

REGULATORY PANEL (SITE VISIT).

Minutes of meeting to undertake a site visit on 13th May 2011 at 2.00 p.m.

Present: Councillors Ian Fitzsimmons (Chair), Andy Campbell, Ann Galbraith and Alec Oattes.

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

Attending: W. Carlaw, Acting Legal Manager, I Simpson, Senior Planning Development Case Officer; and A. Gibson, Committee Administrative Officer.

1. **Continued Application for Planning Permission – 2 Seafield Road, Ayr (Ref: 11/00072/FUL).**

With reference to the Minutes of 21st April 2011 (Page 271, paragraph 5(4)), there was submitted a report (issued) of April 2011 by the Executive Director – Development and Environment in respect of alterations and extension to existing nursing home at 2 Seafield Road, Ayr.

Decided: to agree that the application be refused on the following grounds:-

- (1) that the proposed development is contrary to the provisions of policy STRAT5, criterion e) in that the proposals do not safeguard the amenity and privacy of nearby dwellings and flats, as a result of overlooking from third storey bedroom windows of rear garden areas of properties at 25 and 27 Westfield Road, and rooms/windows within flats of properties on Seafield Road, immediately to the west of the site;
- (2) that the proposed development is contrary to Policy H7 of the South Ayrshire Local Plan, in that the proposals do not safeguard the amenity and privacy of nearby dwellings and flats, as a result of overlooking from third storey bedroom windows of rear garden areas of properties at 25 and 27 Westfield Road, and rooms/windows within flats of properties on Seafield Road, immediately to the west of the site; and
- (3) that the proposed development is contrary to Policy BE1, criterion 6, of the adopted South Ayrshire Local Plan, in that the proposed extension does not respect the residential amenity of adjoining properties to the west of the site, in terms of not maintaining privacy in their garden areas, and in rooms.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): EXISTING GROUND FLOOR PLAN;
 Drawing - Reference No (or Description): EXISTING UPPER FLOOR PLAN;
 Drawing - Reference No (or Description): EXISTING ELEVATIONS;
 Drawing - Reference No (or Description): PROPOSED UPPER FLOOR PLAN;
 Drawing - Reference No (or Description): PROPOSED SECOND FLOOR AND ROOF P;
 Drawing - Reference No (or Description): PROPOSED SECOND FLOOR PLAN; and
 Drawing - Reference No (or Description): PROPOSED SECTIONS AND ELEVATIONS.

The meeting ended at 2.30 p.m.