

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 16th December 2015 at 10.00 a.m.

Present: Councillors Peter Convery (Chair), Ian Cavana, Ian Douglas, Ann Galbraith, William J. Grant and Hugh Hunter.

Apologies: Councillors Andy Campbell and Sandra Goldie.

Attending: C. Cox, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts); M. Douglas, Team Leader (Licensing); A. Cooke, Supervisory Planner; C. Smith, Building Standards Surveyor; M. Murray, Project Officer, Housing Policy and Strategy; and A. Gibson, Committee Services Officer.

Also Attending: G. Senior, Ayrshire Roads Alliance.

1. Declarations of Interest.

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

2. Minutes of previous meeting.

The Minutes of 19th November 2015 ([issued](#)) were submitted and approved

3. Applications for Planning Permission.

There were submitted reports (issued) of December 2015 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) **15/01040/MSCM – AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** - Application for the approval of matters specified in conditions 7 (design review) and 8 (development brief/design code) of application reference 14/01522/FURM.

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; and

- (b) that before the submission of applications for Approval of Matters Specified in Conditions (AMSC), with the exception of applications for AMSC for the supermarket pod shown on p160 of the Development Brief/Design Code, site infrastructure and access arrangements, the Development Brief/Design Code shall be amended in consultation with the Council to address and incorporate the following requirements:-
- (i) all text and graphics are to be updated to comprehensively to reflect the absence of the right turn into the northern portion of the neighbourhood centre;
 - (ii) further develop the quality of the public realm around the edge of the supermarket and petrol filling station with the purpose of better integrating with the surrounding community and creating potential for higher quality pedestrian routes;
 - (iii) introduce an appropriately scaled and strong frontage to the residential development facing towards the petrol station and linking up to the business units;
 - (iv) further design development to the new loop road to the east of the neighbourhood centre with a particular focus on edge quality and landscape;
 - (v) further design development of the public realm and the loop road in the vicinity of the neighbourhood centre and the edge of the supermarket site shall be incorporated after consultation with the Ayrshire Roads Alliance. This further design work shall demonstrate the creation of strong pedestrian/cyclist routes within the neighbourhood centre through the use of material specification/material finishes, street furniture, street trees/planting, design/treatment of the controlled Toucan crossing facility at the access spur road;
 - (vi) road safety containment design for the access spur road off the A77 shall be reviewed and incorporated in the final Development Brief / Design Code following consultation with ARA. This shall include, but not be limited to, consideration of surfacing, kerbing, landscaped surfacing, planting and barriers/railings;
 - (vii) the 'Street Type' table contained within page 10 of the Technical Appendix to the Development Brief/Design Code shall be replaced by a more detailed hierarchy to be prepared in consultation with the Ayrshire Roads Alliance;
 - (viii) the guidance regarding the school site be amended, in consultation with the Council's Education Service, to reflect that it is only one building (not buildings) that may be retained in order to assist with placemaking and that this is subject to the Council undertaking its own viability assessment;

- (ix) the guidance is to reflect that where residential properties are located in an area where noise mapping identifies that the daytime noise contour is above 50dB LAeq (16hour) or the night time contour is above 45dB LAeq (8hour) the developer of the residential pod must carry out a noise impact assessment to identify appropriate mitigation measures in order to achieve the following internal and external noise levels, within the development. Account must also be taken of any new land use that may impact on nearby residential pods not initially identified in the contours.

Maximum Target Noise Levels to be used in the determination

LAEQ16hrs 35dB (0700-2300) internal noise level

LAEQ 8hrs 30dB (2300-0700) internal noise level

LAMAX 45dB (2300-0700) internal noise level

LAEQ 16hrs 50dB (0700-2300) outside amenity space

It is desirable to achieve satisfactory internal noise levels with windows open for ventilation.

To achieve the above internal and external noise levels the layout and design may need to incorporate engineered mitigation measures including, but not limited to; internal design solutions, façade design, acoustic barriers, acoustic glazing and ventilation measures. These measures are to be incorporated in an environmentally sensitive manner;

- (x) to ensure consistent references to the peripheral path throughout the document;
- (xi) to reflect further consideration of the palette of materials and finishes; and
- (xii) to identify clearly the location of strategic footpath links within the site.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (b) to ensure that the Development Brief / Design Code is updated to; maximise placemaking qualities, enhance sustainable travel patterns and road safety, provide clear, realistic and flexible guidance and ensure acceptable standards of residential amenity.

List of Determined Plans:

Drawing - Reference No (or Description): 12006-PLBD-P003 Location Plan;

Other - Reference No (or Description): DBDC;

Other - Reference No (or Description): DBDC Technical appendix;

Other - Reference No (or Description): DBDC MODIFICATIONS Since design review;

Drawing - Reference No (or Description): 14015-SK-048 N'hood Ctr / Materials;

Drawing - Reference No (or Description): 14015-MP-P011-H Illust masterplan – 14; and

Drawing - Reference No (or Description): 14157-SK-18 Main road - infra layout.

Reason for Decision:

The guidance hereby approved is considered to accord with the provisions of the development plan and will ensure satisfactory placemaking.

- (2) **15/01042/MSCM – AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** - Application for the approval of matters specified in conditions 2, 5, 6, 10 (excluding part B) 13, 14, 15, 16, 17, 18, 25, 30, 31, 32, 33, 34, 35, 36, 41, 43, 49, 51, 52, 53, 54, 55, 60, 61, 63, 64, 65, 66, 72 and 73 of application 14/01552/FURM.

