

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 24th June 2015 at 10.00 a.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: C. Cox, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts); M. McClelland; Development Management and Business Change Co-ordinator; A. Cooke, Supervisory Planner; D. Strang, Manager (Schools and Service Support); 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 27th May 2015 (Special) (issued) ([link attached](#)) and 3rd June 2015 (issued) ([link attached](#)) were submitted and approved.

3. Applications for Planning Permission.

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

The Panel decided as follows:-

- (1) **15/00264/APP – AYR – Dinghy Park, Seafield Road, Ayr**– Change of use of class 6 storage and distribution to form Council depot, alterations to existing building and siting of steel container and fuel store ([link attached](#)).

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;

- (b) that the hours of operation on the site shall be restricted to 08.00 to 20.00;
- (c) that no machinery shall be operated on the premises between the hours of 20.00 and 08.00; and
- (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.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of residential amenity;
- (c) in the interests of residential amenity; and
- (d) in the interests of visual amenity.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN AND BLOCK PLAN;
 Drawing - Reference No (or Description): CONTAINER AND FUEL SAFE;
 Drawing - Reference No (or Description): EXISTING PLANS 02; and
 Drawing - Reference No (or Description): PROPOSED PLANS.

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.

- (2) **15/00232/APPM - TARBOLTON – Proposed Community Facility, Montgomerie Street** – New community facility incorporating Tarbolton Primary and Nursery Schools, Tarbolton Community Centre and Tarbolton Activity Centre with associated pedestrian and vehicular access routes, drop off/pick up points, hard/soft landscaping and indoor and outdoor sports facilities ([link attached](#)).

Decided: to approve the application subject to the following conditions:-

- (a) 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;

- (b) 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;
- (c) 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 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;
- (d) 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;
- (e) 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;
- (f) that before any work commences on site a suitably scaled block layout plan showing:
 - (i) existing ground levels;
 - (ii) proposed ground levels; and
 - (iii) finished floor levels of the proposed community campus shall be submitted for the prior written approval of the Council as Planning Authority;
- (g) 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;
- (h) that details for the method of treatment of surface water from the site including full details of the methods to be employed, following discussions with SEPA, and including where appropriate calculations, along with details of how these measures will be maintained in perpetuity, shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site;
- (i) that all trees existing on the site at the date of this decision shall be retained and no trees shall have roots cut or be lopped, topped, felled, uprooted or removed;
- (j) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority. This shall include swept path analysis for both the internal car park area and the bus lay-by facility adjacent to Langlands Drive;

- (k) the applicant / developer shall, prior to the commencement of works on site, submit a Construction Traffic Management Plan to the Council as Roads Authority and Police Scotland. The plan shall describe the methodology for the movement of demolition and construction traffic associated with the proposed development and shall require the agreement of the Council as Roads Authority and Police Scotland prior to commencement of works on site;
- (l) that before school occupation/community facility 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;
- (m) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10 metres, as measured from the rear of the public footway before development completion;
- (n) that the access road shall be improved to adoptable standards in accordance with the Council's Roads Development Guide before development completion. The precise details and specifications of the required road improvements shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (o) 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;
- (p) that junction access visibility sightline splays of 4.5 metres by 35 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;
- (q) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan, with an overall provision of at least 50 car parking spaces. At least 2 spaces for disabled parking shall be provided from the total provision, and these bays shall be appropriately located in proximity to the school main entrance;
- (r) that standard parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6m. Disabled parking bays shall be a minimum of 4.8m long (up to 6.6m) and a minimum of 3.3m wide;

- (s) 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. The turning area shall be constructed as approved prior to the development being occupied;
- (t) that a lockable and covered cycle stand accommodating a minimum of 1 cycle parking space per 25 staff and pupils 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 any work commences on site;
- (u) that before any works start on site, details of a suitable drainage solution for the site shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Ayrshire Roads Alliance as Roads Authority); and
- (v) footpath and cycle links shall be provided with existing public roads and footways at locations to the satisfaction of the Planning and Roads Authority. This shall include the provision of a continuous shared use footway/ cycleway of at least 3m width along its entire length, running from Montgomerie Street to the main school entrance.

Reasons:

- (a) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality; and
- (d) 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; and
- (e) in the interests of visual amenity;
- (f) in the interests of residential and visual amenity; to ensure that there is no significant detrimental impact on adjacent properties;
- (g) in the interests of visual and residential amenity;
- (h) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (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 the interest of road safety;
- (k) in the interest of road safety;
- (l) to encourage sustainable means of travel;
- (m) in the interest of road safety and to ensure an acceptable standard of construction;
- (n) in the interest of road safety and to ensure an acceptable standard of construction;
- (o) in the interest of road safety and avoid the discharge of water on to the public road;
- (p) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (q) in the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by offsite car parking;

- (r) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (s) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety;
- (t) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel;
- (u) in the interest of road safety and avoid the discharge of water on to the public road; and
- (v) to encourage sustainable means of travel.

Advisory Notes:

- the Council as Environmental Health Authority has advised that in order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken;
- in order to avoid noise nuisance all external units containing fans e.g. air conditioning units should comply with noise rating criteria 25 (NR25) when measured within the nearest noise sensitive dwelling with windows open sufficiently for ventilation;
- in order to avoid light nuisance then all external lighting e.g. security lighting should comply with the Institution of Lighting Professionals' "Guidance Notes for the Reduction of Obtrusive Light", a copy of which is enclosed for your information;
- 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;
- 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 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; and

- 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.

