authority.

REASON: The Planning Authority considers that the construction of extensions and outbuildings should be subject to formal planning control to safeguard the original design as approved and visual amenities of this site.

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Informatives:

1. **Duration of permission:** In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.
2. **Notification of Initiation of Development:** Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
3. **Notification of Completion of Development:** As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.
4. **Surface Water** - Disposal of surface water from the site should comply with General Binding Rules (GBRs) 10 and 11 of The Water Environment (Controlled Activities) (Scotland) Regulations 2005 (as amended). Details of the requirements of these GBRs can be found on SEPAs website or from your local SEPA office at: Balloch Office, Carrochan, Carrochan Road, Balloch G83 8EG (tel no. 01389 727770).
5. **Protected Species in Vicinity** – Breeding birds are known to be in the vicinity of the proposed development. Please be aware that they are fully protected, and it is an offence to deliberately, capture, injure or kill them or to damage, destroy or obstruct their breeding or resting places. It is also an offence to disturb them in their breeding or resting places. It is therefore recommended that the site preparation and ground works take place outwith normal bird breeding season (March to July inclusive) unless absence of nests has first been established.