Decided: to agree that the Executive Director of Economy, Neighbourhood and Environment be granted delegated powers to approve this application for approval of matters specified in conditions subject to the conditions listed below, conclusion of any necessary agreements and bonds (including landscape and play bond):-

- (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. For the avoidance of doubt this Approval of Matters Specified in Conditions (AMSC) application approves the relevant matters only insofar as they relate to; the required 'schemes', structural landscaping & open space, park and ride, SUDS, perimeter path and central bridleway, internal distributor style road, vehicular access to Corton Road, A77 bridge landfall and the A77 access and roundabout. Further AMSC applications are required for all remaining parts of the Corton development including the; supermarket, neighbourhood centre & business units, housing, and the school & community facilities;
- (b) that the development shall be carried out in accordance with the approved 14015-PH-P142-I combined phasing plan, 14015-PH-P146-I Phase 1 plan, 14015-PH-P147-B phase 2 plan and REV N phasing schedule unless otherwise approved in writing by the planning authority;
- (c) that the acoustic bund and potential acoustic fence shall meet the requirements of the Acoustic Consultant's Report;
- (d) that the applicant shall discharge the approved Landscape Habitat Management Plan during this, the first phase, of the development. For the avoidance of doubt a new / updated LHMP shall be included with all subsequent applications to progress the master plan;
- (e) that details of a factoring arrangement and a maintenance schedule shall be submitted for the written approval of the Planning Authority prior to development commencing and shall be put in place for the new landscape works, for any existing woodland/planted areas, the grassed and planted areas and burn corridors. Thereafter the approved management and maintenance schedule shall be adhered to at all times for the duration of the development by the nominated factor for the site, and no changes shall be undertaken without the prior written approval of the Planning Authority;
- (f) that before any work commences on site details and specifications of additional tree planting at Corton Green shall be submitted for the prior written approval of the planning authority;

- (g) that all of the proposed T4 'Betula jaquemontii' trees proposed to be planted in and around the 6 play areas shall have girths of a minimum of 12-14cm;
- (h) that the applicant/developer is required to fully comply with the terms of the approved 'Corton Bird Management plan Operational Action Plan - v2 121214';
- (i) that a vehicular traffic counter shall be provided on the development main access road. Additionally, a cycle counter shall be provided on the internal shared footpath/cyclepath adjacent to the footbridge landing point. Each counter shall consist of a profiler, traffic loops, counter cabinet, post, batteries, connectors and solar panel. Precise details of the siting and specifications of the count site shall be submitted for the formal prior written approval of the Planning Authority and Roads Authority before any work commences on site;
- (j) that all internal junction visibility splays shall not be obscured by any subsequent development phases. Approved sightlines shall be maintained in both directions. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays;
- (k) the recommendations in the public transport strategy shall be fully implemented, and supplemented by a plan showing the phased delivery of the bus service route. The plan showing the phased delivery of the bus service route shall be submitted for the prior written approval of the planning authority before any work commences on site. Before occupation of the school details of the school bus pick up and drop off facilities shall be submitted for the prior written approval of the planning authority;
- (l) that the first formal application for Approval of Matters Specified in Conditions for each phase of the development shall include a detailed construction traffic management plan, including wheel washing proposals, and this shall be approved by the Planning Authority prior to the commencement of development of each phase;
- (m) that none of the development shall be occupied until the Sustainable Urban Drainage System (SUDS) to which that part of the development relates has been completed in accordance with the submitted and approved plans
- (n) that at the first formal application for each phase in relation to the development site, the attenuation measures required and agreed to meet the Flood Risk Assessment measures shall be submitted to and approved by the Planning Authority;

- (o) that no development shall take place on the land outlined as 'Anderson Ownership Boundary' on drawing 14015-STTB-P012 (LXB and Anderson Land Ownership) Rev (12.05.15) until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Planning Authority. The affordable housing on the site shall be provided in accordance with the approved scheme and shall meet the definition of 'affordable housing' (namely housing of a reasonable quality that is affordable to people on modest incomes) in 'Scottish Planning Policy' or any future government policy that replaces it. The scheme shall take account of the Council's current guidance about affordable housing (the replacement (if any) of the Council's 2006 Supplementary Planning Guidance 'New Housing Developments and Affordable Housing: A Guideline for Developers') and shall include:-
- (i) provisions for such other agreements (if any) as may be necessary for the delivery of affordable housing on the site, which affordable housing shall comprise not less than 25 per cent of the total number of homes (market homes plus affordable homes) built on the site or an agreed alternative (such as the transfer of land within the site for affordable housing) and which affordable housing will be provided within each phase or identified sub-phase of the development on the site;
 - (ii) the types of home (such as house, maisonette or flat) and the size of the proposed affordable homes for rent; the density of the affordable homes; the design code (such as 'Housing for Varying Needs - A Design Guide' Parts 1 (Houses and Flats) and 2 (Housing with Integral Support)) (if any) for the proposed homes; the types of tenure for the affordable homes (namely, 'social rented', 'low cost housing for sale' (both subsidised and unsubsidised) and 'mid-market or intermediate rent' as those terms are defined in the Scottish Government's Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits or any future Scottish Government document that replaces that advice) and the location of the affordable housing provision to be made on the site;
 - (iii) the timing of the occupation of the market homes within each phase or sub-phase of the site and the delivery of the affordable homes in the relevant phase or sub-phase of the site;
 - (iv) the arrangements for the transfer of affordable homes to an affordable housing provider or for the management of the affordable homes;
 - (v) the factoring and/or common maintenance regime (including charges) for affordable homes;
 - (vi) the arrangements to ensure that any affordable home is affordable for both first and subsequent occupiers of the affordable home; and