List of Determined Plans:

Drawing - Reference No (or Description): AL(03)001 Rev D Proposed Elevations
 Drawing - Reference No (or Description): LL(90)001 Rev K Site Plan
 Drawing - Reference No (or Description): LL(90)002 Site Sections (1 of 2)
 Drawing - Reference No (or Description): LL(90)003 Site Sections (2 of 2)
 Drawing - Reference No (or Description): LL(90)004 Location Plan
 Drawing - Reference No (or Description): AL(01)001 Rev D Proposed Ground Floor Plan
 Drawing - Reference No (or Description): AL(01)002 Rev D Proposed Roof Plan
 Drawing - Reference No (or Description): LL(90)100 Demolition Plan

Reason for Decision:

The siting, design, scale, mass and materials of the proposed development hereby approved are considered to accord with the provisions of the adopted South Ayrshire Local Development Plan and other material considerations. The proposed development will have no significant adverse impact on the amenity of neighbouring land and buildings.

- (3) **15/00460/APP - AYR – Proposed Ayr Academy, University Avenue –** Erection of education facility with associated landscape and car parking and formation of an all weather pitch with floodlights ([link attached](#)).

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;
- (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 before any work commences on site a suitably scaled block layout plan showing:
 - (i) Existing ground levels;
 - (ii) Proposed ground levels; and
 - (iii) Finished floor levels of each proposed dwellinghouseshall be submitted for the prior written approval of the Council as Planning Authority;
- (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 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 within 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;
- (f) 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;
- (g) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS5837:2005 Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (h) 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 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;
- (i) that a lighting strategy, demonstrating how the external lighting scheme will incorporate sustainable design and energy efficiency measure and minimise light spillage and pollution shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (j) that the use of the sports pitches and hard courts shall be restricted to between the hours of 08.00 and 22.00;
- (k) 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;

- (l) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007. Full details of the methods to be employed, following discussions with SEPA, and including where appropriate calculations, along with details of how these measures will be maintained in perpetuity, shall be submitted for approval in writing by this Planning Authority prior to the commencement of any works on site;
- (m) that applicant shall make provision of specialist hardware to be installed into the traffic signal controllers at the Craigie Road/ Craigie Way and Whitletts Road/ Mainholm Road junctions, to allow the junctions to be integrated into the Council's UTMC/ SCOOT system, details of the hardware and installation methods shall be submitted for the prior written approval of the planning authority in consultation with the Ayrshire Roads Alliance. The approved hardware shall be installed prior to the occupation of the development, to the satisfaction of the planning authority in consultation with the Ayrshire Roads Alliance;
- (n) that the applicant shall submit a scheme for lane allocation and associated white lining at the John Street (Fire Station) Roundabout for the prior written approval of the planning authority. The scheme shall be implemented prior to the occupation of the development, all to the satisfaction of the planning authority in consultation with the Area Roads Alliance;
- (o) the applicant shall submit details of a scheme for the management of the one-way section of the internal access road within the curtilage of the site, which runs between the main car park access and the service yard access along the eastern edge of the school building, and restricts movement to northbound only. The scheme, which shall be submitted for the prior written approval of the planning authority in consultation with the Ayrshire Roads Alliance, shall define management of the one-way section of road, in addition to identifying appropriate signage and road markings to guide vehicles to the parking areas within the site;
- (p) footpath and cycle links shall be provided with existing public roads and footways at locations to the satisfaction of the Planning and Roads Authority, to encourage sustainable modes of transport. A plan showing details of all footpath and cycle link locations shall be submitted for the prior written approval of the planning authority;
- (q) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority. The swept path analysis shall comprise of traffic circulation within the application site boundary and comprise of school buses to the proposed bus lay-by facility, and service vehicles to the proposed service yard and turning facility;
- (r) the applicant / developer shall, prior to commencement of works on site, submit a Construction Traffic Management Plan to the Council as Roads Authority and Police Scotland. The plan shall describe the methodology for the movement of construction traffic to and from the site, and how this will be managed in the context of adjacent residential properties and UWS Campus;

- (s) that before occupation of the development 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 by staff, pupils and visitors;
- (t) that the access road shall be designed and constructed to adoptable standards in accordance with the Council's Roads Development Guide before development occupation. The precise details and specifications of the required road improvements shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (u) 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;
- (v) that the priority controlled junctions within the curtilage of the site, providing access to the car parking areas, shall maintain visibility sightline splays of 2.5 metres by 35 metres in both directions at the junction with the site access road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (w) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan, with an overall general provision of at least 134 car parking spaces. In addition to general parking, provision shall be made for at least 5 spaces for disabled parking, and these bays shall be appropriately located in proximity to the school main entrance;
- (x) that standard parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6m. Disabled parking bays shall be a minimum of 4.8m long (up to 6.6m) and a minimum of 3.3m wide;
- (y) 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 service vehicles. The turning area shall be constructed as approved prior to the development being occupied;
- (z) that a lockable and covered cycle parking facilities accommodating a minimum of 44 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 any work commences on site;
- (aa) that a lay-by facility for school bus pick up and drop off with capacity to accommodate 8 buses will be provided within the curtilage of the development, with an abutting footway of at least 3m in width spanning the length of the bus layby, and connecting to the pedestrian route to the main school entrance; and

- (bb) that before any works start on site, details of a suitable drainage solution for the site shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Ayrshire Roads Alliance as Roads Authority).

