

1934 / P06C

## **SUMMARY DESIGN STATEMENT**

RENEWAL OF EXPIRED CONDITIONAL PLANNING PERMISSION for  
PROPOSED GARDEN CENTRE at  
SITE TO NORTH OF FAIRLIE BOWLING CLUB, FAIRLIE, NORTH AYRSHIRE

APPLICANT: DAVID CASTELVECCHI



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Rev A planning issue 30-03-20

3<sup>rd</sup> draft issue 16-04-20 – 3.1.3 revised. – 4<sup>th</sup> draft issue 31-07-20 – 2.3,2.4 & 2.5 revised.

Rev B draft planning issue 28-05-21 / Rev C draft issue 04-06-21

## 1.0 INTRODUCTION

1.1 General - This summary Design Statement details the background and rationale behind the application for the renewal of the expired conditional Planning Permission for a Garden Centre and associated external works.

1.2 Drawings and Reports – The following documents form the basis of the application:

*Stewart Associates drawings / documents:*

<i>1934 / P01 Rev C</i>	<i>Existing Site Plan</i>
<i>1934 / P02 Rev F</i>	<i>Proposed Site Plan</i>
<i>1934 / P03 Rev B</i>	<i>Location Plan</i>
<i>1934 / P04 Rev B</i>	<i>Proposed Ground Floor Plan</i>
<i>1934 / P05 Rev B</i>	<i>Proposed Elevations &amp; Views</i>
<i>1934 / P06 Rev C</i>	<i>Summary Design Statement</i>
<i>1934 / P07 Rev B</i>	<i>External Lighting Layout</i>

*ATK Partnership drawings / documents:*

<i>09602-SK1</i>	<i>Proposed SUDS Strategy Drawing</i>
<i>Site Investigation and Drainage Report dated Jan 2020.</i>	

*Other supporting drawings / documents:*

<i>Mabbett</i>	<i>Flood Risk Assessment dated 13/12/19</i>
<i>DWA Landcape Architects</i>	<i>Landscape Appraisal Report</i>

1.3 Design - The design for the Garden Centre is substantially the same as that previously approved ( see 2.1 below ) . Stewart Associates act as agent and executive architects for the development – the license for the design remains with the applicant, David Castelvechi.

1.4 3-D Modelling Information – This is provided as supplementary information to the elevations illustrated on 1934 / P05 Rev B. The areas outwith the site boundaries are shown to provide some realistic context. They are artistic impressions only.

1.5 TA Information – It is assumed that the same basic conditions exist for the renewal application as that for the original application, i.e. the TA information previously provided by Dougall Baillie Ltd is still relevant. Any changes to the proposals are clearly detailed below and in the submitted drawings.

1.6 Operator - The facility will be operated by David Castelvechi, a successful and experienced Ayrshire-based business owner with a track record of providing excellent facilities operated by local staff.

## **2.0 BACKGROUND**

- 2.1 Previous Application for Garden Centre – Planning ref: N/10/00813/PP – Approved by NAC Planning Committee overturning officer’s recommendations with conditions on 25/03/2015.
- 2.2 Previous Application for social housing – Planning ref: N/16/01176/PP– refused by NAC Local Review Board on 23/08/2017.

Information submitted to support the housing application has relevance to the current application. In particular, surface water and flood risk design proposals were commissioned and effectively accepted by NAC. These reports have been updated to relate to the current application.

- 2.3 LDP2 – Housing Use for Site – The inclusion of the site for residential development was rejected by the Reporters under case CFS66 on the basis that there was no identifiable need for housing within that location.

It was suggested in the Planning History Section of the report that a Garden Centre is “significantly different from housing and perhaps more appropriate to its location”. It is perhaps significant that all 12 paragraphs of conclusions related to aspects arguing against residential use.

- 2.4 LDP2 – It is assumed that the application will be assessed under LDP2.

The application should be considered under the “Countryside Objective”. We contend that the application can be supported under the plan as it clearly conforms with the following clause:

d) tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.

- 2.5 Consultation – pre-application consultation and discussions took place via email exchanges and telephone discussions with Iain Davies at North Ayrshire Council ( NAC ) Planning Dept on 01/10/2019, 02/12/2019 & 21/07/2020. The format and content of the application was agreed in the earlier discussions.

## **3.0 PROPOSALS**

- 3.1 General – The renewal application proposes the following works:
  - 3.1.1 Improvements to an existing site access from the A78 to both Fairlie Bowling Club and the Garden Centre.
  - 3.1.2 Erection of a one and a half storey Garden Centre with integral Café / Restaurant.
  - 3.1.3 Formation of dedicated car parking, servicing and vehicle turning facilities.

