

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 4th September 2014 at 10.00 a.m.

Present: Councillors Peter Convery (Chair), Andy Campbell, Ian Cavana, Ian Douglas, Sandra Goldie and William J. Grant.

Apologies: Councillors Ann Galbraith and Hugh Hunter.

Attending: W. Carlaw, Democratic Governance Manager; M. McClelland, Planning Co-ordinator; A. Browne, Supervisory Planner; A. Cooke, Supervisory Planner; and A. Gibson, Committee Services Officer.

Also Attending: G. Senior, Ayrshire Roads Alliance.

1. Declarations of Interest.

In terms of Council Standing Order No. 17 and the Councillors' Code of Conduct, Councillor Campbell declared an interest in relation to the planning application being considered at item 3(2) below as he had dialogue with various objectors regarding this application.

He indicated that he would withdraw from the meeting during consideration of this item at the appropriate point in the meeting.

2. Minutes of previous meeting.

The Minutes of 19th June 2014 ([link attached](#)), 23rd June 2014 (Special) ([link attached](#)) and 3rd July 2014 (Special) ([link attached](#)) were submitted and approved.

3. Applications for Planning Permission.

There were submitted reports (issued) of August 2014 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) **14/00772/MSCM – AYR – land at Greenan, Dunure Road – Approval of matters specified in conditions of outline planning permission (Ref: 09/00683/OUT) ([link attached](#)).**

Decided: to approve the application subject to the following conditions:-

- (a) 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;

- (b) that before any work commences on site a suitably scaled block layout plan showing:-
 - (i) existing ground levels;
 - (ii) proposed ground levels, and
 - (iii) finished floor levels of each proposed dwellinghouse shall be submitted for the prior written approval of the Council as Planning Authority;
- (c) 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;
- (d) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007. Full details of the methods to be employed, following discussions with SEPA, and including where appropriate calculations, along with details of how these measures will be maintained in perpetuity, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site;
- (e) that the foul drainage arrangements for the site shall be to the satisfaction of the Planning Authority, in consultation with SEPA and Scottish Water;
- (f) that the 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 the prior written approval of the Planning Authority before any work commences on site;
- (g) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority;
- (h) that junction visibility splays of 2.5 metres by 35 metres shall be maintained in both directions at all road junctions within the proposed layout. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (i) that the bat mitigation measures detailed in section 5 of the Nigel Rudd report of August 2014 shall be implemented to the satisfaction of the Council as Planning Authority and Scottish Natural Heritage;
- (j) that notwithstanding the plans hereby approved, 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 earth mounding, shall be submitted for the prior written approval of the Planning Authority. A suitable bond to cover fully the costs of landscaping shall be provided by the developer and approved in writing by the Planning Authority before works shall start on site. The scheme as approved shall be implemented with 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 the approved standard; and

- (k) that notwithstanding the plans hereby approved, before any works start on site, details of a play area including specification of play equipment shall be submitted for the prior written approval of the Planning Authority. A suitable bond to cover fully the costs of creating and equipping that play area shall be provided by the developer and approved in writing by the Planning Authority before works shall start on site. The Play area shall be retained and maintained to the approved standard.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of residential and visual amenity and to ensure that there is no significant detrimental impact on adjacent properties;
- (c) in the interests of visual amenity;
- (d) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (e) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (f) in the interest of road safety;
- (g) in the interests of road safety;
- (h) in the interests of road safety;
- (i) to ensure compliance with the Conservation (Natural Habitats &c) Regulations 1994 and the Wildlife and Countryside Act 1981 as amended by the (Scotland) Act 2004;
- (j) in the interests of visual amenity and to ensure that landscaping works are completed at an appropriate stage in the development of the site; and
- (k) in the interests of residential amenity and the proper planning of the area.

