

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 6th November 2013 at 2.00 p.m.

Present: Councillors Peter Convery (Chair), Andy Campbell, Ian Douglas,
Ann Galbraith, Hugh Hunter, Nan McFarlane and Rita Miller.

Apology: Councillor Sandra Goldie.

Attending: M. Vance, Solicitor (Legal Adviser); C. Parish, Priority Projects Team
Leader (Planning Adviser); and A. Gibson, Committee Services Officer.

1. 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.

2. Minutes of previous meeting.

The Minutes of 1st October 2013 (issued) ([link attached](#)) were submitted and approved.

3. New Case for Review – Change of use of existing vacant industrial unit to form health and fitness centre at Scotphos Building, Saltpans Road, Ayr (Ref: 13/00306/APP).

There was submitted the relevant papers (issued) ([link attached](#)) relating to a request to review the decision to refuse an application for the change of use of an existing vacant industrial unit to form a health and fitness centre at Scotphos Building, Saltpans Road, Ayr.

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 with particular emphasis on the grounds on which the application had been refused.

Councillor McFarlane, seconded by Councillor Douglas, moved that the decision by the appointed officer to refuse the application be overturned and that the application be approved subject to appropriate conditions.

By way of an Amendment, Councillor Campbell, seconded by Councillor Hunter, moved that the decision to refuse the application be upheld.

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

Decided: to overturn the decision of the appointed officer and to grant the application subject to the 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.

Reason for Decision:

The proposed change of use is acceptable as the application premises has been vacant for a number of years, there is no prospect that it will be used for industrial use and therefore there is justification for making an exception to the development plan in this case.

List of Approved Plans:

Drawing - Reference No (or Description): Location Plan 1:1250;
 Drawing - Reference No (or Description): Location Plan 1:10000;
 Drawing - Reference No (or Description): Proposed Floor Plans; and
 Drawing - Reference No (or Description): Proposed Site Layout Plan.

4. New Case for Review – Erection of a carport at 23 Rowan Crescent, Ayr (Ref: 13/00440/APP).

There was submitted the relevant papers (issued) ([link attached](#)) relating to a request to review the decision to refuse an application for the erection of a carport at 23 Rowan Crescent, Ayr.

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 with particular emphasis on the grounds on which the application had been refused.

Decided: to uphold the decision to refuse the application.

5. New Case for Review – Erection of dwellinghouse and two agricultural sheds at B7024 High Maybole Road, Ayr – Alloway Road, Maybole, south from Ayr (Ref: 13/00586/APP).

There was submitted the relevant papers (issued) ([link attached](#)) together with accounts and a Business Plan (issued – Members only) relating to a request to review the decision to refuse an application for the erection of dwellinghouse and two agricultural sheds at B7024 High Maybole Road, Ayr – Alloway Road, Maybole, south from Ayr.

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 with particular emphasis on the grounds on which the application had been refused.

Decided: to uphold the decision to refuse the application on the following grounds:-

- (1) that the proposal is contrary to South Ayrshire Proposed LDP Policy : Rural Housing and Supplementary Guidance : Rural Housing as the proposal does not relate to an existing rural business in the rural area;
- (2) that the proposal is contrary to Strategic Policy STRAT5 of the SALP in that the siting and setting of the proposed development is visually intrusive and will have a significant detrimental impact on the environment quality of the sensitive landscape, and no justification has been provided for an exception to this policy;
- (3) that the proposal is contrary to Strategic Policy ENV8 of the SALP in that the siting and setting of the proposed development is visually intrusive and will have a significant detrimental visual impact on the scenic landscape, and no justification has been provided for an exception to this policy; and
- (4) that the proposal is contrary to the Scottish Planning Policy (SPP) and PAN72 in that it isn't an appropriate scale of rural development to be sited within the greenbelt, in that it hasn't been designed to fit in the landscape, constitutes cumulative erosion, and will have a significant visual impact on the visual amenity of the green belt and scenic area, and no justification has been provided for an exception to this policy.

List of Determined Plans:

Drawing - Reference No (or Description): Refused 02C;
 Drawing - Reference No (or Description): Refused 03C;
 Drawing - Reference No (or Description): Refused 04;
 Drawing - Reference No (or Description): Refused 05;
 Drawing - Reference No (or Description): Refused 06;
 Drawing - Reference No (or Description): Refused 07;
 Drawing - Reference No (or Description): Refused 08A;
 Drawing - Reference No (or Description): Refused 09;
 Drawing - Reference No (or Description): Refused SK-001; and
 Drawing - Reference No (or Description): Refused SK-003.

The meeting ended at 3.25 p.m.