

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 28 September 2021 at 2.00 p.m.

Present

Remotely: Councillors Brian Connolly (Chair – Items 5 & 6) Craig Mackay (Chair – Item 4),
Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Brian
McGinley and Margaret Toner.

Attending

Remotely: L. McChristie, Solicitor (Legal Adviser), David Hearton (Planning Adviser – Items
4 & 6), Shirley Curran (Planning Adviser – Item 5) D. Mulgrew, Committee Services
Assistant and C. McCallum, 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.

In terms of Council Standing Order No. 17 and the Councillors' Code of Conduct, Councillor MacKay declared an interest in the item below entitled "Sub-division of residential garden ground and change of use of domestic summerhouse to form self-contained holiday accommodation at 24 Queen's Drive, Troon, South Ayrshire, KA10 6SE" as Councillor Mackay had some correspondence with a neighbour beforehand and thought it would be better to opt out.

3. Variation in order of business.

In terms of Council Standing Order No. 13(2), the Panel agreed to vary the order of business as hereinafter minuted.

4. Continuation of Review – Planning permission in principle for the erection of 2 dwellinghouses at Land to the East of Gadgirth Bridge, B742 from A70 Junction at Hillhead to B744 Junction North of Annbank, Coylton, South Ayrshire (20/0090/PPP).

Reference was made to the Minutes of 7 September 2021 (Page 2, paragraph 1) when it had been agreed that the Review be continued to a further meeting of this Body to allow an accompanied site visit to assess the application site in its setting and the surrounding area.

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.

Decided: to uphold the decision made by the Appointed Officer and refuse planning permission.

5. New Case for Review – Planning permission in principle for the erection of dwellinghouse at 14 Newton Street, Crosshill, South Ayrshire, KA19 7RF (20/00735/APP).

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for Planning permission in principle for the erection a dwelling house at 14 Newton Street, Crosshill, South Ayrshire, KA19 7RF (20/00735/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.

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

- (1) 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;
- (2) 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;
- (3) 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; and
- (4) that the private access shall be surfaced for a minimum of 5 metres as measured from the rear of the public footway prior to occupation. Precise details and specifications of the surfacing shall be submitted for the prior written approval of the Planning Authority before any work commences on site.

Reasons:

- (1) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (2) in the interests of visual and residential amenity;
- (3) in the interest of road safety and avoid the discharge of water on to the public road; and
- (4) in the interest of road safety and to ensure an acceptable standard of construction.

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 Road Authority advises that access to the site shall be by way of dropped kerbs, in accordance with the Council's Road Department Guide before completion of the development.
- 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 coordinated 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.
- 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 work commencing on site.

- That the grant of planning permission for the erection of a dwellinghouse does not negate the need to obtain Listed Buildings consent for the demolition of the building which currently exists on site.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and Historic Environment Supplementary Guidance and there is no significant adverse impact on the amenity of neighbouring land and buildings.

List of Approved Plans:

Drawing - Reference No (or Description): 19.10.01;
Drawing - Reference No (or Description): 19.10.02;
Drawing - Reference No (or Description): 19.10.03;
Drawing - Reference No (or Description): 19.10.04;
Drawing - Reference No (or Description): 19.10.05;
Drawing - Reference No (or Description): 19.10.06;
Drawing - Reference No (or Description): 19.10.07;
Drawing - Reference No (or Description): 19.10.08;
Drawing - Reference No (or Description): 19.10.09; and
Drawing - Reference No (or Description): 19.10.10.

Councillor Mackay having previously declared an interest left the meeting at this point.

6. New Case for Review – Sub-division of residential garden ground and change of use of domestic summerhouse to form self-contained holiday accommodation at 24 Queen’s Drive, Troon, South Ayrshire, KA10 6SE (20/00764/APP)

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse a planning application for the sub-division of residential garden ground and change of use of domestic summerhouse to form self-contained holiday accommodation at 24 Queen’s Drive, Troon, South Ayrshire, KA10 6SE (20/00764/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.

Decided: to uphold the decision made by the Appointed Officer and refuse planning permission.

The meeting ended at 3.10 p.m.