3.1.4 Re-alignment of Sustrans cycle path. This alteration merely re-instates the original alignment of the path as approved with NAC and Sustrans. The current alignment differs from that approved.

3.2 Differences between previously approved Planning Application and current application - A number of design changes and improvements to the design are proposed, some taking cognisance of previously unavailable technical information and some allowing for future Planning legislation. These are summarised below:

Site Access & Services – The position and geometry of the combined pedestrian, cycle path and vehicular access is informed by the design for the application noted in item 2.2. This provides adequate sightlines for access to the A78.

All mains Utilities services are situated either in the road or adjacent footpath / service strips. Foul drainage is connected to an existing chamber to the south of the new access road.

Building – The form, scale and massing of the building is largely unchanged from 2.1. External materials have been reviewed and noted on drawing no. 1934 / P05 rev B.

The internal layout of public spaces remains as before with public toilet facilities now including enhanced unisex changing wc facilities to comply with expected updated disability legislation.

Car Parking / Turning – The hardstanding areas have been curtailed by design to be wholly accommodated within the southern section of the site – ie, no requirement to culvert over the existing watercourse. The same number of parking spaces are provided as before with the Plant Sales Area reduced in size to accommodate the suggested layout.

No works to actual watercourse or bed are envisaged during construction operations thereby limiting the environmental impact of the proposals.

Cycle Path – The path is proposed to be re-aligned as indicated – all within land under the applicant's control. Suitable signage at the vehicular access point would be provided per Sustrans / LA requirements.

3.3 Planning Conditions – The application approved for 2.1 above had 10 conditions, of which nos. 4, 5, 6, 7,8, 9 & 10 were suspensive. These have been considered in detail and designs / proposals developed to relate to the matters raised in the new application. As such it is hoped that fewer conditions will be applied should the application be approved. The response to each previous condition is as follows:

1 *Use Class – No change proposed.*

2 *Commercial Area Use – This condition established a general sales area of 100 sq metres and described the types of goods that could be sold within the garden centre retail area. One of the reasons the previous application wasn't implemented related to the somewhat prescriptive limitations of this condition. No operator was interested in having such restrictions enforced on an un-tried*

*commercial venture. We would ask that the retail area shouldn't be subject to this requirement and as such the condition be omitted.*

- 3 *Landscape Programme – No change proposed to original scheme other than screening at the extended car park area adjacent the water course.*
  - 4 *Roofing Material – It is proposed to use a grey “slate effect” concrete tile –per Marley Richmond 10. Refer to 1934 / P05.*
  - 5 *External surface finishes and boundary treatments – Noted on drwg. No 1934 / P02 rev F.*
  - 6 *SUDS Drainage Scheme – Refer to ATK Partnership Site Investigation Report of Jan 2020.*
  - 7 *Flood Risk Assessment ( FRA ) – Refer to item 6 above and Mabbet FRA of 13/12/2019. The finished floor level ( FFL ) of the buildings will be 4.450m a.o.d. Note that the partly demolished wall illustrated in plates 6 and 7 have subsequently been rebuilt.*
  - 8 *Pedestrian Crossing - Bearing in mind the speed limit within the village and relative position of the 30mpg speed limit sign to the north, we don't really see any rationale for this condition being required. If anything it might lead to a higher likelihood of vehicular accidents at the new junction for the Bowling Club and Garden Centre.*
  - 9 *Contamination – Refer to ATK Partnerhsip Site Investigation Report of Jan 2020.*
  - 10 *External Lighting – Refer to layout on drwg no 1934 / P07 rev B.*
- 3.4 LDP - It is appreciated that the site is outwith the settlement area of Fairlie in the currently adopted LDP. On the basis however that the LRB agreed to grant permission for the earlier scheme – presumably recognising the tourism benefit, the low environmental impact and the benefit of having the facility for the local community – we would hope that similar weighting to the material nature of this decision is given serious consideration when considering the merits of the new application.

*In accepting that the site is effectively classed as “countryside” we would refer to one of the main “Countryside Objectives” of the LDP – specifically that “we will support proposals outwith our identified towns and villages – item d) - tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.”*

#### **4.0 SUMMARY**

The scheme as proposed allows Fairlie and the wider North Coast Area to benefit from having a Garden Centre that will attract visitors as well as providing local employment, retail and café facilities.

The site effectively acts as a northern “gateway” to the village and would add to the number of tourist facilities marketed in the recently established “Shiel” route identified in the new “COIG” promotion.( [www.thecoig.com](http://www.thecoig.com) ).

For these and the reasons outlined above we would hope that the application can be supported at both officer and Councillor level.