

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 30th June 2010 at 2.00 p.m.

- Present: Councillors Ian Fitzsimmons (Chair), John Allan, Andy Campbell Ian Douglas, Ann Galbraith, Sandra Goldie, Bill Grant and Alec Oattes.
- Attending: V. Andrews, Head of Legal and Administration; C. Parish, Priority Projects Team Leader; A. Browne, Senior Planning Development Case Officer; and A. Gibson, Committee Administrative Officer.

1. Variation in Order of Business.

In terms of Council Standing Order No. 10, the Body agreed to vary the order of business as hereinafter minuted.

At this point, it was noted that Councillors John Allan, Andy Campbell, Bill Grant and Alec Oattes would not take part in considering the following Review, as they had not been present when it had previously been considered:-

2. Continued Review Case - Erection of a dwellinghouse at 53 Main Street, Monkton (Ref: 09/01113/APP).

With reference to the Minutes of 18th May 2010 (Page 287, paragraph 2) when approval of the application for the erection of a dwellinghouse at 53 Main Street, Monkton (Ref: 09/01113/APP) had been agreed in principle, subject to clarification regarding the representations from the Council's Roads and Transportation Service relating to sight lines and the appropriate conditions to be attached to the decision notice being intimated to the applicant and reported back to this Body for agreement, the Review Body heard the Head of Legal and Administration in further comment.

Decided: to approve the application, subject to the following conditions:-

- (1) that the development to which this permission relates must be begun within three years from the date of this permission to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (3) that before work on any new structure commences there shall be submitted for the prior approval of the Planning Authority samples of all materials to be used on external surfaces in respect of type, colour and texture;
- (4) that the private access shall be surfaced for a minimum of 4 metres as measured from the rear of the public footway prior to completion of the dwellinghouse. Precise details and specifications of the required surfacing shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (5) that junction access visibility sightline splays of 2 metres by 20 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;

- (6) that 2 off-road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide before completion of the dwellinghouse. Precise details and specifications of the required parking provision shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (7) that before the house is occupied, a turning area shall be provided within the curtilage in order that vehicles can enter and leave the site in a forward gear. A detailed plan showing the design and specification to a scale not less than 1:500 shall be submitted for the prior written approval of the Planning Authority before any work commences;
- (8) that prior to completion of the development any gates shall open inwards away from the public roadway; and
- (9) that notwithstanding the plans hereby approved, the new boundary wall adjacent to main Street Monkton shall be no greater than 1 metre high, be finished in painted render and shall be completed prior to the occupation of the dwellinghouse, and thereafter shall be retained and maintained to the complete satisfaction of the Planning Authority.

Reasons:

- (1) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning Etc. (Scotland) Act 2006;
- (2) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (3) to insure that materials are appropriate for the site and in the interests of visual amenity;
- (4) in the interest of road safety and to ensure an acceptable standard of construction;
- (5) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (6) in the interest of road safety and to ensure adequate off-street parking provision;
- (7) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety;
- (8) in the interest of road safety; and
- (9) in the interest of road safety and visual amenity.

Notes:

- (a) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant / developer; and
- (b) The Council as Roads Authority advises that access to the site shall be by way of an existing footway crossing, and any alterations.

Reason for decision:-

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

List of approved drawings:

06-03-pl-01;
 06-03-pl-02;
 06-03-pl-03;
 06-03-pl-04a;
 06-03-pl-05; and
 06-03-pl-06.

At this point, Councillors John Allan, Andy Campbell, Bill Grant and Alec Oattes re-joined the meeting.

3. New case for review – Installation of replacement windows, Flat 6, 11 Crosbie Road, Troon (Ref: 10/00117/APP).

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for planning permission to install replacement windows at Flat 6, 11 Crosbie Road, Troon (Ref: 10/00117/APP).

Having heard the Chair, the Head of Legal and Administration and the Priority Projects Team Leader, as Planning Adviser to the Body, the Body considered the papers relating to the Review with particular emphasis on the grounds on which the application had been refused.

Decided: after consideration, to continue consideration of this Review to a future meeting of this Body to allow the following further information to be provided by way of written submissions:-

- (1) photographic evidence indicating the number of windows that had already been altered in the flats at 11 Crosbie Road, Troon and detailing the style of these windows;
- (2) the numbers of window panes in each window of the flats at 11 Crosbie Road, Troon;
- (3) a comparison of the proposed windows at Flat 6, 11 Crosbie Road, Troon with the other windows at this site;
- (4) details of the recently approved planning application for replacement windows at Flat 3, 11 Crosbie Road, Troon (Ref: 10/00180/APP), as referred to in the Report of Handling of the Application; and
- (5) that the Planning Adviser to the Body should provide items (1) to (4) and a Procedure Notice be issued to this effect.

4. New case for review – Alterations to dwellinghouse, 11 Bentinck Drive, Troon (Ref: 10/00053/APP).

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for alterations to a dwellinghouse at 11 Bentinck Drive, Troon (Ref: 10/00053/APP).

Having heard the Chair, the Head of Legal and Administration and the Priority Projects Team Leader, as Planning Adviser to the Body, the Body considered the papers relating to the Review with particular emphasis on the grounds on which the application had been refused.

Decided: after consideration, to uphold the decision to refuse the application.

The meeting ended at 2.50 p.m.