- (vii) the occupancy criteria to be used for determining the identity of occupiers of the affordable homes and the means by which such occupancy criteria shall be enforced;
- (p) for the avoidance of doubt the right turn from the site access road into the neighbourhood centre is not hereby approved. Before any work commences on site all plans showing the right turn shall be amended to correctly reflect the layout shown on drawings; 14015-MP--P011-H,14157-SK-18 (Main road infrastructure scheme layout) and 14015-SK-048 (neighbourhood centre layout with materials); and
- (q) that the provision of all landscaping and play facilities as shown on the approved plans listed below shall be implemented on site in accordance with the details and phasing schedule shown on drawing No 14015-PH-P151-A (Landscape infrastructure phasing) as modified below. No work shall commence on any phase prior to the provision of a bond for landscaping and play facilities on that phase. For the avoidance of doubt the sub 'play' phases annotated with an 'A' or 'B' are considered to be integral to the main phases numbered 1 to 7.
- Phase 1: To be completed before the opening of the supermarket. For the avoidance of doubt this includes the hydro-seeding of South Corton Park;
 - Phase 1A (play): To be completed before the occupation of the 80th home in H3;
 - Phase 2: To be completed before the occupation of the 150th home. For the avoidance of doubt this includes the completion of planting at South Corton Park;
 - Phase 2A (play): To be completed before the occupation of the 30th home in H2;
 - Phase 2B (play): To be completed before the occupation of the 60th home in H2;
 - Phase 3: To be completed before the occupation of the 1st home in H4 or H5, whichever is the first;
 - Phase 3A (play): To be completed before the occupation of the 40th home in H4 or H5, whichever is the first;
 - Phase 4: To be completed before the occupation of the 1st home in H6;
 - Phase 5: To be completed before the occupation of the 1st home in H1;
 - Phase 6: To be completed before the occupation of the 1st home in H7 or H8 or H9, whichever is the first. This includes the peripheral path;
 - Phase 6A (play): To be completed before the occupation of the 40th home in H7;
 - Phase 7: To be completed before the occupation of the 1st home in H8 or H9, whichever is the first; and
 - Phase 7A (play): To be completed before the occupation of the 30th home in H8 or H9, whichever is the first.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed. In order to clarify the extent of this approval;
- (b) in the interests of the proper planning of the area and the timeous provision of different inter-related parts of the development;
- (c) to avoid noise disturbance;
- (d) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (e) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (f) in the interests of sustainable development and environmental quality;
- (g) to reduce the possibility of damage to trees located close to play areas;
- (h) in order to retain proper control over the development proposal in the interests of aviation safety;
- (i) in the interests of monitoring traffic flow generated by the development as stipulated in the Transport assessment and in the interests of road safety;
- (j) in the interests of road safety;
- (k) in order to maximise the use of public transport and sustainable travel patterns;
- (l) in the interests of road safety;
- (m) to ensure the site is drained in an acceptably sustainable manner;
- (n) to reduce potential flood risk;
- (o) to ensure that satisfactory arrangements are made for the provision of affordable housing on the site in accordance with the South Ayrshire Local Development Plan and the Council's related 2006 Supplementary Planning Guideline 'New Housing Developments and Affordable Housing: A Guideline for Developers';
- (p) to clarify the terms of the permission, to ensure that all of the relevant plans are correctly updated to omit the right turn into the neighbourhood centre and in the interests of road safety; and
- (q) in order to ensure the timeous delivery of landscaping and play facilities

Advisory Notes:

- Transport Scotland has requested that the following advisory note is added to any permission. The granting of planning consent does not carry with it the right to carry out works within the trunk round boundary and that permission must be granted by Transport Scotland Trunk Road and Bus Operations. Any works required and contact details are provided on Transport Scotland's response to the planning authority and is available on the Council's planning portal Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation. Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation. The road works the subject of this application will require Road Safety Audit as specified by the Design Manual for Roads and Bridges. Any trunk road works will necessitate a Minute of Agreement with the Trunk Roads Authority prior to commencement. Any additional works required to mitigate the impact on the trunk road will necessitate a Legal Agreement with the Trunk Roads Authority prior to commencement. With regard to Condition 25 of 14/01552/FURM- whilst Transport Scotland can approve the detail of the barrier/boundary feature, the Condition cannot be fully discharged until the approved feature has been provided.
- Ayrshire Roads Alliance note that they reserve the right to request changes to details resulting from negotiations through the Roads Construction Consent process.
- SPT has noted that should any bus service which is introduced not be considered commercially viable in the longer term, then it is unlikely that such a service could be continued through public funding support.

List of Determined Plans:

Other - Reference No (or Description): FLOOD RISK ASESSMENT March 2015;
 Other - Reference No (or Description): FLOOD RISK - SCHOOL SITE June 2015;
 Other - Reference No (or Description): DIA SE AYR (3 PHASE) Sept 2007;
 Drawing - Reference No (or Description): 14015-LA-006-B Shrub planting 1 of 15;
 Drawing - Reference No (or Description): 14015-LA-007-B Shrub planting 2 of 15;
 Drawing - Reference No (or Description): 14015-LA-008-B Shrub planting 3 of 15;
 Drawing - Reference No (or Description): 14015-LA-009-B Shrub planting 4 of 15;
 Drawing - Reference No (or Description): 14015-LA-010-B Shrub planting 5 of 15;
 Drawing - Reference No (or Description): 14015-LA-011-B Shrub planting 6 of 15;
 Drawing - Reference No (or Description): 14015-LA-012-B Shrub planting 7 of 15;
 Drawing - Reference No (or Description): 14015-LA-013-B Shrub planting 8 of 15;
 Drawing - Reference No (or Description): 14015-LA-014-B Shrub planting 9 of 15;
 Drawing - Reference No (or Description): 14015-LA-015-B Shrub planting 10 of 15;
 Drawing - Reference No (or Description): 14015-LA-016-B Shrub planting 11 of 15;
 Drawing - Reference No (or Description): 14015-LA-022-B Shrub planting 12 of 15;
 Drawing - Reference No (or Description): 14015-LA-023-B Shrub planting 13 of 15;

