

**REGULATORY PANEL (SPECIAL).**

Minutes of meeting in County Buildings, Wellington Square, Ayr  
on 21st February 2017 at 10.00 a.m.

- Present: Councillors Peter Convery (Chair), Andy Campbell, Ian Cavana, Ian Douglas, Ann Galbraith, William J. Grant and Hugh Hunter.
- Apology: Councillor Sandra Goldie.
- Attending: F. Mullen, Planning Manager; A. Cooke, Priority Projects Co-ordinator; K. Campbell, Planning Development Case Officer; A. Brown, Co-ordinator (Legal Services, Property and Contracts); and A. Gibson, Committee Services Officer.

**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. Applications for Planning Permission - 8-48 High Street, Ayr - (Ref: 16/01133/PPPM) Planning permission in principle for a mixed use development including commercial, leisure, hotel, community, retail, food/drink, residential (student accommodation) public urban realm and associated infrastructure; and (Ref: 16/01131/CON) Demolition of Buildings.**

There were submitted a report (issued) of February 2017 by the Executive Director – Economy, Neighbourhood and Environment relating to applications at 8-48 High Street, Ayr for planning permission in principle for a mixed use development including commercial, leisure, hotel, community, retail, food/drink, residential (student accommodation) public urban realm and associated infrastructure; and demolition of buildings.

**Decided:** to approve the application for planning permission in principle (16/01133/PPPM) subject to the following conditions:-

- (1) that full details of the proposed development, including the siting, design, external appearance, means of access, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in Advisory Notes (1a) and (1b) of the planning permission;
- (2) that this planning permission in principle, subject to the specified planning conditions (unless otherwise approved in writing by the planning authority), relates to the plans as listed below;

- (3) that, notwithstanding the provisions of Class 8 (Residential institutions) of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, the residential accommodation hereby granted planning permission in principle shall be restricted to student residential accommodation only;
- (4) that the layout and design of development in all applications for approval of matters specified in conditions shall be mindful of the implications for surrounding buildings in terms of daylight and overlooking. Of particular note in this regard are the buildings immediately adjacent to the site on Old Bridge Street and New Bridge Street. The required Design & Access Statement with each application for approval of matters specified in conditions shall demonstrate how daylight and overlooking have been considered and addressed;
- (5) that, apart from where the proposed masterplan development's primary public square addresses the High Street, all of the pedestrian access routes into the site shall be via pends. For the avoidance of doubt, this requires a continuous building line along the High Street frontage with the exception of the 'Town Square';
- (6) that all pends and vennels into the site shall be designed to be welcome, well-lit attractive routes. The width, number and location of these routes shall be reflective of traditional vennels found throughout the High Street. For the avoidance of doubt there is unlikely to be a justification for more than 3 vennels in the High Street frontage;
- (7) that prior to the commencement of any development, the applicant shall submit details of hoardings to be erected during demolition and construction works for the written approval of the Planning Authority. The hoardings shall be attractive, illustrated features and allow for views into the site and shall be implemented and maintained throughout demolition and construction works;
- (8) that the first application for approval of matters specified in conditions shall include a comprehensive intermediate land use plan, including detailed timescales, showing precisely what will be happening on all areas of the site during the various stages of the redevelopment process. This will include details of: the demolition process, the archaeological investigations, the various construction phases and the extent and location of the construction compounds required to deliver development on all parts of the site. This plan will also set out the arrangements for the provision of temporary uses on the site as well as details of hard and soft landscaping (including boundary treatment). For the avoidance of doubt, these intermediate hard and soft landscaping measures shall be implemented on the balance of the site unless it can be demonstrated that permanent development proposals are to be implemented within a reasonable timeframe;
- (9) prior to the commencement of development the applicant shall submit for the Council's approval an archaeological mitigation strategy. Thereafter the developer shall ensure that the approved strategy 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;

