

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE : 06 OCTOBER 2000**

**00/0544/FL: PROPOSED ERECTION OF PORTACABIN TO BE USED  
FOR LOCKER PURPOSES AT SORN BOWLING CLUB,  
43-45 MAIN STREET, SORN**

**APPLICATION BY SORN BOWLING CLUB**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for the erection of a portacabin on the site. The portacabin would be located to the north west of the bowling green, and would result in the removal of part of the existing leylandii hedge.

1.2 The portacabin is approximately 8 metres in length, 3 metres in width and 3 metres high. The external walls of the portacabin are wooden, and the roof is felted. It is proposed to paint the portacabin brown to match the finish of the existing clubhouse.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.**

**3. SUMMARY OF ANALYSIS**

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, it is not considered that the proposal would enhance the character or appearance of the Conservation Area. However given that the cabin would be partially screened from public view it is considered that its siting would not be significantly detrimental to the character of the Conservation Area.

3.2 With regard to the objection, it is accepted that a more permanent timber structure with a pitched roof would be preferable to the portacabin proposed. The portacabin will be partially screened from public view, and will be painted to make it less conspicuous and it is considered that its siting, on a temporary basis, would be acceptable.

**Alan Neish  
Head of Planning & Building Control**

**NOTE: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

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**APPLICATION BY SORN BOWLING CLUB**

**Report by Head of Planning and Building Control**

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as the proposed development is subject to objection.

**2. APPLICATION DETAILS**

2.1 **Site Description** : The site, Sorn Bowling Club, lies to the north of Main Street in Sorn and lies within Sorn Conservation Area No. 1. The site is bounded by open space and residential properties to the north, to the south and east by residential properties, and to the west by Sorn Inn. The Bowling Club comprises the bowling green which is bounded by a 1.5 metre high leylandii hedge and 1.9 metre high post and wire fence, a small car park to the west and the clubhouse to the north.

2.2 **Proposed Development**: Full planning permission is sought for the erection of a portacabin on the site. The portacabin would be located to the north west of the bowling green, and would result in the removal of part of the existing leylandii hedge.

2.3 The portacabin is approximately 8 metres in length, 3 metres in width and 3 metres high. The external walls of the portacabin are wooden, and the roof is felted. It is proposed to paint the portacabin brown to match the finish of the existing clubhouse.

**3. CONSULTATIONS AND ISSUES RAISED**

3.1 Sorn Community Council has not responded to the consultation letter.

***Noted.***

3.2 British Gas Transco, Scottish Power and West of Scotland Water have no adverse comments to make on the proposed development.

***Noted.***

3.3 The Scottish Environment Protection Agency advises that there are no objections in principle to the proposed development provided the drainage arrangements are to their satisfaction. In this regard, any foul drainage from the development must be connected to the public sewer to the satisfaction of West of Scotland Water. Surface water should be discharged to the nearest watercourse.

***A note can be attached to any planning consent granted for the development with regard to the above.***

3.4 The Architectural Heritage Society of Scotland objects to the portacabin on the grounds of its extremely utilitarian appearance. The use of a portacabin seems to be a case of a utilitarian building being used for a utilitarian purpose. Unfortunately they would expect something a little less so in this relatively prominent site in this conservation village. Perhaps a prefabricated timber construction more in the style of the "garden shed" with a pitched roof, would be more suitable. Otherwise, a degree of camouflage would be necessary to integrate the building into the site.

***Noted.***

4. **REPRESENTATIONS:** One objection has been received from the Architectural Heritage Society, as outlined in paragraph 3.4 above. The Secretary of Sorn Bowling Club has submitted a letter of support on behalf of the club.

4.1 The portacabin will be camouflaged from behind by an existing hawthorn tree. From the Main Street, 75% of the gable height will be hidden by hedges within and outwith the perimeter fence.

***The 3 metre high portacabin will be partially screened from Fir Park by a hawthorn tree, and the 1.5 metre high leylandii hedge. Furthermore, the portacabin will be partially screened from Main Street, by the leylandii hedge and from the car park, by an existing hedge which is outwith the boundary of the bowling green.***

4.2 The frontage and rear will be colour coded to match the existing building (brown).

***Noted.***

4.3 They have noted the Architectural Heritage Society's comments. Going on recent developments within the Conservation Area, their club has hopefully

tried to ensure that the proposal is in keeping with the character of the conservation village.

***Noted.***

## **5. DEVELOPMENT PLAN STATUS**

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. The application site lies within the settlement boundary of Sorn and is affected by built heritage polices.

5.2 Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***It is not generally considered that the portacabin, being a temporary structure, would be sympathetic to the Conservation Area. However, the portacabin would be set back from Main Street and would be partially screened from public view by the hawthorn tree and hedge to the rear, and the hedge to the front and side. Therefore it is considered that the siting of the cabin would not be detrimental to the character of the Conservation Area. Furthermore, by painting the portacabin a dark colour, it would be less conspicuous at the proposed location.***

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 Application Discussions: The applicant was informed that a more permanent structure, or an extension to the clubhouse, would be preferable. The club however advised they do not have the financial resources at the present time for such a proposal. The applicant was also requested to consider siting the portacabin adjacent to the existing clubhouse. They advised however that the area of land to the west of the clubhouse is not within their ownership, and the area of land to the east is not large enough for the siting of the cabin.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial or legal implications for the Council in the determination of this application.

## **8. CONCLUSIONS**

8.1 In terms of the East Ayrshire Local Plan, Finalised Version, it is not considered that the proposal would enhance the character or appearance of the Conservation Area. However given that the cabin would be partially screened from public view it is considered that its siting would not be significantly detrimental to the character of the Conservation Area.

8.2 With regard to the objection, it is accepted that a more permanent timber structure with a pitched roof would be preferable to the portacabin proposed. The portacabin will be partially screened from public view, and will be painted to make it less conspicuous and it is considered that its siting, on a temporary basis, would be acceptable.

## **9. RECOMMENDATIONS**

**9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.**

Alan Neish  
Head of Planning and Building Control

27 September 2000  
VE/VE/FGD  
**FV/DVM**

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. East Ayrshire Local Plan Finalised Version.

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

**Implementation Officer : Dave Morris**

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Location	Sorn Bowling Club 43-45 Main Street, SORN
Nature of Proposal:	Proposed erection of a portacabin to be used for locker purposes
Name and Address of Applicant:	Sorn Bowling Club 43-45 Main Street, SORN
Name and Address of Agent	Ms Maureen Stevenson 31B Back Rogerton Crescent AUCHINLECK KA18 2EU

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DPO's Ref: [ VIVIEN EMERY ]  
PPO's Ref; [ ]

The above **FULL** application should be granted subject to the following conditions.

- (1) Permission is granted for a limited period of two years from the date hereof, and the use shall be discontinued and the land restored to its former condition to the satisfaction of the Planning Authority at the expiration of this period unless a further permission is granted.

REASON – To enable the Planning Authority to review the situation in the light of the temporary nature of the proposed development.

- (2) Notwithstanding the plans hereby approved, the portacabin shall be painted in a colour to be agreed with the Planning Authority, prior to the use of the portacabin.

REASON – In the interests of visual amenity.

- (3) Notwithstanding the plans hereby approved, the existing hedge along the eastern boundary of the car park shall be retained.

REASON – In the interests of visual amenity.

NOTE

The applicant shall make early contact with the Scottish Environment Protection Agency to discuss drainage arrangements.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**

**AGENDA**