

Directorate for Local Government and Communities  
Planning and Architecture  
Planning Decisions

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**Reply to:** [Michael.Keane@east-ayrshire.gov.uk](mailto:Michael.Keane@east-ayrshire.gov.uk)

Your ref: 15/0676/PPP  
Our ref: CIN-EAY-001  
17 December 2015

Dear Mr Keane

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

### **PROPOSED LARGE SCALE MIXED USE LEISURE AND TOURISM DEVELOPMENT INCLUDING THE ERECTION OF A PHASED ENABLING HOUSING DEVELOPMENT, TO ENABLE THE COMPLETE RESTORATION OF THE CASTLE TO HOTEL, COMMUNITY FACILITIES AND INFRASTRUCTURE AT LOUDOUN CASTLE, EAST AYRSHIRE\***

Scottish Ministers have decided to require the above planning application to be referred to them for determination in terms of Section 46 of the Town and Country Planning (Scotland) Act 1997. Accordingly a Direction to that effect is enclosed.

The Scottish Ministers have given this Direction in view of the potential economic benefit of the proposal and the heritage issues related to the A listed Loudoun Castle and its designed landscape.

Regulation 35 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires the planning authority to serve notice on the applicant for planning permission of the terms of the Direction, of the reasons for issuing it, that the application has been referred to Scottish Ministers and that the decision of Ministers will be final. In connection with the service of notice, your attention is drawn to regulation 48 of those Regulations which applies section 271 of the 1997 Act. I should be glad if your Council would serve the required notice and let me have a copy. The planning authority is also required to include a copy of the decision to call in the application on the planning register in accordance with regulation 16 and paragraph 3(d) of Schedule 2.

The application will be submitted to the Directorate for Planning and Environmental Appeals (DPEA) in Falkirk for an examination by a reporter of all the evidence submitted in accordance with the Town and Country Planning (Appeals) (Scotland) Regulations 2013. I would be grateful if you would prepare a disk containing all the application documentation, as this data is required by DPEA to insert on to their web site. The disk should be sent directly to Mr David Henderson, Head of Performance and Administration, DPEA, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk FK1 1XR who will make arrangements for processing the case. Thereafter the appointed reporter has been asked to submit a report with recommendations to Scottish Ministers for their consideration and determination.

Any queries relating to providing the requested information or the future handling of the case should be directed to DPEA.

Yours sincerely

*L Murray*

**LYNDSEY MURRAY**

**\* Full Description of Proposal.**

**LEISURE AND TOURISM DEVELOPMENT INCLUDING 450 HOLIDAY LODGES, 12 GLAMPING PITCHES, RESTORATION OF CASTLE TO SHELL CONVERSION TO HOTEL, NEW LEISURE FACILITIES INCLUDING LAKE: INDOOR WATER PARK AND RETAIL PIZZA AND RESTAURANTS (6,500SQM), WATER SPORTS BUILDING (600SQM), INDOOR SPORTS (5,000SQM), SPA (2000SQM) AND CYCLE STORE. ERECTION OF DISTILLERY (1,552SQM) AND COMMUNITY HEAT PLANT (476SQM). ERECTION OF PHASED ENABLING DEVELOPMENT, WITH FIRST PHASE OF 300 RESIDENTIAL DWELLINGS AND ADDITIONAL PHASES OF RESIDENTIAL DWELLINGS THAT WILL ENABLE THE COMPLETE RESTORATION OF THE CASTLE TO A HOTEL, COMMUNITY FACILITIES AND INFRASTRUCTURE AT LOUDOUN CASTLE.**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
THE TOWN AND COUNTRY PLANNING (15/0676/PPP) (EAST AYRSHIRE COUNCIL)  
(PLANNING PERMISSION IN PRINCIPLE FOR A LEISURE AND TOURISM  
DEVELOPMENT INCLUDING 450 HOLIDAY LODGES, 12 GLAMPING PITCHES,  
RESTORATION OF CASTLE TO SHELL CONVERSION TO HOTEL, NEW LEISURE  
FACILITIES INCLUDING LAKE: INDOOR WATER PARK AND RETAIL PIZZA AND  
RESTAURANTS (6,500SQM), WATER SPORTS BUILDING (600SQM), INDOOR  
SPORTS (5,000SQM), SPA (2,000SQM) AND CYCLE STORE. ERECTION OF  
DISTILLERY (1,552SQM) AND COMMUNITY HEAT PLANT (476SQM). ERECTION  
OF PHASED ENABLING DEVELOPMENT, WITH FIRST PHASE OF 300  
RESIDENTIAL DWELLINGS AND ADDITIONAL PHASES OF RESIDENTIAL  
DWELLINGS THAT WILL ENABLE THE COMPLETE RESTORATION OF THE  
CASTLE TO A HOTEL, COMMUNITY FACILITIES AND INFRASTRUCTURE AT  
LOUDOUN CASTLE, EAST AYRSHIRE.**

The Scottish Ministers, in exercise of the powers conferred on them by Section 46 (1) of the Town and Country Planning (Scotland) Act 1997, and of all other powers enabling them in that behalf, hereby direct that East Ayrshire Council refer to them for determination the application for Planning Permission in Principle under the Town and Country Planning (Scotland) Act 1997 received by them from Nick Laister of the RPS Group, on behalf of Loudon Woods Homes Ltd, for the proposed large scale mixed use Leisure and Tourism Development including the erection of a phased enabling Housing Development, to enable the complete restoration of the Castle to a Hotel, Community Facilities and Infrastructure at Loudoun Castle, East Ayrshire.

This Direction is given in view of the potential economic benefit of the proposal and the heritage issues related to the A listed Loudoun Castle and its designed landscape.

This Direction may be cited as the Town and Country Planning (15/0676/PPP) (East Ayrshire Council) (Planning Permission in Principal for the proposed large scale mixed use Leisure and Tourism Development including the erection of a phased enabling Housing Development, to enable the complete restoration of the Castle to a Hotel, Community Facilities and Infrastructure at Loudoun Castle, East Ayrshire) Direction 2015.

*L Murray*

**LYNDSEY MURRAY**  
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