- (10) that all future applications for the Approval of Matters Specified in Conditions shall be accompanied by a Design and Access Statement demonstrating compliance with; the conditions of this consent, the Masterplan approved as part of this consent, the Ayr Riverside Development Framework and details of how the 6 qualities of successful places, as set out within 'Creating Places' and 'Designing Streets' have been achieved. For the avoidance of doubt, where there is conflict between the masterplan and Ayr Riverside Development Framework, the masterplan shall take precedence. All design and access statements accompanying applications for the Approval of Matters Specified in Conditions shall also incorporate and demonstrate the following:-
- (a) a clear understanding of how the contextual analysis and historic appraisal of the site has influenced the proposals. This shall include details of the role of the site within Ayr, historical development patterns, vennel structure and movement (particularly along the river);
  - (b) that buildings fronting onto High Street shall avoid long uniform frontages and are defined with a clear vertical emphasis;
  - (c) that the proposals do not preclude the accommodation of a riverside walkway on an area of land adjacent to the River Ayr; and
  - (d) details of public realm works to be undertaken in association with the application and how these works will compliment a wider strategy for public realm works throughout the site. Proposals shall ensure that the aspirations to link the site at both bridges are not compromised;
- (11) that at the first application for the Approval of Matters Specified in Conditions, a detailed and comprehensive phasing plan shall be submitted. The phasing plan shall provide a clear explanation and illustration of what will be taking place on all parts of the site throughout the redevelopment;
- (12) that at the first application for matters specified in conditions, 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. Landscape planting shall use native nectar rich species. Consideration may also be given to the use of large decorative trees and feature planting, including raised planters which can also function as informal seating areas. In addition, the scheme of landscaping shall be suitably secured by the provision of a financial bond, or other means as agreed with the Planning Authority, covering the cost of the works. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development applied for in the first application for approval of matters specified in conditions. The open space/landscaped area shall be retained as open space and to this approved standard. For the avoidance of doubt, the scheme shall include details of tree planting which connects through from the 'Town Square' to the walkway adjacent to the river to provide a continuous green link. Appropriate species, which are native to the area shall be used;

- (13) that mitigation measures identified in the bat and otter surveys shall be undertaken throughout site development;
- (14) that applications submitted more than 18 months after the updated survey of 2016 shall include further updated dawn/dusk surveys. If bats are found to be roosting then a bat protection place shall be submitted in conjunction with the application;
- (15) that applications submitted more than 18 months after the date of the survey submitted as part of this application shall include an updated otter survey. If otter activity is evident within the site an otter mitigation plan shall be submitted in conjunction with the application;
- (16) that the development proposals shall indicate measures to enhance biodiversity within the site (such as the inclusion of bird and bat boxes in any suitable trees within the site), the details of which shall be included within all applications for matters specified in conditions;
- (17) that prior to commencement of development (excluding demolition and site clearance works) the applicant shall submit a scheme for intrusive site investigation works for the prior written approval of the Planning Authority and thereafter undertake the works in accordance with the approved scheme. Following completion of the investigation works the applicant shall submit a report detailing the findings of those works, including the results of gas monitoring. Thereafter, the applicant shall submit a scheme for remedial works for the prior written approval of the Planning Authority and implement the remedial works in accordance with the approved scheme;
- (18) that matters specified in conditions applications for student residential accommodation shall include details of how the development will meet the requirements of Planning Advice Note PAN 1/2011 in respect of reduction of noise affecting noise sensitive premises, both proposed and existing;
- (19) that applications for matters specified in conditions shall include:-
  - (a) suitable storage space for waste containers for both domestic and commercial use (different bins required at most premises for mandatory segregation of different waste streams);
  - (b) suitable areas of the siting of litter bins; and
  - (c) access/egress arrangements for refuse collection vehicles and mechanical street sweepers.

Applications for matters specified in conditions shall be accompanied by a Design and Access Statement outlining how the proposal has incorporated these requirements;

- (20) notwithstanding the plans hereby approved, provision shall be made, implemented and retained throughout the duration of the construction phase to ensure that buses shall be able to turn right at the junction of High Street and New Bridge Street and that the bus stop on High Street shall remain operational throughout any construction works, to the satisfaction of the Planning Authority;
- (21) that any improvements to the streetscape and the provision of pedestrian crossing facilities shall be designed in such a way as to complement the accessibility of the location in terms of bus service provision, by not being detrimental to the operation of these services;
- (22) that before occupation of the development a site-wide Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;
- (23) that before occupation of the proposed student accommodation within the development a Residential Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Pack shall include information on walking, cycling and public transport facilities and services within the vicinity of the development sites, including journey times by sustainable modes of transport to key local destinations. The Travel Pack shall be distributed to all new students residing in the student accommodation element of the masterplan;
- (24) that at the Approval of Matters Specified in Conditions stage, a Transport Statement report shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority);
- (25) that junction access visibility sightline splays of 2.4 metres by 40 metres shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays;
- (26) that at the Approval of Matters Specified in Conditions stage, plans detailing junction layouts shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The junction layouts shall require to accord with the Council's National Roads Development Guide, and with Designing Streets as National Policy;
- (27) that prior to occupation of the development details of the position of any gates shall be submitted for the prior written approval of the Council Planning Authority (in consultation with the Council as Roads Authority). The position of the gates in relation to the rear of the public footway/ roadway shall be based on the largest vehicle anticipated to regularly use the access, and gates shall open inwards away from the public roadway;