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 residential and visual amenity; to ensure that there is no significant detrimental impact on adjacent properties;
- (d) in the interests of visual amenity;
- (e) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (f) 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;
- (g) in the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (h) in order to ensure that no damage is caused to the existing trees during development operations;
- (i) in the interests of environmental Quality, pollution prevention and residential amenity;
- (j) to avoid noise disturbance in the interests of residential amenity;
- (k) in the interests of visual and residential amenity;
- (l) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (m) to monitor and maximise traffic flow throughput at these junctions, all for the purposes of road safety and operation of the local road network;
- (n) in the interests of road safety and operation of the local road network;
- (o) in the interests of road safety and operation of the local road network;
- (p) to encourage sustainable means of travel;
- (q) in the interest of road safety;
- (r) in the interest of road safety;
- (s) to encourage sustainable means of travel;
- (t) in the interest of road safety and to ensure an acceptable standard of construction;
- (u) in the interest of road safety and avoid the discharge of water on to the public road;
- (v) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (w) 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;
- (x) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (y) to enable service vehicles to enter and leave the site in forward gear and in the interests of road safety;
- (z) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel;

- (aa) in the interest of road safety and to ensure adequate parking provision for school buses. To reduce the potential for congestion and obstruction caused by bus parking; and
- (bb) in the interest of road safety.

Advisory Notes:

Roads

- 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. 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 for addressing 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 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; and

- 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): AY(PL)AP001 Rev A Location Plan Craigie Campus Existing;

Drawing - Reference No (or Description): AY(PL)AP002 Rev B Location Plan Craigie Campus as Proposed;

Drawing - Reference No (or Description): AY(PL)AP003 Rev A Location Plan;

Drawing - Reference No (or Description): AY(PL)AP004 Rev B Location Plan as proposed;

Drawing - Reference No (or Description): AY(PL)AP005A - BDP Site Plan as Existing;

Drawing - Reference No (or Description): AY(PL)AP006B - BDP Site Plan as Proposed;

Drawing - Reference No (or Description): AY(PL)AP007A - BDP Ground Floor Plan as Proposed;

Drawing - Reference No (or Description): AY(PL)AP008 - BDP First Floor Plan as Proposed;

Drawing - Reference No (or Description): AY(PL)AP009 Rev A Second Floor Plan as Proposed;

Drawing - Reference No (or Description): AY(PL)AP010 Rev. A Third Floor Plan as Proposed;

Drawing - Reference No (or Description): AY(PL)AP011 Rev A Roof Plan as Proposed

Drawing - Reference No (or Description): AY(PL)AP012 Rev B Site Plan Lower Site

Drawing - Reference No (or Description): AY(PL)AE001 Rev A Site Elevation as Existing

Drawing - Reference No (or Description): AY(PL)AE002 Rev A Site Elevation as Proposed

Drawing - Reference No (or Description): AY(PL)AE003 Rev B North and South Elevation as proposed;

Drawing - Reference No (or Description): AY(PL)AE004 Rev B East and West Elevation as proposed;

Drawing - Reference No (or Description): AY(PL)AS001 Rev A Sections as Proposed;

Drawing - Reference No (or Description): 1417.L.G(92)001 Rev. A Landscape Drawing – General;;

Drawing - Reference No (or Description): 1417.L.G(92)002 Rev. A Tree Removal Plan;

Drawing - Reference No (or Description): 1417.L.G(92)003 Rev. A Tree protection Plan;

Drawing - Reference No (or Description): 1417.L.G(92)004 Rev. A Pitch and Access Path; and

Drawing - Reference No (or Description): 1417.L.G(92)005 Rev. A Plating Plan.

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) **15/00187/MSCM - AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** – Application for the approval of matters specified in conditions 2 (only in terms of means of access and landscaping measures), 10 excluding part b) 25, 29, 31, 32, 33, 34, 36, 41, 43, 49, 51, 52, 53, 54, 55, 60, 61, 63, 64, 65, 66, 72 and 73 of application reference 14/00220/PPPM ([link attached](#)).

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, conclusion of any necessary agreements and bonds (including landscape bond) (including modification as necessary of plan and document reference numbers):-

- (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; 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, the school & community facilities and the required 'schemes';
- (b) that the development shall be carried out in accordance with the approved combined phasing plan 14015-PH-P142-A and schedule unless otherwise approved in writing by the planning authority;
- (c) that before any work starts on site, there shall be submitted full details of the arrangements to be put in place in order to secure the required additional servitude rights of access/bridge agreements from Network Rail for the creation of footpath links at over-bridge 162/060 (High Glengall), over-bridge 162/062 (Corton Bridge) and through Under-bridge 162/061(Glengall Bridge) for the prior written approval of the Planning Authority. For the avoidance of doubt this will include timescale and any necessary physical improvement measures to surfacing and bridge construction (including parapet design) and no consented development shall start prior to necessary upgrades taking place;
- (d) that before any work commences on site the following plans and documents shall be submitted for the prior written approval of the planning authority;
 - (i) formal planning drawings confirming that the school proposal is outwith the 200 year flood extent and that it has a standard of protection to the 1 in 1000 year flood level;
 - (ii) updated Flood Risk Assessment; and
 - (iii) confirmation of the long term inspection and maintenance regime and responsibilities for the compensatory storage area;

- (e) that the acoustic bund and potential acoustic fence shall meet the requirements of the Acoustic Consultant's Report;
- (f) 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;
- (g) 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;
- (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, prior to the commencement of development on site, a suitable trespass proof fence at least 1.8 metres in height shall be erected with the boundary of Network Rail's property and maintained to the satisfaction of the Planning Authority in consultation with Network Rail. The fence shall be a green polyester coated weldmesh fence as specified on drawing number 14015-LADT-015 unless otherwise approved by the planning authority;
- (j) that the traffic counter shall be installed as per the agreed details prior to occupation of any land use within the development site;
- (k) that the splays as shown in the T Lawrie Drawing Nos. 0958-3002-G 'Roads Layout Reference Sheet' shall not be obscured by any subsequent development phases; and
- (l) the recommendations in the public transport strategy shall be fully implemented. 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.