Drawing - Reference No (or Description): 14015-LA-024-B Shrub planting 14 of 15;
 Drawing - Reference No (or Description): 14015-LA-025-B Shrub planting 15 of 15;
 Drawing - Reference No (or Description): 14015-LAHW-001-B Hardworks – general;
 Drawing - Reference No (or Description): 14015-LAHW-002-B play areas 1 and 2;
 Drawing - Reference No (or Description): 14015-LAHW-003-B Play areas 3 and 4;
 Drawing - Reference No (or Description): 14015-LAHW-P004-B Play areas 5 and 6;
 Other - Reference No (or Description): 14015-LAR-005-A Landscape maintenance;
 Other - Reference No (or Description): 14015-LAR-003-B planting schedule;
 Other - Reference No (or Description): 14015-LAR-001-A Specification;
 Other - Reference No (or Description): 14015-LAR-002-A Visual tree assessment;
 Other - Reference No (or Description): 14015-LAR-004-A Materials checklist;
 Drawing - Reference No (or Description): 0958-3002-11 Roads layout - ref sheet;
 Drawing - Reference No (or Description): 0958-3003-14 Drainage - ref sheet;
 Drawing - Reference No (or Description): 0958-3004-7 Levels - ref sheet;
 Drawing - Reference No (or Description): 0958-3112-4 Int crossing details;
 Drawing - Reference No (or Description): 0958-3110-6 Int crossing details;
 Drawing - Reference No (or Description): 0958-3111-5 Int crossing details;
 Drawing - Reference No (or Description): 0958-3005-0 PSV swept path;
 Drawing - Reference No (or Description): 0958-3006-0 HGV swept path;
 Drawing - Reference No (or Description): 0958-3007-0 Refuse swept path 1;
 Drawing - Reference No (or Description): 0958-3009-0 Refuse swept path 2;
 Drawing - Reference No (or Description): 0958-SK-610-0 Driveway drainage;
 Other - Reference No (or Description): CORTON DIA SUMMARY Sept 2015;
 Drawing - Reference No (or Description): 14015-LADT-001 Whin bridleway;
 Drawing - Reference No (or Description): 14015-LADT-002 Chespale fencing;
 Drawing - Reference No (or Description): 14015-LADT-003-B burn diversion section;
 Drawing - Reference No (or Description): 14015-LADT-005 Post and wire fence;
 Drawing - Reference No (or Description): 14015-LADT-007 high pressure pipeline;
 Drawing - Reference No (or Description): 14015-LADT-008-B Burn corridor section;
 Drawing - Reference No (or Description): 14015-LADT-009-B Acoustic bund to store;
 Drawing - Reference No (or Description): 14015-LADT-010-B Acoustic bund to A77;
 Drawing - Reference No (or Description): 14015-LADT-013 Corton Rd – section;
 Drawing - Reference No (or Description): 14015-LADT-015-A cycleway boundary fence;
 Other - Reference No (or Description): 5. SCHEME programme;
 Other - Reference No (or Description): 13. SCHEME overbridge;
 Other - Reference No (or Description): 14. SCHEME Education;
 Drawing - Reference No (or Description): 14. EDUCATION SITE 14015-POD-P005-B;
 Drawing - Reference No (or Description): 14. EDUCATION / P+R 0958-SK-5001-2;
 Other - Reference No (or Description): 15. SCHEME Affordable housing;
 Drawing - Reference No (or Description): 15.LAND OWNERSHIP L14015-STTB-P012-A;
 Other - Reference No (or Description): 16. SCHEME Safeguarding rail halt;
 Drawing - Reference No (or Description): 16. PARK+RIDE SITE 14015-POD-P002-B;
 Drawing - Reference No (or Description): 16. RAIL HALT LOCATION 12006-STTB-P009;
 Other - Reference No (or Description): 17. SCHEME Bus Service;
 Other - Reference No (or Description): 17. PUBLIC TRANSPORT STRATEGY Sept 2015;
 Drawing - Reference No (or Description): 17. SUSTAINABLE TRANSPORT 14015-DS-P005-E;
 Other - Reference No (or Description): 18. SCHEME Business unit;
 Drawing - Reference No (or Description): 18. BUSINESS UNIT LAYOUT 12070 - A(00)13_3F;

Other - Reference No (or Description): BIRD MANAGEMENT PLAN V2 121214 (Dec 2014);

Other - Reference No (or Description): BUS STOP PROVISION condition 32;

Other - Reference No (or Description): CONSTRUCTION TARRIFIC MP August 2015;

Drawing - Reference No (or Description): 14015-STEX-P005 Bridge move/connect;

Other - Reference No (or Description): WSP BRIDGES/RAIL REPORT 70004911/WSP/REP/COR/001;

Other - Reference No (or Description): CONDITION SCHEDULE;

Drawing - Reference No (or Description): 14015-LA-017-B Cultivation plan;

Drawing - Reference No (or Description): 14015-LA-018-B Seeding plan;

Drawing - Reference No (or Description): 14015-LA-004-B Planting plan;

Drawing - Reference No (or Description): 14015-LA-005-B Tree planting;

Drawing - Reference No (or Description): 14015-LADT-006-B Tree / shrub planting;

Drawing - Reference No (or Description): 14015-MP-P011-H OPTION 14 ILLUSTRATIVE MASTERPLAN;

Drawing - Reference No (or Description): 14157-SK-18 MAIN ROAD INFRASTRUCTURE;

Drawing - Reference No (or Description): 14015-SK-048 N/HOOD CTRE MATERIALS;

Other - Reference No (or Description): TRANSPORT STATEMENT NOVEMBER 2015;

Drawing - Reference No (or Description): 14015-ST-P001 Site Location;

Drawing - Reference No (or Description): 14015-MP-P007-C Access / landscaping;

Drawing - Reference No (or Description): 14015-MP-P008-C Landscape Factor Plan;

Drawing - Reference No (or Description): 14015-STSV-P001-A Tree Survey (1 of 3);

Drawing - Reference No (or Description): 14015-STSV-P002-A Tree Survey (2 of 3);

Drawing - Reference No (or Description): 14015-STSV-P003-A Tree Survey (3 of 3);

Drawing - Reference No (or Description): 14015-LA-001-A Tree Protection (1 of 3);

Drawing - Reference No (or Description): 14015-LA-002-A Tree Protection (2 of 3);

Drawing - Reference No (or Description): 14015-LA-003-A Tree Protection (3 of 3);

Drawing - Reference No (or Description): 14015-LAGA-001-B Landscape gen arrangement;

Drawing - Reference No (or Description): 14015-PH-P046-I Phase 1 plan;

Drawing - Reference No (or Description): 14015-PH-P047-B Phase 2 plan;

Other - Reference No (or Description): REV M phasing schedule; and

Drawing - Reference No (or Description): 14015-PH-P142-I Combined phasing plan.