- (28) 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 Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
- (29) that at the Approval of Matters Specified in Conditions stage, plans detailing proposed facilities for vehicle turning within the curtilage of the site shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The turning areas shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide;
- (30) 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;
- (31) that at the Approval of Matters Specified in Conditions stage, plans and supporting information detailing the proposals for servicing arrangements for the masterplan site shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The arrangements shall be required to clearly demonstrate that facilities not only satisfy the requirements for typical servicing needs, but also demonstrate how demands for vehicle access permits would also be met. Requests for Access Permits may include vehicle access for hotel guests, students in the process of moving into or out of student accommodation, etc;
- (32) the applicant/ developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of 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 shall require the agreement of the Council as Roads Authority and Police Scotland prior to any movement of construction traffic associated with the site;
- (33) no work shall be carried out on any phase of the development unless and until an effective vehicle wheel washing facility has been installed in accordance with details that shall be submitted for the written approval of the Council as Roads Authority prior to its installation, if required for that phase. When required, such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which will cause a nuisance or hazard to the road system in the locality;
- (34) that 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. At the Approval of Matters Specified in Conditions stage 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 Council as Planning Authority before any work commences on site;

- (35) that at Approval of Matters Specified in Conditions stage a detailed flood risk assessment report shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with SEPA, before any work commences on site. This shall include details of freeboard and finished floor levels; and
- (36) that at Approval of Matters Specified in Conditions stage an updated drainage impact assessment shall be submitted for the prior written approval of the Planning Authority, in consultation with SEPA and Scottish Water, to assess drainage capacity within the network. The implications of the drainage impact assessment on the strategic landscape

**Reasons:**

- (1) to be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning etc. (Scotland) Act 2006. In order to retain proper control over the development proposal;
- (2) to clarify the extent of the planning permission and to be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning etc. (Scotland) Act 2006;
- (3) to clarify the terms of the permission and to ensure compliance with the Council's affordable housing policy;
- (4) in the interests of amenity;
- (5) to safeguard the character and appearance of the conservation area and to ensure a continuous building line along the High Street, with the exception of the proposed town square;
- (6) in the interest of sustainable design and placemaking. To safeguard the character and appearance of the conservation area;
- (7) to safeguard the character and appearance of the conservation area during the demolition and construction process;
- (8) to safeguard the character and appearance of the conservation area during the demolition and construction process;
- (9) to allow for archaeological investigations and recording and to ensure that an acceptable strategy is in place for archaeological investigations and recording;
- (10) to clarify the terms of the permission and in the interest of sustainable design and placemaking. To safeguard the character and appearance of the conservation area;
- (11) to provide greater certainty in terms of the phasing of the redevelopment process and to ensure that there is adequate land within the site to deliver all phases of development;
- (12) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (13) in the interest of natural heritage;
- (14) in the interest of natural heritage;
- (15) in the interest of natural heritage;
- (16) in the interest of natural heritage;
- (17) in order to satisfactorily address issues arising from past coal mining activity;
- (18) in the interest of residential amenity;
- (19) to ensure adequate waste management arrangements;
- (20) in the interests of sustainable development. To avoid a detrimental effect on the High Street as a bus route;
- (21) in the interests of sustainable development. To avoid a detrimental effect on the High Street as a bus route;

- (22) to encourage sustainable means of travel;
- (23) to encourage sustainable means of travel;
- (24) for the purposes of road safety and the functional operation of the local road network;
- (25) in the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road;
- (26) in the interest of road safety and to ensure an acceptable standard of construction;
- (27) in the interest of road safety;
- (28) in the interest of road safety and to avoid the discharge of water onto the public road;
- (29) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety;
- (30) in the interest of road safety;
- (31) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety;
- (32) in the interest of road safety;
- (33) in the interest of road safety;
- (34) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (35) in order to ensure the development is protected against flooding in an acceptable manner; and
- (36) in order to ensure the development is protected against flooding in an acceptable manner.