List of Determined Plans:

- Drawing – Reference No (or Description) - Location Plan: 264.30/PA/SP02 Rev. 0;
- Drawing – Reference No (or Description) - Proposed Plans House Type A;
- Drawing – Reference No (or Description) - Proposed Plans House Type B;
- Drawing – Reference No (or Description) - Proposed Plans House Type C;
- Drawing – Reference No (or Description) - Proposed Plans House Type E;
- Drawing – Reference No (or Description) - Proposed Plans House Type F;
- Drawing – Reference No (or Description) - Proposed Plans House Type G;
- Drawing – Reference No (or Description) - Proposed Plans House Type I;
- Drawing – Reference No (or Description) - Proposed Plans House Type J;
- Drawing – Reference No (or Description) - 0151/SL-04 Tree removals Plan;
- Drawing – Reference No (or Description) - 0151/SL-01 Rev B Landscape proposals 1 of 2;
- Drawing – Reference No (or Description) - 0151/SL-02 Rev B Landscape proposals 2 of 2;
- Drawing – Reference No (or Description) - 0151/SL-03 Rev B Landscape Maintenance Plan;
- Drawing – Reference No (or Description) - GV2/101 Overall Development plan Rev A;
- Drawing – Reference No (or Description) - GV2/110 proposed Street Elevations;

Drawing – Reference No (or Description) - GV2/100/7 site Development Plan Phase 2;
and

Drawing – Reference No (or Description) - Greenan Phase 2 Bat Survey Report August 2014 Section 5.

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 the neighbouring land and buildings.

Councillor Campbell, having previously declared an interest in this planning application, left the meeting at this point.

- (2) **14/00626/APP – SYMINGTON – land adjacent to Helena, B730 Rabbit Wood at A719 – A77T junction at Bogend–** Erection of four dwellinghouses ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) 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;
- (b) 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;
- (c) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007. Full details of the methods to be employed, following discussions with SEPA, and including where appropriate calculations, along with details of how these measures will be maintained in perpetuity, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site;
- (d) that prior to the commencement of development on site, details of the proposed sewerage arrangements for each dwellinghouse shall be submitted to and agreed in writing with the planning authority. Any septic tank constructed, shall be installed in accordance with BS6297:1983, to the satisfaction of the Planning Authority in conjunction with the Council's Environmental Health Service;
- (e) prior to commencement of development a routing plan for construction traffic to and from the development site shall be submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland and thereafter construction traffic shall be routed in accordance with the approved plan;

- (f) that the hedgerow located to the front of the application site shall be retained and thereafter maintained for the lifetime of the development, to the satisfaction of the Planning Authority;
- (g) that before any works start on site, details of screen planting to be located on the north-west, south-east and south-west boundaries of the application site shall be submitted for approval in writing by this Planning Authority;
- (h) that all screen planting works shall be completed prior to the occupation of the last house in the approved development;
- (i) that each private access shall be surfaced for a minimum of 2 metres as measured from the rear of the public road limits prior to development completion. Precise details and specifications of the required surfacing shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (j) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (k) that the 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 the prior written approval of the Planning Authority before any work commences on site;
- (l) that for each private access, junction visibility sightline splays of 2.5 metres by 90 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays; and
- (m) that prior to occupation of the development any gates shall be set back a minimum distance of 6 metres from the rear of the public footway, and open inwards away from the public roadway.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of visual amenity;
- (c) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (d) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (e) to minimise interference with the safety and free flow of the traffic on the trunk road.
- (f) in the interests of visual amenity;
- (g) in the interests of visual amenity;
- (h) to ensure screen planting works are completed at an appropriate stage in the development of the site;

- (i) in the interest of road safety and to ensure an acceptable standard of construction;
- (j) in the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off-site car parking;
- (k) in the interest of road safety and avoid the discharge of water on to the public road;
- (l) in the interest of road safety and to ensure acceptable visibility at road junctions; and
- (m) in the interest of road safety.

Advisory Notes:

- The Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with the Council's Roads Development Guide 5.2.4 before completion of the development.
- Please note that work should be undertaken in compliance with legislation and guidance relating to the; Water environment, Chemical & oil storage, Pollution prevention (including construction, demolition and agricultural activities), Storage and movement of waste materials and Controlled waste. Information and guidance, including best practice, can be found at the website of the Scottish Environment Protection Agency (SEPA) as follows www.sepa.org.uk.
- The Council as Environmental Health Authority has advised that the new septic tank is to be constructed and installed in accordance with BS6297 Code of Practice for Design and Installation of drainage fields for use in wastewater treatment (as amended).
- Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: www.sepa.org.uk
- The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.
- That a Road Opening Permit shall be applied for, and obtained from the Roads Authority, for any work within the public road limits prior to works commencing on site.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

List of Determined Plans:

Drawing - Reference No (or Description): DRAWING 1;
 Drawing - Reference No (or Description): DRAWING 2;
 Drawing - Reference No (or Description): DRAWING 3;
 Drawing - Reference No (or Description): DRAWING 4;
 Drawing - Reference No (or Description): DRAWING 5; and
 Drawing - Reference No (or Description): DRAWING 6.

