

## REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr  
on 6 February 2020 at 10.00 a.m.

Present: Councillors Brian Connolly (Chair), Andy Campbell, Ian Cavana, Alec Clark; Peter Convery, Ian Fitzsimmons, Mary Kilpatrick, Craig Mackay and Margaret Toner.

Attending: J. Nicol, Service Lead – Planning and Building Standards; K. Briggs, Service Lead – Legal and Licensing; M. McClelland; Planning Co-ordinator; A. McGibbon, Supervisory Planner; K. Braidwood, Ayrshire Roads Alliance; and A. Gibson, Committee Services Officer.

### **2. Declarations of Interest.**

In terms of Council Standing Order No. 17, the Councillors' Code of Conduct and with regard to item 3(2) of this minute entitled "Applications for Planning Permission – Former Monkton Primary School, 2 Station Road, Monkton (Ref 19/01070/APP)", Councillor Campbell advised that he had a previous involvement with this application and that he would leave the meeting during consideration thereof.

### **2. Minutes of previous meetings.**

The Minutes of 11 December 2019 ([issued](#)) were submitted and approved.

### **3. Applications for Planning Permission.**

There were submitted reports of January 2020 by the Director - Place on current applications for determination.

The Panel decided as follows:-

- (1) [19/00960/FURM](#) – AYR – **Alexanders Sawmills Ltd, Heathfield Road** – Further application under Section 42 to vary condition 1 of planning application 16/00931/FURM.

**Decided:** to agree that delegated powers be granted to approve the application subject to a variation to an existing legal agreement regarding the provision of a path/cycleway linking the site to Heathfield Road, transport integration with the existing car park on the adjoining site (known locally as the "Heathfield Retail Park"), and a works bond, and subject to the following conditions:-

- (a) that a formal application indicating the siting, design, external appearance of, and means of, access to the proposed development is submitted to and approved by the Council before commencement of development. This application must be made no later than 6th November 2022 and the proposed development must commence by 6th November 2024 or within two years of the date of the approval of the formal MSCM application, whichever is the sooner, to comply 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) that the indicative site plan is not hereby approved, however the matters specified in conditions application shall provide for the largest retail unit to be located in the north-eastern corner of the site with its door entrance located towards the eastern end of the frontage of that unit;
- (c) that proposed design of the buildings shall be of a high quality and where buildings are to be clad; this shall not be predominantly aluminium or profiled sheeting. The buildings shall use a combination of glass, stone, brick, render finish and timber to the satisfaction of the Planning Authority;
- (d) that the sale of goods are restricted to DIY, furniture, floorcoverings, electrical and gardening goods and the sale of other goods shall not be permitted without the submission of a further planning application;
- (e) that the individual retail units shall not have gross floorspace of less than 720 square metres and there shall be no sub-division of these units without the benefit of a further planning permission;
- (f) that the total gross floorspace shall not exceed 14,000 square metres;
- (g) that no part of the development shall be occupied until a Green Travel Plan (GTP), aimed to encourage more sustainable means of travel, has been submitted to and approved in writing by the Planning Authority at reserved matters stage in consultation with the Ayrshire Roads Alliance. The GTP shall identify the measures to be implemented, the system of management, monitoring, review, reporting, and the duration of the plan. It shall incorporate measures designed to encourage modes other than the private car, including the provision of public transport, walking, cycling, information leaflets, secure cycle parking, lockers and shower/changing facilities for staff and the implementation of a car sharing scheme;
- (h) that the Green Travel Plan for the development shall be active from the occupation of the first unit and shall be in operation for a minimum of 10 years after the occupation of the last unit. The Travel Plan shall be based on the submitted Travel Plan Framework and shall be set out in accordance with paragraphs 42-44 and Annexe E of PAN 75. The Travel Plan shall be to the satisfaction of the Planning and Roads Authority. This agreement shall require to be obtained prior to occupation of the development;