Reason for Decision:

The detail 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.

- (3) **15/01039/MSCM – AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** –application for the approval of matters specified in conditions of planning permission in principle 14/01552/FURM – erection of supermarket, petrol filling station, access, parking, associated works and landscaping.

Decided: to agree that the Executive Director - Economy, Neighbourhood and Environment be granted delegated powers to approve this application for approval of matters specified in conditions subject to the conditions listed below and the conclusion of any necessary agreements and bonds (including landscape and play bond):-

- (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 the approval is for a gross internal area (GIA) of 9,404 sqm and a net sales area inclusive of any mezzanine floorspace of 5574 sqm. No more than 3,900 sqm (70%) of the sales area shall be used for the sale of convenience goods and no more than 2,508 sqm (45%) of the sales area shall be used for the sale of comparison goods. The sale of comparison goods other than furniture, floor coverings, DIY, electrical or household goods shall comprise no more than 30% of the net sales area (1,672sqm). That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments the approved supermarket shall not be subdivided without the submission of a further planning application and approval of the planning authority;
- (c) footpath, cycle and equestrian links (as appropriate) shall be provided to link with existing or committed public roads and footways at locations to the satisfaction of the Planning and Roads Authority, to encourage sustainable modes of transport;
- (d) that before development opening a Travel Plan, shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan 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 of travel other than private car;
- (e) 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;
- (f) that junction access visibility sightline splays of 2.4 metres by 40 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 off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (h) that a lockable and covered cycle stand accommodating a minimum of 30 cycles shall be provided within the site boundaries. Precise details of the siting and specifications of the required cycle stand shall be submitted for the formal prior written approval of the Planning Authority before occupation;
- (i) that the applicant/developer/operator of the supermarket shall adopt the operational measures proposed in Environmental Noise Assessment Mixed Use Development Land at Corton Ref 14/00220/PPPM Sainsbury's Superstore dated September 2015;
- (j) that before any house on the adjacent plot is occupied the proposed acoustic barrier (bund and fencing), or alternative approved noise mitigation measures, shall be fully implemented;
- (k) that the noise level (rating level) at the nearest noise sensitive receptors from fixed plant and services must not exceed LAeq 35dB(A) or the measured background* noise minus 10dB, whichever is the highest assessed for both day 0700 to 2300 hours and night time 2300 to 0700 hours noise. Night time noise from services and fixed plant to be assessed at 4m height where there are 1st floor bedrooms at nearby noise sensitive receptors. The rating level to be assessed in accordance with BS4142:2014 Method for Rating and Assessing Commercial Sound. *If background minus 10 noise level limit to be adopted, a background noise assessment must be carried out at a suitable location, approved in writing by South Ayrshire Council Planning Authority;
- (l) 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;
- (m) 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;
- (n) 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 prior to the occupation of the development. The open space/landscaped area shall be retained as open space and to this approved standard; and
- (o) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to clarify the extent of the planning permission and to retain proper control over the development and to protect the vitality and viability of the town centre;
- (c) to encourage sustainable means of travel;
- (d) to encourage sustainable means of travel;
- (e) in the interest of road safety and avoid the discharge of water on to the public road;
- (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. To reduce the potential for congestion and obstruction caused by off site car parking;
- (h) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel;
- (i) to avoid noise disturbance in the interests of residential amenity;
- (j) to avoid noise disturbance in the interests of residential amenity;
- (k) to avoid noise disturbance in the interests of residential amenity;
- (l) in the interests of visual amenity;
- (m) in the interests of visual and residential amenity'
- (n) un the interests of visual amenity and to ensure a satisfactory standard of local environmental quality; and
- (o) in the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

Advisory Notes:

- The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- 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 the Council will not adopt the road on its completion.
- Please note that Construction Consent from the Roads Authority will be required for the formation of any new road and that traffic calming measures will be required. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication.
- 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 co-ordinated 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 works commencing on site.

List of Determined Plans:

Drawing - Reference No (or Description): 12070 P(00)01 REV A Location Site Plan;
 Drawing - Reference No (or Description): 12070 P(00)03 REV E Store Site Plan;
 Drawing - Reference No (or Description): 14015-LAGA-P003-E Landscape General;
 Drawing - Reference No (or Description): 12070 P(00)04 REV D Store Roof Plan;
 Drawing - Reference No (or Description): 12070 P(00)05 REV C Foodstore Elevations;
 Drawing - Reference No (or Description): 12070-CGI01D perspective elevation;
 Drawing - Reference No (or Description): 12070 P(00)06 REV D illust landscape, access;
 Drawing - Reference No (or Description): 4314-TRACK 03 REV A vehicle tracking;
 Drawing - Reference No (or Description): 4314-TRACK 04 REV B vehicle tracking;
 Drawing - Reference No (or Description): 4314-TRACK 05 REV O vehicle track – yard;
 Drawing - Reference No (or Description): 4314-TRACK 06 REV O vehicle track - yard R;
 Other - Reference No (or Description): PLANNING STATEMENT;
 Other - Reference No (or Description): CONSTRUCTION TRAFFIC management plan;
 Other - Reference No (or Description): NOISE ASSESSEMNT;
 Other - Reference No (or Description): LOW CARBON statement;
 Other - Reference No (or Description): DEVT BRIEF compliance statement;
 Other - Reference No (or Description): LIGHTING indicative strategy;
 Other - Reference No (or Description): LHMP compliance statement;
 Other - Reference No (or Description): SUDS strategy; and
 Drawing - Reference No (or Description): 14015-MP-P011-H Illustrative Masterplan

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) **15/01121/APPM – SYMINGTON – land opposite Towend Terrace/Main Street Junction, Main Street** – erection of residential development, formation of access roads, associated landscaping and infrastructure.

