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DEVELOPMENT SOLUTIONS
FOR PEOPLE & LAND

Supporting Planning Statement in relation to a full planning application for the formation of a new access and road to a residential property at An Cala, Lochlibo Road Burnhouse, Beith. KA15 1LF.



1. Proposed Development.

1.1. The proposed development is to create a new access onto Lochlibo Road (A736), Burnhouse to serve as the sole access to an existing single house; An Cala. The access would have appropriate radii and sight lines and it would connect directly to An Cala. The proposed road would be 5 m wide and would be formed in type 1 material with the first 5m as it adjoins the road, being finished in tarmac to avoid any deleterious material being discharged onto the main road. There would be appropriate field drainage to ensure that there is no surface water discharging onto the road. The access would also have a 3.6m wide field gate to serve the field in agricultural use to the south of the proposed access road.

2. Pre application advice.

2.1. A request for pre application advice was sent to Active Travel and Transportation within North Ayrshire Council and the response which is attached to this submission indicated that there were no objections to the proposal subject to sight lines of 2.5m x 70m being provided and the first 5m being surfaced in tarmac. The latter is to ensure that there is no deleterious material carried onto the road and that there is appropriate drainage arrangements in place to avoid any surface water discharging onto the road.

3. Planning Considerations.

3.1. Although there are no specific policies relating to the formation of new accesses in the Council's Local Development Plan, the views of Active Travel and Transportation are material planning considerations, and they are supportive of the application as submitted. Indeed, the road and access has been designed to meet the requirements of Active Travel and Transportation.

3.2. The site lies in open countryside and is not on prime quality agricultural land. In visual terms the proposed road is designed to be typical of a minor farm road that is associated with farmland as it is accordingly considered that there will be no significant adverse impact on the visual amenity of the area or the landscape in general.

3.3. In this context, it is considered that the application should be supported, and that planning permission should be granted.

Alan Neish Dip TP

Alan Neish Consulting Ltd.

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