

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 8th February 2011 at 2.00 p.m.

- Present: Councillors Ian Fitzsimmons (Chair), John Allan, Andy Campbell, Ian Douglas, Ann Galbraith, Bill Grant and Alec Oattes.
- Apology: Councillor Sandra Goldie.
- 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 public open space to form alterations and extension to a dwellinghouse at 12 Laighpark Road, Coylton (Ref: 10/01312/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 public open space to form alterations and extension to a dwellinghouse at 12 Laighpark Road, 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 notwithstanding the approved plans, the proposed new fence in front of the extension is not hereby approved. Any new fencing shall be located behind the frontage of the main part of extension, which accommodates the utility room, shower and bedroom, and details of the new fencing shall be submitted to and approved by the Planning Authority prior to commencement of development;
- (4) that any existing trees to be removed as a consequence of the development shall be root-balled and replanted within the site prior to commencement of development to the satisfaction of the Planning Authority; and

- (5) 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.

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 ensure an open aspect to the front garden onto the public road and in keeping with the character and appearance of the surrounding area;
- (4) and (5) in the interests of visual amenity.

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): EXISTING AND PROPOSED BLOCK PLANS;

Drawing - Reference No (or Description): LOCATION PLAN;

Drawing - Reference No (or Description): EXISTING PLANS AND ELEVATIONS 6258/01 Rev A; and

Drawing - Reference No (or Description): PROPOSED PLANS AND ELEVATIONS 6258/02 Rev B.

The meeting ended at 3.00 p.m.