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) in the interests of sustainable development and the proper planning of the area. In order to ensure safe crossings existing over and under the railway line to ensure provision for walking, cycling and equestrian connection between Ayr and the remaining parts of the SE Ayr strategic growth area;
- (d) in order to ensure the development is protected against flooding in an acceptable manner. To ensure the proposal fully complies with Scottish Planning Policy;
- (e) to avoid noise disturbance;
- (f) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (g) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (h) in order to retain proper control over the development proposal in the interests of aviation safety;
- (i) in the interests of railway safety and safeguarding visual amenity. In order to retain proper control over the development proposal;
- (j) in the interests of monitoring traffic flow generated by the development as stipulated in the Transport assessment and in the interests of road safety;
- (k) in the interests of road safety; and
- (l) in order to maximise the use of public transport and sustainable travel patterns.

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 14/00220/PPPM - 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;

- Transport Scotland advises that whilst they can approve the detail of the barrier / boundary feature (in respect of condition 25) the condition cannot be fully discharged until the approved feature has been provided; and
- Ayrshire Roads Alliance note that they reserve the right to request changes to details resulting from negotiations through the Roads Construction Consent process.

List of Determined Plans:

Drawing - Reference No (or Description): 14015-LADT-015 cycleway boundary fence;
 Drawing - Reference No (or Description): 14015-LAHW-P007 play areas 3/4/5 summary;
 Drawing - Reference No (or Description): 14015-DS-P005-B REV A Sust Trans Plan;
 Drawing - Reference No (or Description): 14015-STSV-P001 Tree Survey Plan 1/3;
 Drawing - Reference No (or Description): 14015-STSV-P002 Tree Survey Plan 2/3;
 Drawing - Reference No (or Description): 14015-STSV-P003 Tree Survey Plan 3/3;
 Drawing - Reference No (or Description): 14015-LAGA-001 Landscape arrangement;
 Drawing - Reference No (or Description): 14015-LAGA-001 Landscape arrangement;
 Drawing - Reference No (or Description): 14015-LAHW-001 Hardworks arrangement;
 Drawing - Reference No (or Description): 14015-LAHW-P002 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LAHW-P003 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LAHW-P004 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LA-001 Tree Protection 1/3;
 Drawing - Reference No (or Description): 14015-LA-002 Tree Protection 2/3;
 Drawing - Reference No (or Description): 14015-LA-003 Tree Protection 3/3;
 Drawing - Reference No (or Description): 14015-LA-004 Planting Plan;
 Drawing - Reference No (or Description): 14015-LAPL-005 Tree Planting Plan;
 Drawing - Reference No (or Description): 14015-LA-006 Shrub Planting 1/11;
 Drawing - Reference No (or Description): 14015-LA-007 Shrub Planting 2/11;
 Drawing - Reference No (or Description): 14015-LA-008 Shrub Planting 3/11;
 Drawing - Reference No (or Description): 14015-LA-009 Shrub Planting 4/11;
 Drawing - Reference No (or Description): 14015-LA-010 Shrub Planting 5/11;
 Drawing - Reference No (or Description): 14015-LA-011 Shrub Planting 6/11;
 Drawing - Reference No (or Description): 14015-LA-012 Shrub Planting 7/11;
 Drawing - Reference No (or Description): 14015-LA-013 Shrub Planting 8/11;
 Drawing - Reference No (or Description): 14015-LA-014 Shrub Planting 9/11;
 Drawing - Reference No (or Description): 14015-LA-015 Shrub Planting 10/11;
 Drawing - Reference No (or Description): 14015-LA-016 Shrub Planting 11/11;
 Drawing - Reference No (or Description): 14015-LAPL-017 Cultivation Plan;
 Drawing - Reference No (or Description): 14015-LAPL-018 Seeding Plan;
 Drawing - Reference No (or Description): 14015-LADT-001 Whin Bridleway;
 Drawing - Reference No (or Description): 14015-LADT-002 Chespaie Fencing;
 Drawing - Reference No (or Description): 14015-LADT-003 Footbridge Burn Diversion;
 Drawing - Reference No (or Description): 14015-LADT-004 Burn Diversion-Channel;
 Drawing - Reference No (or Description): 14015-LADT-005 Post and Wire Fence;
 Drawing - Reference No (or Description): 14015-LADT-006 Tree/Shrub Plant Details;
 Drawing - Reference No (or Description): 14015-LADT-007 Section Gas Pipeline;
 Drawing - Reference No (or Description): 14015-LADT-008 Section - Burn Corridors;
 Drawing - Reference No (or Description): 14015-LADT-009 Bund to Food store;
 Drawing - Reference No (or Description): 14015-LADT-010 Bund to A77;