Decided: to agree that the Executive Director - Economy, Neighbourhood and Environment be given delegated powers to approve this application subject to; the signing of a S75 legal agreement relating to an education contribution, affordable housing provision and off-site traffic management, the necessary Traffic Regulation Order(s) and 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 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 to, and approved by the Planning Authority, in agreement with the West of Scotland Archaeology Service. 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;
- (c) 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;
- (d) 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;
- (e) that notwithstanding the plans hereby approved, all proposed materials to be used on external surfaces shall respect the character of the traditional materials found in the adjacent conservation area to the satisfaction of the Planning Authority. For the avoidance of doubt this will involve slate or a good quality slate substitute on the roofs of residential units fronting Main Street and Townend Brae and render and/or stone or a suitable stone substitute on the walls of all residential units. Brick is not hereby approved;
- (f) that all surface water drainage shall discharge to the public sewerage system vested by Scottish Water to the complete satisfaction of Scottish Water. No work shall start on site prior to technical approval from Scottish Water in respect of water and drainage. A copy of the requisite technical approval documentation from Scottish water shall be provided to the planning authority before work commences on site;
- (g) that before any works start on site a scheme of landscaping indicating the siting, numbers, species, densities 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 the 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. For the avoidance of doubt the proposed hedge and tree planting shall be native species and where possible nectar rich species. Note that where possible any native hedgerows shall be maintained, or replaced with native species hedgerow enhancements. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder;

- (h) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details. For the avoidance of doubt this includes a maintenance regime for the proposed landscaping and planting areas as well as for the areas that are to be retained, including the peripheral landscaped strips;
- (i) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS5837:2012. Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (j) that before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site, and adjacent to it, during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery;
- (k) before any work commences on site full details and specifications of the size and location of the proposed play areas shall be submitted for the prior approval of the planning authority. The required details include; the sizes and detailed play proposals. For the avoidance of doubt two toddler play areas are required and an area for older children and teenagers with age appropriate dynamic equipment, ideally in the southern corner of the development;
- (l) that a landscape bond and a play equipment bond relating to the approved landscaping and play facility scheme for this development proposal shall be submitted to, and approved in writing by, the Planning Authority before any work commences on site. For the landscape bond calculation purposes a map with only factored areas shall be submitted, with all planting details, such as: areas, plant species, sizes and densities;
- (m) before any work commences on site precise details and specifications of the measures to ensure adequate surveillance of the area of open space in the south west corner of the site in particular from the houses on plots 94 and 95 shall be submitted for the prior approval of the planning authority. For the avoidance of doubt this will include measures to ensure an open aspect from the ground floor of the houses on these plots and details of the peripheral path running through the area of open space;

- (n) the applicant shall upgrade 2 x bus stops on Symington Road North, and 1 x bus stop at the Symington Road North turning circle to incorporate Real Time Passenger Information screens (RTPI) compatible with the existing Ayrshire Real Time system, prior to the occupation of the development. This shall include supply an installation of an isolatable power source within a power termination pillar, the required ducting, a post retention socket and pole (to the satisfaction of the planning authority), and a 6 line bann display or equivalent. The developer shall also be responsible for providing 5 years maintenance cover for the screens. The designs, locations and specifications of the RTPI screens associated with the aforementioned bus stops shall be agreed to by the Planning Authority prior to their installation; and
- (o) that the applicant shall make provision of a courtesy crossing facility at Main Street, Symington, at a point known locally as Coates Corner, prior to the occupation of the development. Final designs shall be agreed with the Planning Authority prior to work commencing on site;
- (p) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development (Pantehnicon, or equivalent) for the formal prior written approval of the Council as Planning Authority before any work commences on site;
- (q) that the applicant/developer shall, prior to the commencement of work on site, submit a Transport Management Plan which has been produced in consultation with the Roads Authority and the Police Service. The plan shall describe the routing of all construction traffic to and from the development, and shall require the approval of the Planning Authority (in consultation with the Roads Authority and Police) prior to commencement on site;
- (r) that before occupation of the first dwelling, a Residential Travel Pack shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Residential Travel Pack shall provide information on pedestrian, cycling and public transport opportunities in the vicinity of the development site to encourage modes of travel other than private car;
- (s) 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;
- (t) that junction access visibility sightline splays of 4.5 metres by 35.0 metres shall be maintained in both directions at all development junctions with the public road network, onto both Townend Road and Townend Brae. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays;

