

REGULATORY PANEL (SPECIAL).

Minutes of a Special Meeting in the County Buildings, Wellington Square, Ayr on
10th December 2010 at 1.30 p.m.

Present: Councillors Alec Oattes (Chair), John Allan, Andy Campbell and Ann Galbraith.

Apologies: Councillors Ian Douglas, Ian Fitzsimmons, Sandra Goldie and Bill Grant.

Attending: For items 1 and 2:

C. Neillie, Solicitor; M. Douglas, Licensing Policy Officer; D. Scobie, Licensing Monitoring Officer; and A. Gibson, Committee Administrative Officer.

For items 3 and 4:

W Carlaw, Acting Legal Manager; C. Cox, Planning Manager; F. Sharp, Supervisory Planner; N. Shedden, Technical Officer (Roads and Transport); and A. Gibson, Committee Administrative Officer.

1. Exclusion of press and public.

The Panel resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded only from the following item of business on the agenda, on the grounds that it involved the likely disclosure of exempt information in terms of paragraph 6 of Part 1 of Schedule 7A of the Act.

2. Civic Government (Scotland) Act 1982 – Suspension of a Taxi Driver – Graham Cameron.

There was submitted a report (issued to members only) of 8th December 2010 by the Executive Director - Corporate Services in respect of safety concerns in relation to the holder of a taxi driver licence, namely Graham Cameron.

Decided: to suspend the taxi driver's licence held by Graham Cameron with immediate effect, until the next meeting of the Regulatory Panel, scheduled to take place on 20th January 2011, when this matter would be considered further.

At this point, the time being 1.35 p.m., it was noted that the Panel would be undertaking a site visit in respect of a planning application and would leave the reception of the County Buildings at 2.00 p.m.

3. Resumption of Meeting.

The meeting resumed at 2.00 p.m.

4. Applications for Planning Permission – The Shieling, 10 Racecourse Road, Ayr (Ref: 10/01346/APP and 10/01347/CON).

Reference was made to the Minutes of 25th November 2010 (Page 616, paragraph 2) when it had been agreed to continue consideration of the applications for the demolition of garage and erection of dwellinghouse and garage at The Shieling, 10 Racecourse Road, Ayr to a Regulatory Panel (Special), to allow a site visit to be conducted.

Decided: to agree that the application for planning permission (Ref.10/01346/APP) be approved subject to the following conditions:-

- (1) that the development hereby permitted shall be begun within three years of the date of this permission;
- (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 prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (4) that before the proposed dwelling is occupied a minimum of three off-street parking spaces shall be provided within the curtilage in accordance with the Roads Development Guide;
- (5) that the existing off-road parking provision shall be retained within the curtilage of the donor property;
- (6) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS5837:2005 Trees in relation to Construction, to the satisfaction of the Planning Authority; and

- (7) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard.

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) in the interests of visual amenity;
- (4) in the interest of road safety and to ensure adequate off-street parking provision;
- (5) in the interest of road safety and to ensure adequate off-street parking provision;
- (6) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site; and
- (7) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

It was further agreed that the Conservation Area Consent application be approved (Ref. 10/01347/CON) subject to referral to Historic Scotland.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): EXISTING/PROPOSED BLOCK PLANS AND ELEVATIONS;
 Drawing - Reference No (or Description): EXISTING AND PROPOSED BLOCK PLANS; and
 Drawing - Reference No (or Description): PROPOSED BLOCK/FLOOR PLANS AND ELEVATIONS.

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.

The meeting ended at 2.30 p.m.