- (i) that the applicant shall enter into a section 56 agreement with the Roads Authority and provide (i) a new access from Heathfield Road by means of a 34 metre ICD roundabout, and (ii) four-lane road on Heathfield Road between the existing Old Farm Road roundabout and the proposed development access roundabout, both as per drawing P118;
- (j) that all off-site works shall be completed prior to the occupation of the development and shall be to the satisfaction of the Planning and Roads Authority;
- (k) that the applicant shall provide and maintain a lit 3 metre combined pedestrian/cycle access from Heathfield Road, west of the proposed development access roundabout, linking to the circulating area around the building frontages;
- (l) that the applicant shall provide and maintain a 3 metre wide footway on the east side of the proposed access road for use by pedestrians and cyclists;
- (m) that junction visibility sightline splay areas of 4 metres by 50 metres shall be provided and maintained at the junction of the service road and the main access road. No obstructions greater than 1 metre in height shall be allowed within these areas;
- (n) that the applicant shall provide and maintain a level of car parking provision that complies with the standards set out in the SCOTS National Roads Development Guide, currently adopted by the Council;
- (o) that the applicant shall provide and maintain a level of disabled car parking provision that complies with the standards set out in the SCOTS National Roads Development Guide, currently adopted by the Council;
- (p) that the applicant shall provide and maintain a level of parent-and-child parking provision equal to that provided for disabled users;
- (q) that the applicant shall provide and maintain a minimum number of secure covered cycle parking spaces as set out within the Transport Scotland publication 'Cycling by Design';
- (r) that the applicant shall provide and maintain, through the provision of drainage or other means, a system to prevent the discharge of surface water from the site onto the public road';
- (s) that the surface and foul drainage arrangements for the site shall be to the satisfaction of the Planning Authority, SEPA and Scottish Water;

- (t) that at matters specified in conditions stage, details shall be submitted of a Sustainable Urban Drainage System. Development shall not commence on site until (1) this scheme for Sustainable Urban Drainage Systems which shall be consistent with Planning Advice Note 61 has been approved by the Council as Planning and Roads Authority, Scottish Water and the Scottish Environment Protection Agency; and (2) detailed arrangements for the future maintenance of the approved scheme in perpetuity have been agreed in writing with the Council as Planning and Roads Authority, and Scottish Water. The system shall be such that it does not impose future maintenance burdens on the Council;
- (u) that the applicant shall provide for access to public transport services either through private agreement with Asda or using Heathfield Road. In case of agreement with Asda, the applicant shall provide a bus stop and shelter to the specification of the Planning and Roads Authority. In case of no agreement with Asda, the applicant shall provide an eastbound and westbound bus stop, shelter and raised kerbs on Heathfield Road to the specification of the Planning and Roads Authority and at a location determined by them;
- (v) that the first application for matters specified in conditions shall include details of a 25 metre landscape buffer along the southern boundary of the site with Heathfield Road showing comprehensive planting of grassed areas, shrubs and trees;
- (w) that landscaping proposals shall be submitted at the Approval of Matters Specified in Conditions stage to the Council for approval, thereafter all planting of trees, shrubs, plants and grassed areas and hard landscaping shall be completed within a period of 6 months from the completion of building works, shall be maintained in good condition and if necessary replaced to the satisfaction of the Planning Authority;
- (x) that prior to commencement of any site works, a comprehensive contaminated land investigation shall be submitted for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites- Code of Practice' (current version of BS 10175). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33;
- (y) that where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the formal prior written approval of the Council as planning authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority;
- (z) that remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority;

- (aa) that on completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the planning authority confirming that the works have been carried out in accordance with the remediation plan; and
- (bb) that the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, the contaminated land investigation report and remediation strategy should be updated if requested by 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 20 of the Planning Etc. (Scotland) Act 2006;
- (b) to comply with the adopted Local Plan;
- (c) to comply with the adopted Local Plan;
- (d) to comply with the adopted Local Plan;
- (e) to comply with the adopted Local Plan;
- (f) to comply with the adopted Local Plan;
- (g) to provide alternative modes of transport to and from the site;
- (h) to provide alternative modes of transport to and from the site;
- (i) in the interests of road safety;
- (j) in the interests of road safety;
- (k) in the interests of road safety;
- (l) in the interests of road safety;
- (m) in the interests of road safety;
- (n) in the interests of road safety;
- (o) in the interests of road safety;
- (p) in the interests of road safety;
- (q) in the interests of road safety;
- (r) in the interests of road safety;
- (s) to ensure the proper drainage of the site;
- (t) to ensure the proper drainage of the site;
- (u) to provide facilities for public transport access to the site;
- (v) in the interest of visual amenity and to accord with the Local Plan;
- (w) in the interest of visual amenity;
- (x) to ensure potential risks arising from previous site uses have been fully assessed;
- (y) to ensure the proposed remediation plan is suitable;
- (z) to ensure remedial works are carried out to the agreed protocol;
- (aa) to provide verification that remediation has been carried out to the authority's satisfaction; and
- (bb) to ensure all contamination within the site is dealt with.

**Advisory Notes:**

- All mechanical ventilation and air conditioning plant shall be suitably isolated from the structure of the building and fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.
- The proposed development may introduce a noise generating development to noise sensitive receptors.
- The Maximum Target Noise Levels within the noise sensitive receptor to be used in the determination.

LAEQ16hr 35dB (0700-2300) internal noise level;  
 LAEQ 8hrs 30dB (2300-0700) internal noise level;  
 LAMAX 45dB (2300-0700) internal noise level; and  
 LAEQ 16hrs 50dB (0700-2300) outside amenity space.

