

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 21st February 2012 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: W. Carlaw, Acting Legal Manager; C. Parish, Priority Projects Team Leader (in attendance for items 2 and 3); A. Cooke, Supervisory Planner, (in attendance for item 1); and A. Gibson, Committee Services Officer.

At this point, it was noted that Councillor Ian Douglas would not take part in considering the following Review, as he had not attended the recently held accompanied site visit and that Councillor Bill Grant would not take part as he had not attended the recently held accompanied site visit and the previous meeting.

1. Continued Review Case – Alterations and extension to dwellinghouse and erection of garage at 42 Piedmont Road, Girvan (Ref: 11/00617/APP).

Reference was made to the Minutes of 24th January 2012 (Page 54, paragraph 3) and an accompanied site visit by Members on 6th February 2012 to 42 Piedmont Road, Girvan in respect of a request to review the decision to refuse an application for alterations and extension to dwellinghouse and erection of garage.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body again considered the papers relating to the Review, with particular emphasis on the grounds on which the application had been refused.

Councillor Fitzsimmons, seconded by Councillor Campbell, moved that decision by the appointed Officer to refuse the application be upheld.

By way of Amendment, Councillor Allan, seconded by Councillor Goldie, moved that the decision of the appointed Officer be overturned and to grant the planning application subject to appropriate conditions.

On a vote being taken by a show of hands, four members voted for the Amendment and two for the Motion. The Amendment was accordingly declared to be carried.

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 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 the garage shall be used solely for domestic purposes incidental to the use of the dwellinghouse and no commercial activities shall be undertaken to the satisfaction of the Planning Authority;
- (5) that notwithstanding the plans hereby approved, the proposals on the approved plans to increase the height of the rear boundary wall are not hereby approved. Prior to commencement of development, details shall be submitted to the Planning Authority for approval to increase the rear boundary wall at the southern end of the wall to match the height and materials of the existing stone wall to the satisfaction of the Planning Authority. The alterations to the boundary wall shall be implemented within 2 months of completion of the rear extensions to the house to the satisfaction of the Planning Authority; and
- (6) that discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for prior written approval of the Planning Authority before any work commences on site.

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 carried out is in accordance with the approved plans unless otherwise agreed;
- (3) in the interests of visual amenity;
- (4) in the interests of residential amenity;
- (5) to ensure that the development is appropriately screened and in the interests of visual amenity; and
- (6) in the interests of road safety and to avoid the discharge of water onto the public road.

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): LOCATION PLAN;
 Drawing - Reference No (or Description): BLOCK PLAN, EXISTING PLANS/ELEVATIONS 01;
 Drawing - Reference No (or Description): PROPOSED ELEVATIONS, BOUNDARY WALL 03; and
 Drawing - Reference No (or Description): PROPOSED GARAGE ELEVATIONS, PLAN, SECTION 05.

At this point Councillors Douglas and Grant re-joined the meeting.

2. **New Case for Review – Erection of two wind turbines, access track and associated ancillary development at Camsiscan Farm, Craigie, A719 Council boundary - South to B730 Junction at March Bridge, Craigie (Ref: 11/01241/APP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for the erection of two wind turbines, access track and associated ancillary development at Camsiscan Farm, Craigie, A719 Council boundary - South to B730 junction at March Bridge, Craigie.

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: following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

3. **New Case for Review – Planning permission in principle for the erection of a dwellinghouse and garage at 7 Cargill Avenue, Maybole (Ref: 11/00934/PPP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for planning permission in principle for the erection of a dwellinghouse and garage at 7 Cargill Avenue, Maybole.

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 for planning permission in principle had been refused.

Decided:- to uphold the decision to refuse the application.

The meeting ended at 3.20 p.m.