Drawing - Reference No (or Description): 14015-LADT-011 Hard Paving Details;
 Drawing - Reference No (or Description): 14015-LADT-012 Gabion Baskets;
 Drawing - Reference No (or Description): 14015-LADT-013 Section-Corton Road;
 Drawing - Reference No (or Description): 14015-LADT-014 Section-Cycleway;
 Other - Reference No (or Description): 14015-LAR-001 Specification Report;
 Other - Reference No (or Description): 14015-LAR-002 Tree Survey Report;
 Other - Reference No (or Description): 14015-LAR-003 REV A Planting Schedule;
 Other - Reference No (or Description): 14015-LAR-004 Materials Checklist;
 Other - Reference No (or Description): 14015-LAR-005 Landscape Maint. _ Manag;
 Other - Reference No (or Description): LANDSCAPE & HABITAT MANAGEMENT P Report;
 Other - Reference No (or Description): ARCHAEOLOGICAL EVALUATION Report;
 Other - Reference No (or Description): RAIL BRIDGES AND FENCING REPORT Report;
 Drawing - Reference No (or Description): 0958-503-4 REV D Burn re-align-Xsection;
 Drawing - Reference No (or Description): 0958-511-0 Burn re-align-layout;
 Drawing - Reference No (or Description): 0958-512-0 Burn re-align-Xsections;
 Drawing - Reference No (or Description): 0958-513-0 burn re-align-red line;
 Drawing - Reference No (or Description): 0958-700-13 REV M A77 Road Layout;
 Drawing - Reference No (or Description): 0958-701-6 REV F rbout - sections 1/3;
 Drawing - Reference No (or Description): 0958-702-6 REV F rbout - sections 2/3;
 Drawing - Reference No (or Description): 0958-703-6 REV F rbout - sections 3/3;
 Drawing - Reference No (or Description): 0958-2500-3 REV C culvert details 1;
 Drawing - Reference No (or Description): 0958-2501-2 REV B culvert details 2;
 Drawing - Reference No (or Description): 0958-2502-3 REV C culvert details 3;
 Drawing - Reference No (or Description): 0958-3002-7 REV G roads layout ref sheet;
 Drawing - Reference No (or Description): 0958-3003-9 REV I drainage layout ref sheet;
 Drawing - Reference No (or Description): 0958-3004-4 REV B Levels Layout ref;
 Drawing - Reference No (or Description): 0958-3110-3 REV C crossing details 1;
 Drawing - Reference No (or Description): 0958-3111-4 REV D crossing details 2;
 Drawing - Reference No (or Description): 0958-3112-3 REV C crossing details 3;
 Drawing - Reference No (or Description): 0958-SK-610-0 Driveway drainage scheme;
 Other - Reference No (or Description): BUS STOP PROVISION Report;
 Other - Reference No (or Description): PUBLIC TRANSPORT STRATEGY Report;
 Drawing - Reference No (or Description): 14015-STEX-P005 Bridge move. and con.;
 Drawing - Reference No (or Description): 14015-MP-P008 Landscape factor plan;
 Drawing - Reference No (or Description): 0958-300 Fencing layout;
 Drawing - Reference No (or Description): 0958-400-4 road restraint systems;
 Drawing - Reference No (or Description): 0958-700-14 A77 Road Layout;
 Other - Reference No (or Description): BIRD MANAGEMENT PLAN Report;
 Other - Reference No (or Description): DEVELOPMENT IMPACT ASSESSMENT Report;
 Other - Reference No (or Description): FINAL SCHEDULE OF SUBMISSIONS Report;
 Other - Reference No (or Description): FLOOD RISK ASSESSMENT Report;
 Drawing - Reference No (or Description): 14015-ST-P001 Site Location;
 Drawing - Reference No (or Description): 14015-MP-P001 Preliminary masterplan;
 Drawing - Reference No (or Description): 14015-MP-P007-A Access / landscape;

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.

- (5) **15/00520/MSCM AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** – approval of matters specified in conditions 5, 6, 13, 14, 15, 16, 17, and 18 of Planning Permission in Principle 14/00220/PPPM ([link attached](#)).

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, conclusion of any necessary agreements and bonds (including landscape bond) (including modification as necessary of plan and document reference numbers):-

- (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'. Further AMSC applications are required for all remaining parts of the Corton development including the; 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, supermarket, neighbourhood centre & business units, housing and the school & community facilities;
- (b) that the development shall be carried out in accordance with the approved combined phasing plan 14015-PH-P142-A and schedule unless otherwise approved in writing by the planning authority;
- (c) 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.

For the avoidance of doubt this restriction does not apply to the formation of the perimeter path or works associated with the overbridge to Cockhill,

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; and
- (c) 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'.

Advisory Notes:

- (A) Transport Scotland has recommended the following advisory notes:-
- the granting of planning consent does not carry with it the right to carry out works within the trunk road 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 the above Conditions 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; and
 - 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; and

- (B) 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:

Drawing - Reference No (or Description): 14015-PH-P142-A phasing plan / schedule;
 Drawing - Reference No (or Description): 12006-PLBD-P003 Location plan;
 Other - Reference No (or Description): 13. SCHEME overbridge;
 Other - Reference No (or Description): 14. REV A SCHEME Education;
 Drawing - Reference No (or Description): 14. EDU SITE BOUNDARY 14015-POD-P005;
 Drawing - Reference No (or Description): 14. SUPPORT education zone / P_R;
 Other - Reference No (or Description): 15. REV A SCHEME Affordable housing;
 Drawing - Reference No (or Description): 15. LAND OWNERSHIP 14015-STTB-P012;
 Other - Reference No (or Description): 16. SCHEME Safeguard rail halt land;
 Drawing - Reference No (or Description): 16. P_R SITE 14015-POD-P002 INF2;
 Drawing - Reference No (or Description): 16. RAIL HALT LOCATION 12006-STTB-P009;
 Other - Reference No (or Description): 17. REV A SCHEME Bus Service;
 Other - Reference No (or Description): 17. REV A Public Trans Strategy;
 Other - Reference No (or Description): 18. REV A SCHEME Business Unit provision; and
 Drawing - Reference No (or Description): 18. SUPPORT M/plan Accom schedule.

