

REGULATORY PANEL.

Minutes of meeting in Council Chambers, Town Hall, New Bridge Street, Ayr,
on 27th April 2016 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); A. Browne, Supervisory Planner; D. Clark, Planning Development Case Officer; J. McClure, Committee Services Lead Officer; and 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 [31st March 2016](#) (issued) were submitted and approved.

3. Applications for Planning Permission.

There were submitted reports (issued) of April 2016 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) [16/00115/APP](#) – MAIDENS – Public Convenience, Harbour Road – Part change of use and alterations of public convenience to form cafe/bistro.

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 a 1.5 metre wide public footway shall be provided along the site frontage to the access to the public carpark in accordance with the specifications in the Council's Roads Development Guide prior to the development being brought into use.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (b) in the interest of road safety and to ensure an acceptable standard of construction.

List of Determined Plans:

Drawing - Reference No (or Description): HR-BLOCK-01; and

Drawing - Reference No (or Description): EXISTING _PROPOSED ELEVATIONS _F

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) [15/01231/APPM](#) – AYR – Crofthead, C74 from B742 north-east of Bowmanston – A70 at Old Toll, East of Ayr – Change of use of agricultural land to form extension to caravan site.

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, notwithstanding the provisions of Condition 1, above, no permission is hereby granted for indicative plots/stances as defined on drawing "Plot numbering 1 to 242 - dated January 2016", and numbered 1 - 3; 10 - 11; 25 - 34; 162 - 167; 174 - 179; 141 - 155; 203; and 210 - 211 (inclusive), unless otherwise agreed, in writing, with the Planning Authority;
- (c) that notwithstanding condition 1 above, before any work commences on site, a revised masterplan reflecting the deletion of plots as stipulated in condition 2 and the enhanced structural landscaping as stipulated in condition 4, shall be submitted to the Planning Authority for prior written agreement. There shall be no more than 197 plots/stances within the development site, unless otherwise agreed, in writing, with the Planning Authority. All development shall be in general accordance with the revised masterplan;

- (d) that before work commences on site, a phasing plan for the development of the site and advanced structural landscape proposals, shall be submitted to, and approved in writing by the Planning Authority. The scheme of landscaping shall indicate 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. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the relevant phase of the development, whichever is sooner. Land to the North of the application site boundary as detailed on the approved plans, but within the existing caravan park shall be incorporated in the advanced structural landscaping proposals;
- (e) that before any works starts on each phase of the development, details of the future management and aftercare of the retained and proposed landscaping and planting shall be submitted for approval in writing by the Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details;
- (f) no development shall take place on site until a scheme for the management of the hedge running along the C-class road heading east past the site has been agreed in writing by the Planning Authority. The scheme shall include provision for such other agreements (if any) as may be necessary for delivery of the required management of the hedge to provide screening of the development from the C-class road;
- (g) that the proposed caravans shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation;
- (h) 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 plot/stance;

shall be submitted for the prior written approval of the Council as Planning Authority. The finished floor level of caravans or associated decking shall not exceed 1.5m above the agreed proposed ground level for its plot/stance;

- (i) a site specific Construction Method Statement shall be submitted to and approved in writing by the Planning Authority. All work shall be carried out in accordance with the approved plans and statement. Furthermore, should any vegetation require to be removed, it shall be done so outwith the breeding bird's season, specifically March – August;
- (j) that a lighting strategy, demonstrating how any external lighting scheme will minimise light spillage and pollution shall be submitted for the prior written approval of the Planning Authority before any work commences on site;

- (k) 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;
- (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;
- (m) that a lockable and covered cycle stand accommodating a minimum of 20 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; and
- (n) that before completion of the works 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.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to clarify the terms of this permission and in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (c) in the interests of visual amenity and to enhance the ecological and wildlife value of the site;
- (d) in the interests of visual amenity and to enhance the ecological and wildlife value of the site;
- (e) in the interests of visual amenity and to enhance the ecological and wildlife value of the site;
- (f) in the interests of visual amenity;
- (g) in order to retain full control over the development and to avoid the creation of any additional permanent dwellinghouses;
- (h) in the interests of visual amenity;
- (i) to protect or enhance ecological and wildlife interests;
- (j) in the interests of environmental quality and the prevention of light pollution;
- (k) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (l) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (m) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel; and
- (n) to encourage sustainable means of travel.

Advisory Notes:

SEPA advises the following:

Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:

31 Miller Road
Ayr
KA7 2AX

Tel: 01292 294 000

The applicant should deal directly with Scottish Water to ensure that the additional flow arising from this development can be accommodated in the sewer network without causing or contributing to the premature operation of consented storm overflows.

List of Determined Plans:

Drawing - Reference No (or Description): IG178_LP/GA/02;
Drawing - Reference No (or Description): G178_LP/GA/03;
Drawing - Reference No (or Description): G178_LP/GA/04;
Drawing - Reference No (or Description): G178_LP/GA/05;
Drawing - Reference No (or Description): G178_LP/GA/06;
Drawing - Reference No (or Description): G178_LP/GA/07B Masterplan Rev. B;
Drawing - Reference No (or Description): 15:167:LP01 Location Plan;
Drawing - Reference No (or Description): 15:167:LP01 Ownership Plan; and
Drawing - Reference No (or Description): PLOT NUMBERING 1 TO 242 Dated January 2016.

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 10.35 a.m.