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.

At this point, Councillor Campbell re-joined the meeting.

- (3) **14/00573/APP and 14/00615/LBC – TROON – Crosbie Tower, 139 South Beach –** Alterations and extension to existing building to form five flatted dwellings and the erection of a single dwellinghouse [\(link attached\)](#).

Councillor Douglas, seconded by Councillor Goldie, moved that the two planning applications (Refs: 14/00573/APP and 14/00615/LBC) be approved subject to the referral of the listed building application to Historic Scotland, the lodging of an appropriate financial contribution in lieu of play equipment and the following conditions:-

Ref: 14/00573/APP:-

- (a) that the development hereby permitted shall be begun within three years of the date of this permission;
- (b) 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;
- (c) 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, in consultation with Historic Scotland, be submitted for the prior approval of the Planning Authority;

- (d) that before any works start on site, detailed landscape plans at a recognised metric scale shall be submitted for the prior written approval of the Planning Authority. Plans shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m². The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. Construction details for paved or other hard surfaces shall be provided together with details of any fences for inclusion as part of the landscape scheme. 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;
- (e) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter, the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details;
- (f) 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;
- (g) that notwithstanding the plans hereby approved the private garden areas (as delineated by drawing no. G2-S1-101) are not hereby approved and all open space associated with the residential development shall function as communal open space, to the satisfaction of the Planning Authority;
- (h) that before occupation of the first dwelling hereby approved, a Residents Travel Pack shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Pack shall identify and promote nearby facilities with the aim of encouraging travel by sustainable modes such as walking, cycling and public transport;
- (i) that the 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 the prior written approval of the Planning Authority before any work commences on site;
- (j) that junction access visibility sightline splays of 2.5 metres by 35 metres shall be maintained in both directions at the egress junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (k) that prior to the occupation of the first dwelling hereby approved, 18 off street parking spaces shall be provided within the curtilage of the application site in accordance with the Roads Development Guide;

- (l) that parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres; and
- (m) that prior to occupation of the development hereby approved any newly erected gates shall be set back a minimum distance of 6 metres from the rear of the public footway, and open inwards away from the public roadway.

Reasons:

- (a) 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;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) to safeguard the character and appearance of the listed building;
- (d) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (e) in the interests of visual amenity and to ensure that adequate measures are put in place to protect the landscaping and planting in the long term;
- (f) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (g) to ensure that adequate levels of open space are provided for the proposed dwellings and also the dwellings approved by planning application 07/01427/COU;
- (h) to encourage sustainable means of travel;
- (i) in the interest of road safety and avoid the discharge of water on to the public road;
- (j) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (k) in the interest of road safety and to ensure adequate off-street parking provision;
- (l) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning; and
- (m) in the interests of road safety.

Ref: 14/00615/LBC:-

- (a) that the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent;
- (b) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority; and
- (c) 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, in consultation with Historic Scotland, be submitted for the prior approval of the Planning Authority.

Reasons:

- (a) to be in compliance with section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by section 20 of the Planning Etc. (Scotland) Act 2006;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (c) to safeguard the character and appearance of the listed building.

Advisory Notes:**Costs of Street Furniture**

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.

Roads (Scotland) Act

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

Costs of Footway Crossing

The Council as Roads Authority advises that all costs incurred with crossing existing footway/verge to be borne by the applicant/developer and carried out to SAC specification.

New Roads and Street Works Act 1991

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local Roads Authority and the relevant utility companies.

Road Opening Permit

That a Road Opening Permit shall be applied for, and obtained from the Roads Authority, for any work within the public road limits prior to works commencing on site.

