

**SOUTH AYRSHIRE LOCAL REVIEW BODY.**

Minutes of meeting in County Buildings, Wellington Square, Ayr,  
on 25th January 2011 at 2.00 p.m.

- Present: Councillors Ian Fitzsimmons (Chair), Ian Douglas, Ann Galbraith, Sandra Goldie and Bill Grant and Alec Oattes.
- Apologies: Councillors John Allan and Andy Campbell.
- Attending: W. Carlaw, Acting Legal Manager; C. Parish, Priority Projects Team Leader; and A. Gibson, Committee Administrative Officer.

**1. New Case for Review – Change of use of and alterations and extension to former post office to form veterinary surgery surgery and erection of double garage at 1 Joppa, Coylton (Ref: 10/00999/APP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for planning permission for the change of use of and alterations and extension to a former post office to form a veterinary surgery surgery and erection of double garage at 1 Joppa, Coylton.

Having heard the Chair, the Legal Adviser to the Body and the 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:** to overturn the decision of the appointed officer and to grant the planning application 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 the roof of the extension shall be finished in natural slate to match the roof of the existing building, to the satisfaction of the Planning Authority;
- (4) that, prior to the occupation of the unit, 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;
- (5) that junction access visibility sightline splays of 2 metres by 60 metres to the east by 2 metres by 36.2 metres to the west shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays;

- (6) that the existing access shall be widened to a minimum of 5.5 metres and be surfaced for a distance of at least 4 metres, as measured from the rear of the public footpath in accordance with the Council's Roads Development Guide, prior to the occupation of the premises; and
- (7) that prior to occupation of the development any gates shall open inwards away from the public roadway.

**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 work is carried out in accordance with the approved plans unless otherwise agreed;
- (3) in the interest of visual amenity;
- (4) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety;
- (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 an acceptable standard of construction; and
- (7) in the interest of road safety.

**Advisory 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 a Road Opening Permit will be required for any work within the public road limits.

**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 Plans:**

Drawing - Reference No (or Description): 10-12-LOC;  
 Drawing - Reference No (or Description): 10-12-01;  
 Drawing - Reference No (or Description): 10-12-02;  
 Drawing - Reference No (or Description): 10-12-03;  
 Drawing - Reference No (or Description): 10-12-04;  
 Drawing - Reference No (or Description): 10-12-05; and  
 Drawing - Reference No (or Description): 10-12-06.

2. **New Case for Review – Erection of a dwellinghouse at land to the north-west of Fairlie Cottages, Harperland, Dundonald (Ref: 10/01476/APP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for planning permission for the erection of a dwellinghouse at land to the north-west of Fairlie Cottages, Harperland, Dundonald.

Having heard the Chair, the Legal Adviser to the Body and the 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:** to uphold the decision to refuse the application.

The meeting ended at 2.50 p.m.