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.

- (6) **15/00519/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, 29, 31, 32, 33, 34, 36, 41, 43, 49, 51, 52, 53, 54, 55, 60, 61, 63, 64, 65, 66, 72 and 73 of application reference 14/01552/FURM ([link attached](#)).

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, conclusion of any necessary agreements and bonds (including landscape bond) (including modification as necessary of plan and document reference numbers) :-

- (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 combined phasing plan 14015-PH-P142-A and schedule unless otherwise approved in writing by the planning authority;
- (c) that before any work starts on site, there shall be submitted full details of the arrangements to be put in place in order to secure the required additional servitude rights of access/bridge agreements from Network Rail for the creation of footpath links at over-bridge 162/060 (High Glengall), over-bridge 162/062 (Corton Bridge) and through Under-bridge 162/061(Glengall Bridge) for the prior written approval of the Planning Authority. For the avoidance of doubt this will include timescale and any necessary physical improvement measures to surfacing and bridge construction (including parapet design) and no consented development shall start prior to necessary upgrades taking place;
- (d) that before any work commences on site the following plans and documents shall be submitted for the prior written approval of the planning authority:-
 - (i) formal planning drawings confirming that the school proposal is outwith the 200 year flood extent and that it has a standard of protection to the 1 in 1000 year flood level;
 - (ii) updated Flood Risk Assessment; and
 - (iii) confirmation of the long term inspection and maintenance regime and responsibilities for the compensatory storage area.
- (e) that the acoustic bund and potential acoustic fence shall meet the requirements of the Acoustic Consultant's Report.
- (f) 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.

- (g) 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;
- (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, prior to the commencement of development on site, a suitable trespass proof fence at least 1.8 metres in height shall be erected with the boundary of Network Rail's property and maintained to the satisfaction of the Planning Authority in consultation with Network Rail. The fence shall be a green polyester coated weldmesh fence as specified on drawing number 14015-LADT-015 unless otherwise approved by the planning authority;
- (j) that the traffic counter shall be installed as per the agreed details prior to occupation of any land use within the development site;
- (k) that the splays as shown in the T Lawrie Drawing Nos. 0958-3002-G 'Roads Layout Reference Sheet' shall not be obscured by any subsequent development phases;
- (l) the recommendations in the public transport strategy shall be fully implemented. 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;
- (m) 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.

For the avoidance of doubt this restriction does not apply to the formation of the perimeter path or works associated with the overbridge to Cockhill.

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) in the interests of sustainable development and the proper planning of the area. In order to ensure safe crossings existing over and under the railway line to ensure provision for walking, cycling and equestrian connection between Ayr and the remaining parts of the SE Ayr strategic growth area;
- (d) in order to ensure the development is protected against flooding in an acceptable manner. To ensure the proposal fully complies with Scottish Planning Policy.
- (e) to avoid noise disturbance;
- (f) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (g) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework.
- (h) in order to retain proper control over the development proposal in the interests of aviation safety.
- (i) in the interests of railway safety and safeguarding visual amenity. In order to retain proper control over the development proposal.
- (j) in the interests of monitoring traffic flow generated by the development as stipulated in the Transport assessment and in the interests of road safety;
- (k) in the interests of road safety;
- (l) in order to maximise the use of public transport and sustainable travel patterns; and
- (m) 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'.

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 road 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 14/00220/PPPM - 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;
- Transport Scotland advises that whilst they can approve the detail of the barrier / boundary feature (in respect of condition 25) 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; and
- 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:

Drawing - Reference No (or Description): 14. SUPPORT education zone / P_R;
 Other - Reference No (or Description): 15. SCHEME Affordable housing;
 Drawing - Reference No (or Description): 115. LAND OWNERSHIP L14015-STTB-P012;
 Other - Reference No (or Description): 16. SCHEME Safeguard rail halt land;
 Drawing - Reference No (or Description): 16. P_R SITE 14015-POD-P002 INF2;
 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. SUPPORT Public Trans Strategy;
 Other - Reference No (or Description): 18. SCHEME Business Unit provision;
 Drawing - Reference No (or Description): 18. SUPPORT M/plan Accom schedule;
 Drawing - Reference No (or Description): 14015-LADT-015 cycleway boundary fence;
 Drawing - Reference No (or Description): 14015-LAHW-P007 play areas 3/4/5 summary;
 Drawing - Reference No (or Description): 14015-DS-P005-B REV A Sust Trans Plan;
 Drawing - Reference No (or Description): 14015-STSV-P001 Tree Survey Plan 1/3;
 Drawing - Reference No (or Description): 14015-STSV-P002 Tree Survey Plan 2/3;
 Drawing - Reference No (or Description): 14015-STSV-P003 Tree Survey Plan 3/3;
 Drawing - Reference No (or Description): 14015-LAGA-001 Landscape arrangement;
 Drawing - Reference No (or Description): 14015-LAGA-001 Landscape arrangement;
 Drawing - Reference No (or Description): 14015-LAHW-001 Hardworks arrangement;
 Drawing - Reference No (or Description): 14015-LAHW-P002 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LAHW-P003 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LAHW-P004 Hardworks Detail;
 Drawing - Reference No (or Description): 14015-LA-001 Tree Protection 1/3;
 Drawing - Reference No (or Description): 14015-LA-002 Tree Protection 2/3;
 Drawing - Reference No (or Description): 14015-LA-003 Tree Protection 3/3;
 Drawing - Reference No (or Description): 14015-LA-004 Planting Plan;
 Drawing - Reference No (or Description): 14015-LAPL-005 Tree Planting Plan;
 Drawing - Reference No (or Description): 14015-LA-006 Shrub Planting 1/11;
 Drawing - Reference No (or Description): 14015-LA-007 Shrub Planting 2/11;
 Drawing - Reference No (or Description): 14015-LA-008 Shrub Planting 3/11;
 Drawing - Reference No (or Description): 14015-LA-009 Shrub Planting 4/11;
 Drawing - Reference No (or Description): 14015-LA-010 Shrub Planting 5/11;
 Drawing - Reference No (or Description): 14015-LA-011 Shrub Planting 6/11;
 Drawing - Reference No (or Description): 14015-LA-012 Shrub Planting 7/11;
 Drawing - Reference No (or Description): 14015-LA-013 Shrub Planting 8/11;
 Drawing - Reference No (or Description): 14015-LA-014 Shrub Planting 9/11;
 Drawing - Reference No (or Description): 14015-LA-015 Shrub Planting 10/11;
 Drawing - Reference No (or Description): 14015-LA-016 Shrub Planting 11/11;
 Drawing - Reference No (or Description): 14015-LAPL-017 Cultivation Plan;
 Drawing - Reference No (or Description): 14015-LAPL-018 Seeding Plan;
 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 Footbridge Burn Diversion;
 Drawing - Reference No (or Description): 14015-LADT-004 Burn Diversion-Channel;
 Drawing - Reference No (or Description): 14015-LADT-005 Post and Wire Fence;
 Drawing - Reference No (or Description): 14015-LADT-006 Tree/Shrub Plant Details;
 Drawing - Reference No (or Description): 14015-LADT-007 Section Gas Pipeline
 Drawing - Reference No (or Description): 14015-LADT-008 Section - Burn Corridors;

Drawing - Reference No (or Description): 14015-LADT-009 Bund to Food store;
 Drawing - Reference No (or Description): 14015-LADT-010 Bund to A77;
 Drawing - Reference No (or Description): 14015-LADT-011 Hard Paving Details;
 Drawing - Reference No (or Description): 14015-LADT-012 Gabion Baskets;
 Drawing - Reference No (or Description): 14015-LADT-013 Section-Corton Road;
 Drawing - Reference No (or Description): 14015-LADT-014 Section-Cycleway;
 Other - Reference No (or Description): 14015-LAR-001 Specification Report;
 Other - Reference No (or Description): 14015-LAR-002 Tree Survey Report;
 Other - Reference No (or Description): 14015-LAR-003 REV A Planting Schedule;
 Other - Reference No (or Description): 14015-LAR-004 Materials Checklist;
 Other - Reference No (or Description): 14015-LAR-005 Landscape Maint. Manag.;
 Other - Reference No (or Description): LANDSCAPE & HABITAT MANAGEMENT Report;
 Other - Reference No (or Description): ARCHAEOLOGICAL EVALUATION Report;
 Other - Reference No (or Description): RAIL BRIDGES AND FENCING REPORT Report;
 Drawing - Reference No (or Description): 0958-503-4 REV D Burn re-align-Xsection;
 Drawing - Reference No (or Description): 0958-511-0 Burn re-align-layout;
 Drawing - Reference No (or Description): 0958-512-0 Burn re-align-Xsections;
 Drawing - Reference No (or Description): 0958-513-0 burn re-align-red line;
 Drawing - Reference No (or Description): 0958-700-13 REV M A77 Road Layout;
 Drawing - Reference No (or Description): 0958-701-6 REV F about - sections 1/3;
 Drawing - Reference No (or Description): 0958-702-6 REV F about - sections 2/3;
 Drawing - Reference No (or Description): 0958-703-6 REV F about - sections 3/3;
 Drawing - Reference No (or Description): 0958-2500-3 REV C culvert details 1;
 Drawing - Reference No (or Description): 0958-2501-2 REV B culvert details 2;
 Drawing - Reference No (or Description): 0958-2502-3 REV C culvert details 3;
 Drawing - Reference No (or Description): 0958-3002-7 REV G roads layout ref sheet;
 Drawing - Reference No (or Description): 0958-3003-9 REV I drainage layout ref sheet;
 Drawing - Reference No (or Description): 0958-3004-4 REV B Levels Layout ref;
 Drawing - Reference No (or Description): 0958-3110-3 REV C crossing details 1;
 Drawing - Reference No (or Description): 0958-3111-4 REV D crossing details 2;
 Drawing - Reference No (or Description): 0958-3112-3 REV C crossing details 3;
 Drawing - Reference No (or Description): 0958-SK-610-0 Driveway drainage scheme;
 Other - Reference No (or Description): BUS STOP PROVISION Report;
 Other - Reference No (or Description): PUBLIC TRANSPORT STRATEGY Report;
 Drawing - Reference No (or Description): 14015-STEX-P005 Bridge move. and con.;
 Drawing - Reference No (or Description): 14015-MP-P008 Landscape factor plan;
 Drawing - Reference No (or Description): 0958-300 Fencing layout;
 Drawing - Reference No (or Description): 0958-400-4 road restraint systems;
 Drawing - Reference No (or Description): 0958-700-14 A77 Road Layout;
 Other - Reference No (or Description): BIRD MANAGEMENT PLAN Report;
 Other - Reference No (or Description): DEVELOPMENT IMPACT ASSESSMENT Report;
 Other - Reference No (or Description): FINAL SCHEDULE OF SUBMISSIONS Report;
 Other - Reference No (or Description): FLOOD RISK ASSESSMENT Report;
 Drawing - Reference No (or Description): 14015-ST-P001 Site Location;
 Drawing - Reference No (or Description): 14015-MP-P001 Preliminary masterplan;
 Drawing - Reference No (or Description): 14015-MP-P007-A Access / landscape;
 Drawing - Reference No (or Description): 12006-PLBD-P003 Location plan;
 Other - Reference No (or Description): 13. SCHEME overbridge;