List of Determined Plans:

Drawing - Reference No (or Description): G2-EL-210 REV A;
 Drawing - Reference No (or Description): G2-EL-220 REV A;
 Drawing - Reference No (or Description): G2-EL-221 REV A;
 Drawing - Reference No (or Description): G2-GA-101 REV C;
 Drawing - Reference No (or Description): G2-GA-102 REV C;
 Drawing - Reference No (or Description): G2-GA-103 REV B;
 Drawing - Reference No (or Description): G2-GA-104 REV B;
 Drawing - Reference No (or Description): G2-GA-110 REV A;
 Drawing - Reference No (or Description): G2-GA-111 REV A;
 Drawing - Reference No (or Description): G2-SE-300 REV B;
 Drawing - Reference No (or Description): G2-SE-301 REV A;

Drawing - Reference No (or Description): G2-SE-302 REV C;
 Drawing - Reference No (or Description): G2-SI-001 REV B;
 Drawing - Reference No (or Description): G2-SI-100 REV B;
 Drawing - Reference No (or Description): G2-SI-101 REV C; and
 Drawing - Reference No (or Description): PROPOSED SITE PLAN 2.

Reason for Decision:

14/00573/APP - The development hereby approved is considered to accord with the provisions of the development plan in that it offers significant benefits for economic growth and the wider community.

14/00615/LBC - The development hereby approved is considered to accord with the provisions of the development plan in that it offers significant benefits for economic growth and the wider community.

By way of an Amendment, Councillor Campbell, seconded by Councillor Grant, moved that the application be refused on the grounds that the proposal would be inappropriate and detrimental to the Troon Conservation Area.

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

Decided: to approve the two planning applications (Refs: 14/00573/APP and 14/00615/LBC) subject to the referral of the listed building application to Historic Scotland, the lodging of an appropriate financial contribution in lieu of play equipment and the conditions as detailed above.

- (4) **14/00801/APP and 14/00802/CON – AYR – ground floor left, the Shieling, 10 Racecourse Road** – Alterations to dwellinghouse and erection of linked garage, erection of dwellinghouse, double garage and fence and formation of access ([link attached](#)).

Decided: to agree

- to approve the Planning Application (Ref: 14/0801/APP) subject to the following conditions:-
 - (a) that the development hereby permitted shall be begun within three years of the date of this permission;
 - (b) 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;
 - (c) 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;

- (d) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS5837: 2012 Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (e) that a no-dig construction method for the construction of the proposed dwellinghouse shall be adopted. Precise details and specifications of the construction method shall be submitted for the formal prior written approval of the Council as Planning Authority before any work commences on site;
- (f) that before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery;
- (g) 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;
- (h) that before the proposed dwelling is occupied 3 off street parking spaces shall be provided within the curtilage in accordance with the Roads Development Guide;
- (i) that the existing off-road parking provision shall be retained within the curtilage of the donor property.

Reasons:

- (a) 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;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) in the interests of visual amenity;
- (d) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (e) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;

- (f) in order to ensure that no damage is caused to the existing trees during development operations;
 - (g) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
 - (h) in the interest of road safety and to ensure adequate off-street parking provision; and
 - (i) in the interest of road safety and to ensure adequate off-street parking provision; and
- to approve the Application for Conservation Area Consent (Ref 14/00802/CON).

List of Determined Plans:

Drawing - Reference No (or Description): 249.03.01;
Drawing - Reference No (or Description): LOC-01;
Drawing - Reference No (or Description): PL 02;
Drawing - Reference No (or Description): PL01;
Other - Reference No (or Description): 249.03.01;
Other - Reference No (or Description): LOC-01;
Other - Reference No (or Description): PL 02;
Other - Reference No (or Description): PL01; and
Other - Reference No (or Description): PL 03 Rev. B.

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.

Adjournment.

The time being 12.05 p.m., it was agreed to adjourn until 12.10 p.m.

Resumption of meeting.

The meeting resumed at 12.10 p.m.

- (5) **14/00664/APP– AYR – TROON** – Westbank Nursing Home, 28 Titchfield Road – Erection of boiler house.

Decided: to note that the application had been withdrawn by the applicant.

- (6) **14/00641/APP- TROON – Muirhead Primary School, North Drive** – Alterations and extension to form to nursery accommodation ([link attached](#)).

Decided: to approve the application subject to condition 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.

Reason:

to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

Advisory Notes:

None.