In addition the significance of effect to be no greater than neutral as per Technical Advice Note Assessment of Noise (TAN) Table 3.5 page 20. Internal noise levels to be achieved, where possible, with windows open sufficiently for ventilation. Noise reduction to be taken as 10dB from outside to inside with window open.

- the Council as Environmental Health Authority has advised that in order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise, and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
- There is an obligation entered into under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) in connection with this decision. This obligation can be inspected during office opening hours at the Planning Service, South Ayrshire Council, County Buildings, Wellington Square, Ayr, KA7 1DR.

**List of Determined Plans:**

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

Drawing - Reference No (or Description): LOCATION PLAN APPROVED UNDER 05/00108/OUT; and

Drawing - Reference No (or Description): SITE PLAN AS PROPOSED APPROVED UNDER 05/00108/OUT.

**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.

Having previously declared an interest, Councillor Campbell left the meeting during consideration of the following planning application:-

- (2) **19/01070/APP** – **MONKTON – Former Monkton Primary School, 2 Station Road –** Alterations to and repainting of building and formation of new pedestrian opening to boundary wall.

**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, no permission is hereby granted for the proposed grey paint finish to the rendered sections of the building elevations. An alternative painting scheme utilising a neutral and lighter tone, in keeping with the conservation area, shall be applied instead and full details of the exact paint and colour choice shall be submitted for the prior written approval of the Planning Authority within 1 month of the date of this permission. The paint finish thereby approved shall be implemented thereafter within a period of 2 months to the satisfaction of the Planning Authority; and
- (c) that within 1 month of the date of this permission, full detail setting out the specifics (including materials and working method) of how the exposed wall ends of the Main Street access as formed shall be appropriately dressed and otherwise made good shall be submitted for the prior written approval of the Planning Authority. The finishing works thereby approved shall be implemented thereafter within a period of 2 months 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;
- (b) in the interests of visual amenity and to preserve the character and appearance of the conservation area; and
- (c) in the interests of visual amenity and to preserve the character and appearance of the conservation area.

**List of Determined Plans:**

Drawing - Reference No (or Description): MONKTON PS -001 Rev. A; and  
 Drawing - Reference No (or Description): MONKTON PS -002.

**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.

Councillor Campbell re-joined the meeting at this point.

- (3) [19/01077/APP](#) – AYR – Forehill Primary School, Cessnock Place – Erection of early years centre and associated works.

**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;
- (d) that before occupation of the extended school an updated Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall include information on existing pedestrian facilities on the principal walking routes to and from the school within the catchment, and highlight appropriate areas for "park and stride" trips to reduce the parking impacts in the vicinity of the school entrance. The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by private car, and set targets for modal shift. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;



- (e) that before occupation of the extended nursery facility a School Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The School Travel Pack shall include information on walking, cycling and public transport facilities and services along principle routes within the catchment area. Additionally the pack shall provide advice on "park and stride" opportunities in the vicinity of the school to mitigate vehicle impacts at the school gate. The Travel Pack shall be distributed to all pupils upon initial opening of the school, and to new pupils as part of the new intake annually thereafter;
- (f) that, prior to the commencement of development, details shall be submitted for the prior written approval of the planning authority of the bin store, cycle and pram store and condenser enclosure. Thereafter, the development shall be implemented as per the agreed specification;
- (g) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10 metres, as measured from the rear of the public footway before occupation of the facility;
- (h) that the private access from its junction with the public road shall be surfaced in accordance with the specifications in the Council's Roads Development Guide prior to occupation. A detailed specification shall be submitted for the prior written approval of the Planning Authority before commencing on-site;
- (i) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means;
- (j) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (k) that parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres;
- (l) that prior to occupation of the development any gates shall open inwards away from the public roadway;
- (m) that cycle parking accommodating a minimum of 4 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site. Thereafter, the development shall be implemented as per the agreed specification, to the satisfaction of the Planning Authority;

- (n) that a minimum of 20 vehicular spaces as shown on the approved drawings shall be utilised as a pick-up/ drop-off facility for the nursery accommodation. The parking spaces shall remain available for use as a pick-up/ drop-off facility during the operational hours of the nursery, and shall be retained for this purpose for the lifetime of the development. The precise details and specifications of the facility shall be submitted for the prior written approval of the Council, as Planning Authority.
- (o) that plans, supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), and shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide. The turning areas shall be constructed, as approved, prior to completion of the development.

**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;
- (c) to encourage sustainable means of travel;
- (d) to encourage sustainable means of travel;
- (e) to clarify the terms of this permission;
- (f) to clarify the terms of this permission;
- (g) in the interest of road safety and to ensure an acceptable standard of construction;
- (h) in the interest of road safety and to ensure an acceptable standard of construction;
- (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 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 to ensure that there is adequate space for manoeuvring and turning;
- (l) in the interest of road safety;
- (m) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel;
- (n) for the purposes of road safety and the functional operation of the local road network; and
- (o) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety.