**Advisory Notes:**

- Environmental Health 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 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise, 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.
- Environmental Health has advised that to avoid the need for amended or resubmitted proposals, the developer should consult South Ayrshire Council Environmental Health regarding drainage, cooking odour, ventilation, food safety, health & safety, and noise implications for the hotel, café, and any food outlets, prior to submission of applications for matters specified in conditions.
- Scottish water has advised that the applicant should identify any potential conflicts with Scottish Water assets. Where conflicts are identified, the applicant should contact Scottish Water's Asset Impact Team at [service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk) before proceeding further.
- Any future applications on the site should be the subject of consultation with Glasgow Prestwick Airport in order to ensure that the use of cranes within the site is fully understood and acceptable.
- The applicant is reminded of their obligations under the terms of the Protection of Badgers Act 1992, the Wildlife & Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004 and the Habitats Directive / Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

- Any vegetation removal should be undertaken out with the breeding bird's season, specifically March - August. Where possible any native hedgerows should be maintained or replaced with native species that represent an enhancement to the existing vegetation. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder.
- It is advised that the stained glass window in 26-30 High Street should be removed with care and efforts made to re-use the window in the redevelopment of the site.
- 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.
- The Council as Roads Authority advises that students residing within student accommodation will not qualify for Residents Parking Permits in accordance with the Ayr Town Centre Traffic Order.
- The Council as Roads Authority advises that all disabled parking bays within the extents of the High Street are subject to a time restriction in the form of a maximum stay of up to 2 hours.
- The Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with paragraph 3.1.2 of the Council's National Roads Development Guide.
- In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be coordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- The Council, as Roads Authority, reserves the right to reclaim any extraordinary maintenance costs which may be incurred as a result of this development under Section 96 of the Roads (Scotland) Act 1984. As such, the developer will require to enter into a formal agreement with the Council indicating their acceptance of such liability under a Section 96 Agreement.
- The Council as Roads Authority advises that the applicant / developer will be responsible for the reinstatement of the public footway along the entire frontage of the site in compliance with Council's Roads Development Guide. The completed footway will be adopted by the Council as Roads Authority.
- 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.

**List of Determined Plans:**

Drawing - Reference No (or Description): MASTERPLAN - GROUND FLOOR LEVEL NMLA-1603-00-010;

Drawing - Reference No (or Description): MASTERPLAN - ELEVATION NORTH NMLA-1603-00-301;

Drawing - Reference No (or Description): MASTERPLAN - ELEVATION SOUTH NMLA-1603-00-302;

Drawing - Reference No (or Description): LOCATION PLAN NMLA-1603-01-000;

Drawing - Reference No (or Description): EXISTING PLAN - ROOF LEVEL NMLA-1603-01-011;

Other - Reference No (or Description): ARCHITECTURAL HERITAGE ASSESSMEN;

Other - Reference No (or Description): BAT SURVEY 2015;

Other - Reference No (or Description): BAT SURVEY 2016;

Other - Reference No (or Description): CONDITION SURVEY 20-24;

Other - Reference No (or Description): CONDITION SURVEY 8-10;

Other - Reference No (or Description): FLOOD RISK ASSESSMENT;

Other - Reference No (or Description): HISTORICAL ENVIRONMENT APPRAISAL;

Other - Reference No (or Description): MINING STABILITY AND COAL RISK;

Other - Reference No (or Description): OTTER ACTIVITY SURVEY – 2016;

Other - Reference No (or Description): PRE-APPLICATION CONSULTATION REP;

Other - Reference No (or Description): MASTERPLAN PART 1;

Other - Reference No (or Description): MASTERPLAN PART 2;

Other - Reference No (or Description): MASTERPLAN PART 3;

Other - Reference No (or Description): MASTERPLAN PART 4;

Other - Reference No (or Description): MASTERPLAN PART 5;

Other - Reference No (or Description): MASTERPLAN PART 6; and

Other - Reference No (or Description): MASTERPLAN PART 7.

**Reason for Decision:**

The principle of the development hereby approved can be justified in terms of the development plan, and subject to appropriate conditions and the submission of application(s) for the Approval of Matters Specified in Conditions, there is no significant adverse impact on the amenity of neighbouring land and buildings.

