

REGULATORY PANEL (SPECIAL).

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 3rd July 2014 at 4.00 p.m.

- Present: Councillors Peter Convery (Chair), Ian Douglas, Ann Galbraith, William J. Grant, Sandra Goldie and Hugh Hunter.
- Apologies: Councillors Andy Campbell and Ian Cavana.
- Attending: W. Carlaw, Democratic Governance Manager; M. McClelland, Planning Co-ordinator; and A. Gibson, Committee Services Officer.

1. Declarations of Interest.

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Applications for Planning Permission.

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

The Panel decided as follows:-

- (1) 14/00501/APP – TROON – Marr College Paying Fields, Dundonald Road** – Formation of two all weather pitches, fencing, floodlighting and access pathway ([link attached](#)).

Having heard from Councillor McFarlane, Local Member, regarding the application, she withdrew from the meeting while the Panel considered the application.

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 notwithstanding the plans hereby approved, the playing fields and floodlighting shall only be operated between the hours of 8am to 9pm Monday to Friday, 9am to 9pm Saturday and Sunday until such time that a noise impact assessment is submitted, that demonstrates the suitability of extended hours of operation, to and for the consideration and prior written approval of the Planning Authority;
- (c) that the proposed floodlights must comply with the Institution of Lighting Professionals' "Guidance Notes for the Reduction of Obtrusive Light", in order to prevent light pollution nuisance affecting adjacent residential properties;

- (d) that before any works start on site a scheme of landscaping, between the new pitches and the rear of properties at 91 to 99 Dundonald Road, Troon, 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 of the development. The landscaped area shall be retained as to the approved standard for the lifetime of the all weather sports pitches;
- (e) the applicant / developer shall submit a Parking Management Strategy for the prior consideration and written approval of the Planning Authority in conjunction with the Roads Authority prior to development completion. The plan shall describe in sufficient detail how the strategy seeks to mitigate parking demands associated with event traffic in terms of traffic flow/ movement including bus/ coach access, and shall describe specific traffic management measures which may include the use of marshals to direct traffic, the coning off of inappropriate areas to dissuade parking, etc. The strategy shall not only consider the types of measures to be used, but also define how they are to be used;
- (f) that the existing access shall be widened to a minimum of 5.5m along the entire length of the access, and be surfaced for a distance of at least 4.0m, as measured from the rear of the public road carriageway in accordance with the Council's Roads Development Guide before development completion, to the satisfaction of the Planning Authority; and
- (g) that notwithstanding the plans hereby approved, the applicant shall ensure the elevation of the proposed lighting doesn't interfere with aircraft on approach to Glasgow Prestwick Airport, for the lifetime of the floodlighting, to the satisfaction of the Planning Authority in conjunction with Glasgow Prestwick Airport.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in order to prevent noise nuisance;
- (c) in order to prevent lighting nuisance;
- (d) in order to prevent noise and lighting nuisance;
- (e) in the interest of road safety and to ensure adequate off-street parking provision;
- (f) in the interest of road safety and to ensure an acceptable standard of construction; and
- (g) in terms of aircraft and airport safety.

Advisory Notes:

- Notification of the use of cranes and associated equipment (as per Article 55 of the ANO) during construction phase would have to be granted permission in advance by the Airport if the crane is to be used within 6km of the aerodrome / airfield and its height exceeds 10m or that of the surrounding structures or trees. The developer must contact Glasgow Prestwick Airport, contact details below:

Glasgow Prestwick Airport
 Aviation House
 Prestwick
 Ayrshire
 KA9 2PL
 Tel: 01292 511012
www.glasgowprestwick.com

- 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. In the interest of road safety and to ensure an acceptable standard of construction.
- 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.
- Marr College must contact Glasgow Prestwick Airport (Airfield Operations Compliance Officer) on completion of the new lighting installation.

Glasgow Prestwick Airport
 Aviation House
 Prestwick
 Ayrshire
 KA9 2PL
 Tel: 01292 511012
www.glasgowprestwick.com

List of Determined Plans:

Drawing - Reference No (or Description): MC (PL)LP001;
 Drawing - Reference No (or Description): MC (PL)LP002;
 Drawing - Reference No (or Description): MC (PL)LP003;
 Drawing - Reference No (or Description): MC (52)C001;
 Drawing - Reference No (or Description): MC (PL)E001;
 Drawing - Reference No (or Description): MC (PL)E002; and
 Drawing - Reference No (or Description): MC (PL)E003.

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.

- (2) **14/00631/APP – TROON – Marr Rugby Club, Isle of Pin Road – Alterations and extension to clubhouse, erection of 2 spectator stands, erection of tool shed and fencing ([link attached](#)).**

Having heard from Councillor McFarlane, Local Member, regarding the application, she withdrew from the meeting.

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) precise details and specifications of the coach lay-by facility adjacent to the clubhouse located on the Isle of Pins Road shall be submitted for the prior written approval of the Planning Authority before any work commences on site; and
- (c) 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.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) for the purposes of road safety and functional operation of the local road network; and
- (c) in the interest of road safety and avoid the discharge of water on to the public road.

Advisory Notes:

- Notification of the use of cranes and associated equipment (as per Article 55 of the ANO) during construction phase would have to be granted permission in advance by the Airport if the crane is to be used within 6km of the aerodrome / airfield and its height exceeds 10m or that of the surrounding structures or trees. The developer must contact Glasgow Prestwick Airport, contact details below:

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- 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.

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.

- 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. In the interest of road safety and to ensure an acceptable standard of construction.
- The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- 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.

List of Determined Plans:

Drawing - Reference No (or Description): 13.50.Ex01;
 Drawing - Reference No (or Description): 13.50.Ex02;
 Drawing - Reference No (or Description): 13.50.LP Rev A;
 Drawing - Reference No (or Description): 13.50.P01 Rev A;
 Drawing - Reference No (or Description): 13.50.P02;
 Drawing - Reference No (or Description): 13.50.P03;

Drawing - Reference No (or Description): 13.50.P04;
Drawing - Reference No (or Description): 13.50.P05;
Drawing - Reference No (or Description): 13.50.P06;
Drawing - Reference No (or Description): 13.50.P07;
Drawing - Reference No (or Description): 13.50.P08;
Drawing - Reference No (or Description): 13.50.P09; and
Drawing - Reference No (or Description): 13.50.P10.

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.

The meeting ended at 4.55 p.m.