- (u) that before the proposed development is occupied on street and off street parking spaces shall be provided within the curtilage of the development in accordance with an appropriate level of provision as set out within the Council's Roads Development Guide, and designed to satisfy Designing Streets policy;
- (v) that parking bays shall, depending on their type and orientation, be a minimum of: Parking courts or perpendicular on-street bays: 4.8 metres x 2.5 metres with minimum aisle widths of 6m; Parallel on-street parking bays: 6.0 metres x 2 metres. All parking bays shall satisfy the design standards as set out within Designing Streets and the Council's Roads Development Guide;
- (w) that driveways associated with dwellinghouses shall be designed in accordance with the standards as set out within the Council's Roads Development Guide, and be consistent with the design ethos as set out within Designing Streets;
- (x) that before any works start on site, details shall be submitted to the Planning Authority showing the design and specification of a turning area capable of accommodating the largest size of vehicle expected to be used by or serve the development (Pantehnicon, or equivalent). The turning area shall be constructed as approved prior to the development being occupied;
- (y) that the proposed vehicle connection to Townend Place shall be provided before occupation of the houses on plots 49 to 54 and plots 81 to 83;
- (z) that before any work commences on site a detailed layout plan showing a minimum of a 5.5metre wide carriageway access spur up to the south western site boundary between plots 83 and 84 shall be submitted for the prior written approval of the Planning Authority. The required access spur shall be provided up to the site boundary before occupation of the houses on plots 81 to 83 and 84 to 87;
- (aa) that should any vegetation require to be removed this shall be undertaken outwith the breeding bird's season, specifically March - August. If there is a requirement for any tree felling the developer shall conduct a survey (in season) for potentially roosting bats/nesting birds. The applicant/developer shall include bat and bird boxes within the development, the precise details and specifications of which shall be submitted for the prior written approval of the Planning Authority before work commences on site. The applicant shall submit evidence to demonstrate that a suitably qualified ecologist has contributed to any lighting schemes to ensure that they do not impact on foraging bats. A further pre-construction ecological/habitat survey shall be undertaken before any development construction work is undertaken, the outcome of which shall be submitted for the prior written approval of the Planning Authority before work commences on site;

- (bb) that prior to the commencement of development a public access strategy for the construction phase of development shall be submitted to and approved by the Planning Authority. On completion of the construction works, public access as shown on the approved drawings and public access strategy, including paths through the peripheral landscaped strips and alongside the SUDS detention basin connecting to the footpath network in the application site, shall be retained in perpetuity; and
- (cc) that the precise details and specifications of the road layout (including material finishes and street tree planting arrangements) shall be submitted for the prior written approval of the planning authority before any work commences on site.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (c) in the interests of visual and residential amenity;
- (d) in the interests of visual amenity;
- (e) in the interests of visual amenity;
- (f) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained. In order to mitigate against flood risk;
- (g) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (h) in the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term;
- (i) in the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (j) in order to ensure that no damage is caused to the existing trees during development operations;
- (k) in order to ensure an adequate provision of play facilities;
- (l) to ensure that the site is adequately landscaped and incorporates adequate play facilities, in the interests of amenity;
- (m) to ensure adequate surveillance of open space;
- (n) to provide accessible public transport;
- (o) for the purposes of road safety and functional operation of the local road network;
- (p) in the interest of road safety;
- (q) in the interest of road safety;
- (r) to encourage sustainable means of travel;
- (s) in the interest of road safety and avoid the discharge of water on to the public road;
- (t) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (u) in the interest of road safety and to ensure adequate off-street parking provision;
- (v) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (w) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (x) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety;
- (y) in the interests of vehicle and pedestrian movement;
- (z) in order to ensure that the development of the application site does not prejudice a potential future link road to Kerrix Road;

- (aa) in the interests of safeguarding and enhancing natural heritage;
- (bb) in order to facilitate and encourage pedestrian movement; and
- (cc) in order to retain proper control over the development proposal, to ensure consistency with 'Designing Streets' and an appropriate 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 Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- 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.
- Please note that Construction Consent from the Roads Authority will be required for the formation of any new road and that traffic calming measures will be required. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication.
- The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2002' are permitted within public road limits.
- The Council as Roads Authority advises that at the detailed application stage the plans should include a stage 2 Road Safety Audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority & the applicant. No later than 1 month after completion of the development, unless an alternative time period is approved, a Stage 3 Road Safety audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges should be submitted to the Roads Authority. The requirement to complete a Road Safety Audit includes a requirement to address the recommendations contained within the audit report.
- 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.

- 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.
- The Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits.
- The applicant should note the following:-
 - (i) works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction);
 - (ii) the area of construction be checked prior to the commencement of any works for any ground nesting birds or nesting hare thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004;
 - (iii) works should not lead to contravention of the Habitats Directive / Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
 - (iv) should any European Protected Species (EPS) be found either prior to or during the period of development then a qualified ecologist should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this;
 - (v) should any European Protected Species (EPS) be found either prior to or during the period of development then the need EPS licensing should be reviewed;
 - (vi) that any excavations are covered at night to prevent animals from falling in or becoming trapped; and
 - (vii) that any floodlighting/lighting schemes where possible complies with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, and with the Bat Conservation Trust document - Bats and Lighting in the UK.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): SYN-ARC/PA02 Site Layout;
 Other - Reference No (or Description): DESIGN AND ACCESS STATEMENT;
 Other - Reference No (or Description): PAC REPORT;
 Other - Reference No (or Description): ENGINEERING DRAINAGE ASSESSMENT;
 Other - Reference No (or Description): TRANSPORT ASSESSMENT Nov 2014;
 Other - Reference No (or Description): TREE SURVEY 2014;
 Drawing - Reference No (or Description): ROOT PROTECTION AREA;
 Drawing - Reference No (or Description): ROOT TREE PROTECTION AREAS;
 Drawing - Reference No (or Description): TREE CANOPIES;
 Drawing - Reference No (or Description): TREE CANOPIES Rev A;
 Drawing - Reference No (or Description): 06.185-TB01 Regrade Proposals;
 Drawing - Reference No (or Description): 06.185-TB02 Regrade Proposals – Over;
 Drawing - Reference No (or Description): 06.185-TB06 (SHEET 1 OF 2) Road construction;
 Drawing - Reference No (or Description): 06.185-TB03 Surface Proposals;
 Drawing - Reference No (or Description): 06.185-TB04 Drainage Proposals;
 Drawing - Reference No (or Description): 06.185-TB05 Vehicle Swept Path;
 Drawing - Reference No (or Description): 62001208/L01 frontage landscape;
 Drawing - Reference No (or Description): SYN-ARC/PA03 site sections;
 Other - Reference No (or Description): DESIGN AND ACCESS STATEMENT addendum 2015;
 Other - Reference No (or Description): ECOLOGY REPORT 2014;
 Drawing - Reference No (or Description): S14-117-4D-410 REV E;
 Drawing - Reference No (or Description): S14-117-4D-600 REV E;
 Drawing - Reference No (or Description): S14-130-4D-410 REV E;
 Drawing - Reference No (or Description): S14-140-5D-400 REV G;
 Drawing - Reference No (or Description): S14-140-5D-410 REV G;
 Drawing - Reference No (or Description): S14-140-5D-600 REV E;
 Drawing - Reference No (or Description): S14-148-5D-410;
 Drawing - Reference No (or Description): S14-148-5D-420 REV D;
 Drawing - Reference No (or Description): S14-150-5D-400 REV G;
 Drawing - Reference No (or Description): S14-150-5D-410 REV F;
 Drawing - Reference No (or Description): S14-150-5D-420 REV F;
 Drawing - Reference No (or Description): S14-157-5D-400 REV F;
 Drawing - Reference No (or Description): S14-157-5D-610 REV B;
 Drawing - Reference No (or Description): S14-165-5D-400 REV E;
 Drawing - Reference No (or Description): S14-165-5D-410 REV E;
 Drawing - Reference No (or Description): S14-165-5D-600 REV C;
 Drawing - Reference No (or Description): S14-165-5D-610 REV C;
 Drawing - Reference No (or Description): S14-177-5D-600 REV F;
 Drawing - Reference No (or Description): S14-177-5D-610 REV A;
 Drawing - Reference No (or Description): S14-191-5D-410 REV E;
 Drawing - Reference No (or Description): S14-191-5D-610 REV B;
 Drawing - Reference No (or Description): S14-209-5D-400 REV G;
 Drawing - Reference No (or Description): S14-209-5D-600 REV E;
 Drawing - Reference No (or Description): S14-209-5D-610 REV C;