The Panel further agreed that the application for conservation area consent (16/01131/CON) be approved subject to the following conditions:-

- (a) that the works hereby granted Conservation Area Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority;
- (b) that prior to the commencement of demolition the developer shall submit for the Council's approval an archaeological mitigation strategy. Thereafter the developer shall ensure that the approved strategy 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) notwithstanding the plans hereby approved, provision shall be made, implemented and retained throughout the duration of the demolition works to ensure that buses shall be able to turn right at the junction of High Street and New Bridge Street and that the bus stop on High Street shall remain operational throughout any construction works, to the satisfaction of the Planning Authority;
- (d) that the applicant/ developer shall, prior to the commencement of any planned demolition works, submit a Demolition Traffic Management Plan for the written approval of the Council as Roads Authority, (in consultation with Police Scotland). The plan shall describe all methodologies for ensuring the safety of members of the public using the adjacent public road and footways throughout the planned demolition programme, shall limit impacts upon bus operations along High Street and implications for the operation of the bus stop opposite the site and furthermore shall provide details on the movement of demolition traffic to and from the site. The plan shall require the agreement of the Council as Roads Authority (in consultation with Police Scotland) prior to the commencement of demolition works on site; and
- (e) that prior to the commencement of demolition works, the applicant shall submit details of hoardings to be erected during demolition works for the written approval of the Planning Authority. The hoardings shall be attractive, illustrated features and allow for views into the site and shall be implemented and maintained throughout demolition and construction works.

**Reasons:**

- (a) to ensure that the work is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to ensure that an acceptable strategy is in place for archaeological investigations and recording;
- (c) in the interests of sustainable development. To avoid a detrimental effect on the High Street as a bus route;
- (d) in the interest of road safety and sustainable development; and
- (e) to safeguard the character and appearance of the conservation area during the demolition and construction process.

**Advisory Notes:**

- The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- The Council as Roads Authority advises that 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.
- In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be coordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

- It is advised that the stained glass window in 26-30 High Street should be removed with care and efforts made to re-use the window in the redevelopment of the site.
- The applicant is advised to consult with Glasgow Prestwick Airport in order to ensure that the use of cranes within the site is fully understood and acceptable.
- Environmental Health 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 5228-1:2009 Code of Practice for noise and vibration control on construction and open sites – Part 1: Noise, 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.
- As this application involves the demolition of unlisted buildings in a conservation area, the applicant must allow Historic Environment Scotland the opportunity to carry out recording of the buildings. Accordingly, the applicant is encouraged to complete and return the Consent Application Referral form which can be found on Historic Environment Scotland's website ([www.historicenvironment.scot](http://www.historicenvironment.scot)).

**List of Determined Plans:**

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Drawing - Reference No (or Description): MASTERPLAN - ELEVATION NORTH NMLA-1603-00-301;

Drawing - Reference No (or Description): MASTERPLAN - ELEVATION SOUTH NMLA-1603-00-302;

Drawing - Reference No (or Description): LOCATION PLAN NMLA-1603-01-000;

Drawing - Reference No (or Description): EXISTING PLAN - ROOF LEVEL NMLA-1603-01-011;

Other - Reference No (or Description): ARCHITECTURAL HERITAGE ASSESSMENT;

Other - Reference No (or Description): CONDITIONS SURVEY 20-24;

Other - Reference No (or Description): CONDITIONS SURVEY 8-10;

Other - Reference No (or Description): HISTORIC ENVIRONMENT APPRAISAL;

Other - Reference No (or Description): MASTERPLAN PART 1;

Other - Reference No (or Description): MASTERPLAN PART 2;

Other - Reference No (or Description): MASTERPLAN PART 3;

Other - Reference No (or Description): MASTERPLAN PART 4;

Other - Reference No (or Description): MASTERPLAN PART 5;

Other - Reference No (or Description): MASTERPLAN PART 6; and

Other - Reference No (or Description): MASTERPLAN PART 7

**Reason for Decision:**

An assessment of this application has revealed that, on balance, the buildings within the application site have a detrimental impact upon the character and appearance of the conservation area. Demolition works, in association with a clear framework for managing future development on the site (as established within the masterplan), presents an opportunity to enhance the appearance of the conservation area and this is considered to be the most logical approach as a result of the specific circumstances of this site.

The meeting ended at 10.30 a.m.