List of Determined Plans:

Drawing - Reference No (or Description): (--) 01;
Drawing - Reference No (or Description): (--) 02;
Drawing - Reference No (or Description): (2-) 02;
Drawing - Reference No (or Description): (2-) 03;
Drawing - Reference No (or Description): (2-) 05 Rev A;
Drawing - Reference No (or Description): (2-) 06;
Drawing - Reference No (or Description): (2-) 06 Rev A;
Drawing - Reference No (or Description): (2-) 07;
Drawing - Reference No (or Description): (2-) 09;
Drawing - Reference No (or Description): (--) 03;
Drawing - Reference No (or Description): (2-) 04; and
Drawing - Reference No (or Description): (2) 08 Rev B.

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.

- (7) **14/00871/APP– COYLTON – 47 Highpark Road** – erection of fence ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) 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; and
- (b) that notwithstanding the plans hereby approved, the fence shall have a stained finish to match the existing fence on site to the satisfaction of the Planning Authority.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (b) in the interests of visual and residential amenity.

List of Determined Plans:

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

Drawing - Reference No (or Description): SJ/108; and

Other - Reference No (or Description): PROPOSED FENCE LOCATION / EXTENT.

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.

- (8) **14/00844/PPP– GIRVAN – 103-109 Wilson Street** – planning permission in principle for the erection of a residential development ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) that formal application(s) for the Approval of Matters Specified in Conditions shall be submitted to, and approved by, the Council before commencement of development. Such application(s) shall be made not later than three years from the date of this permission or, if later, within 6 months from when an earlier approval for the same matters was refused or dismissed on appeal. The proposed development shall commence within two years from the approval of the requisite Matters Specified in Condition application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained;

- (b) that this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below;
- (c) that full details of the proposed development, including the siting, design, external appearance, means of access, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in Condition 1 of this planning permission;
- (d) that at the Approval of Matters Specified in Conditions stage, details shall be submitted of the proposed site access, visibility splays and parking arrangements. Parking provision shall be provided within the boundaries of the site in accordance with the Council's Roads Development Guide;
- (e) that at the Approval of Matters Specified in Conditions stage a design statement shall be submitted which demonstrates how the design and siting of the development takes cognisance of the character of the surrounding area;
- (f) that at the Approval of Matters Specified in Conditions stage, street elevations shall be submitted which show how the proposal will be viewed from Wilson Street and Duff Street;
- (g) that surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007. At the Approval of Matters Specified in Conditions stage full details of the methods to be employed, following discussions with SEPA, and including where appropriate calculations, along with details of how these measures will be maintained in perpetuity, shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site; and
- (h) that the housing development shall comply with the Council's Supplementary Guidance 'Open Space and Designing New Residential Developments'. At the Approval of Matters Specified in Conditions stage, detailed supporting information illustrating compliance with the Supplementary Guidance shall be submitted for the approval of the Planning Authority.

Reasons:

- (a) to be in compliance with section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006;
- (b) to clarify the extent of the planning permission and to be in compliance with section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning etc. (Scotland) Act 2006;
- (c) to be in compliance with section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning Etc. (Scotland) Act 2006. In order to retain proper control over the development proposal;
- (d) in the interest of road safety, to ensure an acceptable standard of access construction, and to ensure that adequate off-street parking is provided;

- (e) in the interest of residential amenity and in order to retain the character and amenity of the residential area;
- (f) in the interest of residential amenity and in order to retain the character and amenity of the residential area;
- (g) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained; and
- (h) to comply with Local Plan policies and Supplementary Planning Guidelines and in the interests of the proper planning of the area.

Advisory Notes:

- 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.
- The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- The Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits.
- The Council as Roads Authority advises that the applicant/developer will be responsible for the reinstatement of the public footway/carriageway along the entire frontage of the site in compliance with the Council's Roads Development Guide.
- Please note that Construction Consent from the Roads Authority will be required for the formation of any new road. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication.
- The Council as Roads Authority advises that the Council will not be liable to adopt the drainage system as it is wholly contained within private ownership.

List of Determined Plans:

Drawing - Reference No (or Description): 1314:01.

Reason for Decision:

The principle of the development hereby approved can be justified in terms of the development plan, and subject to appropriate conditions and the submission of application(s) for the Approval of Matters Specified in Conditions, there is no significant adverse impact on the amenity of neighbouring land and buildings.

The meeting ended at 12.45 p.m.