Drawing - Reference No (or Description): S14-223-5D-420 REV D;
 Drawing - Reference No (or Description): S14-223-5D-600 REV C;
 Drawing - Reference No (or Description): S14-223-5D-610 REV A;
 Drawing - Reference No (or Description): S14-82-3ET/S-410 REV C;
 Drawing - Reference No (or Description): S14-82-3ET/S-420 REV C;
 Drawing - Reference No (or Description): S14-82-3ETS-400 REV C;
 Drawing - Reference No (or Description): S14-82-3MT-400 REV C;
 Drawing - Reference No (or Description): S14-82-3MT-420 REV C;
 Drawing - Reference No (or Description): 15/28-03 REV A Regrade proposals;
 Drawing - Reference No (or Description): 15/28-04A REV A Drainage Proposals (Phas;
 Drawing - Reference No (or Description): S14-117-4D-400 REV E;
 Drawing - Reference No (or Description): S14-117-4D-420 REV E;
 Drawing - Reference No (or Description): S14-130-4D-400 REV E;
 Drawing - Reference No (or Description): S14-130-4D-420 REV E;
 Drawing - Reference No (or Description): S14-130-4D-600 REV G;
 Drawing - Reference No (or Description): S14-140-5D-420 REV G;
 Drawing - Reference No (or Description): S14-148-5D-400 REV E;
 Drawing - Reference No (or Description): S14-148-5D-600 REV F;
 Drawing - Reference No (or Description): S14-148-5D-610 REV C;
 Drawing - Reference No (or Description): S14-150-5D-600 REV G;
 Drawing - Reference No (or Description): S14-150-5D-610 REV C;
 Drawing - Reference No (or Description): S14-157-5D-410 REV F;
 Drawing - Reference No (or Description): S14-157-5D-420 REV F;
 Drawing - Reference No (or Description): S14-157-5D-600 REV E;
 Drawing - Reference No (or Description): S14-177-5D-400 REV E;
 Drawing - Reference No (or Description): S14-177-5D-410 REV E;
 Drawing - Reference No (or Description): S14-177-5D-420 REV E;
 Drawing - Reference No (or Description): S14-177-5D-420 REV E;
 Drawing - Reference No (or Description): S14-191-5D-400 REV E;
 Drawing - Reference No (or Description): S14-191-5D-420 REV E;
 Drawing - Reference No (or Description): S14-191-5D-600 REV E;
 Drawing - Reference No (or Description): S14-209-5D-410 REV G;
 Drawing - Reference No (or Description): S14-209-5D-420 REV G;
 Drawing - Reference No (or Description): S14-223-5D-400 REV D;
 Drawing - Reference No (or Description): S14-223-5D-410;
 Drawing - Reference No (or Description): S14-82-3ET/S-600 REV E;
 Drawing - Reference No (or Description): S14-82-3MT-410 REV C;
 Drawing - Reference No (or Description): S14-82-3MT-600 REV E;
 Other - Reference No (or Description): ACCOMMODATION SCHEDULE; and
 Other - Reference No (or Description): TRAFFIC M'MENT REVIEW Grontmij 2015.

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. **Adjournment.**

The time being 10.35 a.m., the Panel agreed to adjourn.

5. **Resumption of meeting.**

The Panel resumed at 10.45 a.m. Councillor Cavana did not participate in the following item.

6. **House in Multiple Occupation Licence Request.**

The Panel resumed consideration of the joint report (issued to members only) of 12th November 2015 by the Executive Director – Economy Neighbourhood and Environment and the Executive Director – Resources, Governance and Organisation requesting that the Panel consider the content of the report and the stakeholder findings from the property inspections of 2 The Avenue, Girvan on 1st and 14th December 2015 and thereafter consider the application.

The Panel heard from the Building Standards Surveyor and the Project Officer, Housing Strategy Housing on the findings of the inspection

Decided: to note that the premises were still not up to the HMO standard but that they would be would be re-inspected by Building Standards by 23rd December 2015; and to grant delegated powers to the Head of Housing and Facilities to grant this licence subject to it being restricted to 5 occupants should the premises meet the HMO standard at that inspection and to refuse the licence if the premises did not meet the standard.

The meeting ended at 10.55 a.m.