Other - Reference No (or Description): 14. SCHEME Education; and
 Drawing - Reference No (or Description): 14. EDU SITE BOUNDARY 14015-POD-P005.

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

- (7) **15/00176/APP AYR – Land at Corton, A77T Bankfield Roundabout – B7034 Junction** – erection of an overbridge suitable for use by pedestrians, cyclists and equestrians spanning the A77 trunk road and associated works ([link attached](#)).

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;
- (b) that no work shall commence on site prior to the issuing of decision notices for approval of applications 15/00187/MSCM, 15/00519/MSCM and 15/00520/MSCM;
- (c) that the bridge shall be designed, constructed and completed, generally in accordance with T Lawrie and Partners Drawing Numbers 0958-2504 and 0958-2505, to the satisfaction of the planning authority after consultation with Transport Scotland (TS-TRBO) and in compliance with the Design Manual for Roads and Bridges (DMRB), and Transport Scotland's Interim Amendments, and the Manual of Contract Documents for Highway Works (MCHW);

For the avoidance of doubt pre-construction compliance with the DMRB will include, but not be restricted to:-

- (i) Approval in Principle;
 - (ii) Category 3 structural design check; and
 - (iii) Geotechnical Check (Proposal to be considered as Category B);
- (d) details of the lighting associated with the bridge shall be submitted for the approval of the planning authority after consultation with Transport Scotland;
 - (e) that there shall be no drainage connections to the trunk road drainage system;
 - (f) that all landscaping works shall be completed in accordance with the approved landscape drawings prior to the bridge coming into use. The landscaped area shall be retained to this approved standard; and

- (g) 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.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed
- (b) in the interests of the proper planning of the area and to avoid piecemeal development. The proposed bridge is not suitably connected with a path network on the eastern side of the A77.
- (c) to ensure that the standard of structure complies with the current standards and that the safety of trunk road users is not affected.
- (d) to ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.
- (e) to ensure water run-off from the site does not enter the trunk road.
- (f) to ensure landscaping works are completed at an appropriate stage in the development of the site
- (g) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.

Advisory Notes:

- Transport Scotland has advised the following:-

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk road 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 the above Conditions 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. Prior to the occupation of any of the consented development on the Corton site a bridge, generally in accordance with T Lawrie and Partners Drawing Numbers 0958-2504 and 0958-2505, shall be designed, constructed and completed to the satisfaction of the planning authority after consultation with Transport Scotland (TS-TRBO) and in compliance with the Design Manual for Roads and Bridges (DMRB), and Transport Scotland's Interim Amendments, and the Manual of Contract Documents for Highway works (MCHW). For the avoidance of doubt pre-construction compliance with DMRB will include, but not be restricted to:-

- (A) Approval in Principle;
- (B) Category 3 structural design check; and
- (C) Geotechnical Check (Proposal to be considered as category B).

This is to ensure that the standard of structure complies with the current standards and that safety of trunk road users is not affected; and

- Notification of the use of cranes and associated equipment (as per Article 55 of the ANO) during construction phase would have to be granted permission in advance by the Airport if the crane is to be used within 6km of the aerodrome / airfield and its height exceeds 10m or that of the surrounding structures or trees. The developer must contact Glasgow Prestwick Airport, contact details below:

Glasgow Prestwick Airport
 Aviation House
 Prestwick
 Ayrshire
 KA9 2PL
 Tel: 01292 511012
www.glasgowprestwick.com

List of Determined Plans:

- Drawing - Reference No (or Description): 14015-PL-P008 Location Plan;
- Drawing - Reference No (or Description): 14015-PL-P001 Existing Site Plan;
- Drawing - Reference No (or Description): 14015-PL-P002 Proposed Site Plan;
- Drawing - Reference No (or Description): 14015-PL-P003 Ownership Plan;
- Drawing - Reference No (or Description): 14015-PL-P007-A Bridge Design Elevation;
- Drawing - Reference No (or Description): 0958-2504 Proposed Bridge;
- Drawing - Reference No (or Description): 0958-2505 Sections and details;
- Drawing - Reference No (or Description): 0958-516 Upfill works;
- Other - Reference No (or Description): ARCHAEOLOGY desk based assessment;
- Other - Reference No (or Description): DESIGN / ACCESS Statement; and
- Other - Reference No (or Description): ECOLOGICAL Assessment.

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.

The meeting ended at 11.45 a.m.