



PROPOSAL:	Prior Notification for Farm-related Works (Non-residential) for the formation of an access track
LOCATION:	Land by Threepwood Farm U55 Threepwood And Cairnhill From C104 At Sornhill To U56 Meikle Carleith Galston East Ayrshire KA4 8ND
REFERENCE:	26/0282/PN
RECOMMENDATION:	Prior approval not required

SITE AND PROPOSED DEVELOPMENT DESCRIPTION

The site is by Threepwood Farm, U55 Threepwood And Cairnhill From C104 At Sornhill To U56 Meikle Carleith Galston East Ayrshire KA4 8ND

This application seeks Prior notification for Farm-related works (non-residential) to determine whether prior approval be required for the formation of an access track. The application site forms part of a larger agricultural holding at Meikle Carleith Farm.

The track will consist of 300mm consolidates hardcore sub-base with a 100mm consolidated tar plantings surface, compacted to form a stable running surface. Further details are provided on existing plans.

CONSULTATION RESPONSES

Ayrshire Roads Alliance (ARA) – proposed visibility splays are below required 2.4 x 215m and would require an updated plan showing visibility to these extents can be achieved.

The ARA have been consulted in error as the ARA have confirmed that the road is classified as U Class. The proposed access track is therefore at least 25 metres distance from a classified or trunk road as per the requirements of part 2(g) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO).

PERMITTED DEVELOPMENT CLASS COMPLIANCE

The proposal falls into Class 18 (1)(b) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO). The proposal would comply with part (2) and (3) of the class. The application site forms part of a larger agricultural holding (Meikle Carleith Farm) and therefore would comply with (2)(a). The proposal is for an access track and therefore the proposed access track must be at least 25 metres distance from a classified or trunk road. The nearest East Ayrshire adopted road would be in excess of 900 metres to the Northeast to the adopted road B7037 from C104 Sornhill to U19 Whitehill and therefore would comply with criteria part (2)(g). The access track would therefore be considered to be permitted development.

ASSESSMENT OF APPLICATION

The development would be considered to be permitted development (PD) as it complies with Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO) subject to the condition of part (4A) that the developer applies to the planning authority for its determination as to whether prior approval is required in respect of the design, manner of construction or route of the private way.

These matters are considered below:

The siting of the access track would follow an existing fenceline from the road to the existing gateway into the adjoining field which would be acceptable

The design and manner of construction would be acceptable considering the track would be constructed with materials consisting of a hardcore sub-base and a consolidated tar planning surface.

Prior approval would not be required as there are no aspects that would warrant further consideration.

CONCLUSIONS

The proposed formation of the private way is permitted under Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. The application includes details of the design, manner of construction and route of the private way and this information is considered acceptable, as such prior approval is not required.

REASONS FOR DECISION

The proposal is considered to accord with the provision set out in Class 18 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended. Prior approval is not required.

Case Officer – A.M. Turner

Appointed Officer – Mhairi Douglas

Chief Planning Officer – Pamela Clifford