

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 28th June 2017 at 2.00 p.m.

Present: Councillors Brian Connolly (Chair), Ian Cavana, Peter Convery, Ian Fitzsimmons, Mary Kilpatrick and Margaret Toner.

Apologies: Councillors Andy Campbell and Craig Mackay.

Attending: M. Vance, Solicitor (Legal Adviser); N. Feggans, Planning Co-ordinator (Planning Adviser); S. Smith, Administrative Assistant; and L. Sands, Committee Services Assistant.

1. Declarations of Interest.

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

2. New Case for Review – Alterations and extension to dwellinghouse at 32 Glenmuir Road, Ayr (16/00783/APP).

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to refuse an application for alterations and extension to a dwellinghouse at 32 Glenmuir Road, Ayr.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

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

3. New Case for Review – Change of use of outbuilding and associated alterations and extension to form dwellinghouse at Cockhill Farm, Dundonald (16/01201/APP).

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to refuse an application for change of use of outbuilding and associated alterations and extension to form a dwellinghouse at Cockhill Farm, Dundonald.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Decided: to overturn the decision of the appointed officer and to grant the application subject to the following conditions:-

- (1) 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;

- (2) that prior to commencement of development, details of all materials to be used as external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (3) that prior to commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted for the prior written approval of the Planning Authority; and
- (4) that 3 off road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide as shown on the submitted plan, prior to completion of the development.

Reasons:

- (1) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (2) in the interests of visual amenity;
- (3) in the interests of visual and residential amenity and
- (4) in the interest of road safety and to ensure adequate off-street parking provision.

Advisory Notes:

- (1) In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- (2) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (3) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Phases of Development' as soon as practicable after completion of each phase of the development and subsequently a 'Notification of Completion of Development' as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as

contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason for Decision:

That the proposal was not contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP polices 'Sustainable Development' and 'Rural Housing' and South Ayrshire Council's Supplementary Guidance on Rural Housing by reason that the dwelling house would not exceed one-and-a half storeys in height and that the design, massing, scale and proportions of the dwellinghouse would not dominate the existing character of the steading, therefore, it would not be detrimental to the visual amenity of the locality.

List of Approved Plans:

Drawing - Reference No (or Description): 001;
Drawing - Reference No (or Description): 002A;
Drawing - Reference No (or Description): 003A;
Drawing - Reference No (or Description): 004C;
Drawing - Reference No (or Description): 005; and
Drawing - Reference No (or Description): 006.

4. New Case for Review – Installation of Replacement Windows at 8 Ailsa Place, Ayr (16/00909/APP).

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to approve with conditions an application for the installation of replacement windows at 8 Ailsa Place, Ayr.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review with particular emphasis on the conditions which had been imposed.

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

The meeting finished at 2:45 p.m.