

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 18th February 2015 at 2.00 p.m.

- Present: Councillors Peter Convery (Chair), Ian Cavana, Ian Douglas, Ann Galbraith, Sandra Goldie, William J. Grant and Hugh Hunter.
- Apology: Councillor Andy Campbell.
- Attending: M. Vance, Solicitor (Legal Adviser); C. Parish, Planning Development Group Leader (Planning Adviser); M. McCallum, Administrative Assistant; 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 27th January 2015 (tabled) [\(link attached\)](#) were submitted and approved.

Councillor Hunter did not participate in consideration of the following Review as he had not been present when the application had previously been considered.

3. Continued Review Case – Erection of two dwellinghouses at 16-17 Fullarton Crescent, Troon (Ref: 14/01022/APP).

Reference was made to the Minutes of 27th January 2015 (Page 4, paragraph 5) when it had been agreed that the Review be continued to a further meeting of this Body to allow an accompanied site visit by Members of the Body to 16-17 Fullarton Crescent, Troon which had been held on 6th February 2015.

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 [\(link attached\)](#) with particular emphasis on the grounds on which the application had been refused.

Decided: following consideration, to overturn the decision of the appointed officer and to grant 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) that the roof finish of the two dwellinghouses shall be red plain roof tiles and details of these roof tiles shall be submitted and approved by the Planning Authority prior to commencement of development on site;
- (d) that prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval;
- (e) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide and be a minimum of 2.5 metres wide over its initial 5 metres, as measured from the rear of the public footway before completion of the development;
- (f) that junction access visibility sightline splays of 2 metres by 20 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (g) that before the proposed dwellinghouses are occupied, three off-street parking spaces shall be provided within the curtilage of each dwellinghouse in accordance with the Roads Development Guide; and
- (h) that prior to occupation of the development any gates to be formed shall ensure that they open inwards away from the public roadway.

Reasons:

- (a) to ensure that the work is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of visual amenity;
- (c) in the interests of visual amenity;
- (d) in the interests of visual and residential amenity;
- (e) in the interest of road safety and to ensure an acceptable standard of construction;
- (f) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (g) in the interest of road safety and to ensure adequate off-street parking provision; and
- (h) in the interests of road safety.

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 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;
- the Council as Roads Authority advises that all costs incurred with crossing existing footway to be borne by the applicant/developer and carried out to South Ayrshire Council's specification;
- the Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits; and
- the Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with the Council's Roads Development Guide before completion of the development.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan in that the roof design of the houses will have no significant adverse impact on the amenity of neighbouring land and buildings.

List of Approved Plans:

Drawing - Reference No (or Description): **Refused 1**;
 Drawing - Reference No (or Description): **Refused 2**;
 Drawing - Reference No (or Description): **Refused 3 A**;
 Drawing - Reference No (or Description): **Refused 4 A**;
 Drawing - Reference No (or Description): **Refused 5**;
 Drawing - Reference No (or Description): **Refused 6 A**;
 Drawing - Reference No (or Description): **Refused 7 B**;
 Drawing - Reference No (or Description): **Refused 8**;
 Drawing - Reference No (or Description): **Refused 9**; and
 Drawing - Reference No (or Description): **Refused 10 A**.

Councillor Hunter rejoined the meeting at this point.

4. New Case for Review – Part change of use of agricultural land for the erection of domestic store at Muirburn, Annbank Road, Mossblown (Ref: 14/00673/APP).

There was submitted the relevant papers (issued) ([link attached](#)) relating to a request to review the decision to refuse an application for planning permission for part change of use of agricultural land for the erection of domestic store at Muirburn, Annbank Road, Mossblown.

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: following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

5. **New Case for Review – Erection of dwellinghouse on land in front of 72-82 Midton Road, Ayr (Ref: 14/00899/APP).**

There was submitted the relevant papers (issued) ([link attached](#)) relating to a request to review the decision to refuse an application for planning permission for the erection of dwellinghouse on land in front of 72-82 Midton 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.

Decided: following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

6. **New Case for Review – Erection of dwellinghouse at 16 Home Farm Road, Ayr (Ref: 14/00963/APP).**

There was submitted the relevant papers (issued) ([link attached](#)) relating to a request to review the decision to refuse an application for planning permission for the erection of dwellinghouse at 16 Home Farm 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.

Decided: following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

The meeting ended at 3.10 p.m.