**Advisory Note:**

The applicant/developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority. The plan shall describe the methodology for the movement of construction traffic to and from the site and shall require the agreement of the Council as Roads Authority prior to any movement of construction traffic associated with the site.

**List of Determined Plans:**

Drawing - Reference No (or Description): 403 Rev A;  
 Drawing - Reference No (or Description): 410;  
 Drawing - Reference No (or Description): 100 (Rev. C);  
 Drawing - Reference No (or Description): 300 (Rev. C); and  
 Drawing - Reference No (or Description): 401 (Rev. D).

**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.

- (4) **19/01102/APP** – **TROON – Struthers Primary School, Staffin Road** – Part change of use of open space for the development of an early years education centre complete with associated works, and the enhancement of the open space with the provision of improved vehicular and pedestrian access, an all-weather community outdoor games area, walking and fitness trail, associated car parking and bus drop off spaces for school and community use.

**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;
- (d) that before occupation of the extended school an updated Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall include information on existing pedestrian facilities on the principal walking routes to and from the school within the catchment, and highlight appropriate areas for "park and stride" trips to reduce the parking impacts in the vicinity of the school entrance. The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by private car, and set targets for modal shift. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;

- (e) that before occupation of the nursery facility a School Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The School Travel Pack shall include information on walking, cycling and public transport facilities and services along principle routes within the catchment area. Additionally the pack shall provide advice on "park and stride" opportunities in the vicinity of the school to mitigate vehicle impacts at the school gate. The Travel Pack shall be distributed to all pupils upon initial opening of the school, and to new pupils as part of the new intake annually thereafter;
- (f) that, prior to the operation of the early years accommodation, the vehicular and pedestrian access ex adverso the application site, to/ from the adjacent land to the north-east of the application site shall be formed, and available for use by the public, to the satisfaction of the Ayrshire Roads Alliance;
- (g) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10 metres, as measured from the rear of the public footway before occupation of the facility;
- (h) that the access road from its junction with the public road shall be surfaced in accordance with the specifications in the Council's Roads Development Guide prior to occupation. A detailed specification shall be submitted for the prior written approval of the Planning Authority before commencing on-site;
- (i) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means;
- (j) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (k) that parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres;
- (l) that prior to occupation of the development any gates shall open inwards away from the public roadway;
- (m) that cycle parking accommodating a minimum of 4 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site. Thereafter, the development shall be implemented as per the agreed specification, to the satisfaction of the Planning Authority;

- (n) that a minimum of 10 vehicular spaces as shown on the approved drawings shall be utilised as a pick-up/ drop-off facility for the nursery accommodation. The parking spaces shall remain available for use as a pick-up/ drop-off facility during the operational hours of the nursery, and shall be retained for this purpose for the lifetime of the development. The precise details and specifications of the facility shall be submitted for the prior written approval of the Council, as Planning Authority;
- (o) that plans, supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), and shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide. The turning areas shall be constructed, as approved, prior to completion of the development;
- (p) that, prior to the commencement of works on-site, details shall be submitted for the prior written approval of the Planning Authority of the outdoor games area, including the hard-surfacing and means of enclosure, and the location and type of outdoor gym equipment. Thereafter, the development shall be implemented as per the agreed specification, to the satisfaction of the Council, as Planning Authority;
- (q) 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 6 months / 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; and
- (r) no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

**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 encourage sustainable means of travel;
- (e) to encourage sustainable means of travel;
- (f) to facilitate adequate access, parking and servicing of the development;
- (g) in the interest of road safety and to ensure an acceptable standard of construction;
- (h) in the interest of road safety and to ensure an acceptable standard of construction;
- (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 adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by offsite car parking;
- (k) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (l) in the interest of road safety;
- (m) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel;
- (n) for the purposes of road safety and the functional operation of the local road network;
- (o) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety;
- (p) to clarify the terms of this permission and in the interest of visual and residential amenity;
- (q) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality; and
- (r) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.

**Advisory Note:**

The applicant/developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority, and Police Scotland. The plan shall describe the methodology for the movement of construction traffic to and from the site and shall require the agreement of the Council as Roads Authority and Police Scotland prior to any movement of construction traffic associated with the site.

**List of Determined Plans:**

Drawing - Reference No (or Description): 101 C;  
 Drawing - Reference No (or Description): 300 D;  
 Drawing - Reference No (or Description): 401 D;  
 Drawing - Reference No (or Description): 403 A; and  
 Drawing - Reference No (or Description): 404.

**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 10.30 a.m.