

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 30 March 2021 at 3.00 p.m.
Rescheduled meeting from 16 March 2021.

Present

Remotely: Councillors Brian Connolly (Chair), Andy Campbell, Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Craig Mackay and Margaret Toner.

Attending

Remotely: L. McPartlin, Solicitor (Legal Adviser), N, Feggans, Co-ordinator (Planning) and D. Mulgrew, Committee Services Assistant.

1. Opening Remarks.

The Chair took the sederunt and confirmed that today's meeting was not open to the press and public, which was permissible under the COVID-19 legislation. He also confirmed to Members the procedures to conduct this meeting.

2. Declarations of Interest.

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

3. Minutes of previous meeting.

The minutes of [2 February 2021](#) and [23 February 2021](#) (issued) were submitted and approved.

4. New Case for Review – Change of use and alteration of the existing storage building to form a dwellinghouse, the formation of garden ground and the creation of an access road at Woodcroft B744 from A70 Junction at Belston to Weston Avenue, Annbank, Ayr, South Ayrshire, KA6 5HZ (20/00446/APP).

Councillor Connolly was disconnected from the meeting at some point during the Planning Presentation for this case and as such could not take part in the decision of this case. Councillor Mackay assumed the role as Chair.

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to refuse a planning application for change of use and alteration of the existing storage building to form a dwellinghouse, the formation of garden ground and the creation of an access road at Woodcroft B744 from A70 Junction at Belston to Weston Avenue, Annbank, Ayr, South Ayrshire, KA6 5HZ (20/00446/APP)

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.

Councillor Clark, seconded by Councillor I Campbell, moved that the decision of the Appointed Officer to refuse the application be overturned. By way of an amendment, Councillor A Campbell, seconded by Councillor Toner, moved that the application be upheld.

On a vote being taken by a roll call, six members voted for the Motion and two for the Amendment. The Motion was accordingly declared to be carried.

Decided: to overturn the decision of the Appointed Officer and to grant planning permission subject to the following conditions;

- (1) in accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration;
- (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. The proposed external materials shall accord with the Council's supplementary planning policy guidance in relation to rural housing;
- (4) that 3 off road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide as shown on the submitted plan, prior to completion of the development; and
- (5) that, prior to the commencement of work on-site, details shall be submitted for the prior written approval of the Planning Authority of all the proposed boundary treatments. Thereafter, the proposed boundaries shall be installed as per the agreed specification, to the satisfaction of the Council, as Planning Authority.

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 development is carried out in accordance with the approved plans unless otherwise agreed;
- (3) In the interests of visual amenity;
- (4) In the interest of road safety and to ensure adequate off-street parking provision; and
- (5) In the interests of visual and residential amenity.

List of Plans Determined

Drawing - Reference No (or Description): Refused 20013-00A;
Drawing - Reference No (or Description): Refused 20013-01;
Drawing - Reference No (or Description): Refused 20013-02;
Drawing - Reference No (or Description): Refused 20013-03;
Drawing - Reference No (or Description): Refused 20013-04;
Drawing - Reference No (or Description): Refused 20013-05;
Drawing - Reference No (or Description): Refused 20013-06;
Drawing - Reference No (or Description): Refused 20013-07;
Drawing - Reference No (or Description): Refused 20013-08; and
Drawing - Reference No (or Description): Refused 20013-09.

The meeting ended at 3.35 p.m.