

**REGULATORY PANEL.**

Minutes of meeting in County Buildings, Wellington Square, Ayr  
on 22nd June 2017 at 10.00 a.m.

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

Attending: F. Mullen, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts); A. Cooke, Priority Projects Co-ordinator; M. McClelland, Planning Co-ordinator; K. Campbell, Planning Development Case Officer; S. Curran, Planning Development Case Officer; and A. Gibson, Committee Services Officer.

Also Attending: G. Senior and J. Webb, Ayrshire Roads Alliance.

**1. Declarations of Interest.**

With regard to:-

- (1) item 3(4) of this minute entitled "Applications for Planning Permission – Land opposite Townend Terrace/Main Street Junction, Main Street, Symington" Councillor Campbell advised that he would leave the room during consideration of this application as he had discussions relating to this application; and
- (2) item 3(6) of this minute entitled "Applications for Planning Permission – Queen Margaret Academy, Dalmellington Road, Ayr" Councillor Kilpatrick advised that she would be speaking to the application as a local member.

**2. Orders Under the Road Traffic Regulation Act 1984.**

There were submitted reports (issued) of 1st June 2017 by the Executive Director – Economy, Neighbourhood and Environment seeking approval to make the following Orders under the Road Traffic Regulation Act 1984, namely

- (1) "South Ayrshire Council (Belleisle Drive and Belleisle Wynd, Ayr) (20 mph Speed Limit) Order 2017; and
- (2) "South Ayrshire Council (Various Roads, Troon) (Prohibition of Waiting and Amendments) Order 2017.

**Decided:** to approve the making of the above-named Orders.

### 3. **Applications for Planning Permission.**

There were submitted reports (issued) of June 2017 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) **17/00199/APP – TROON** – Municipal Buildings, South Beach – Part-time change of use of public open space for operation of street market.

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

- (a) that the approval for the proposed use is limited to 1 year from the date of this consent when the use shall be terminated;
- (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 no obstruction (permanent or temporary) shall be erected on the public footway and any stall be set back a minimum of 2 metres from the rear of the public footway; and
- (d) that the temporary stalls shall be removed from the application site at the end of each day's trading and the site restored to its previous use. No stalls or equipment shall be retained on the site when the market is not in operation.

**Reasons:**

- (a) the use of the land is of a temporary nature and is only acceptable as a temporary expedient;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) in the interest of road safety and to maintain pedestrian movement; and
- (d) to safeguard the character and visual amenity of the conservation area.

**List of Determined Plans:**

Drawing - Reference No (or Description): LOCATION/SITE 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.

- (2) **17/00442/APP – PRESTWICK** – Health and Fitness, Grangemuir Road – Erection of flatted development.

The time being 10.40 a.m., the Panel adjourned to allow a Member of the Panel to discuss, in conjunction with officers, a proposal which was contrary to the recommendation of the report.

The time being 10.50 a.m., the Panel re-adjourned.

**Decided:** to refuse the application on the following grounds:-

- (a) that the proposed development is contrary to South Ayrshire Local Development Plan policy on the grounds that its height and massing represents development which does not protect or improve the scenic and environmental quality of the area. There are no over-riding material considerations that would justify a departure from the development plan in this case;
- (b) that the development is contrary to the Council's Supplementary Guidance in relation to Open Space and Designing New Residential Developments' in that inadequate amount of amenity and functional open space is provided to serve the flatted development; and
- (c) that the proposed development is contrary to South Ayrshire Local Development Plan policies Sustainable Development and Land Use and Transport as inadequate levels of off-street parking are provided within the curtilage of the application site to serve the flatted development.

**List of Determined Plans:**

Drawing - Reference No (or Description): 10;  
 Drawing - Reference No (or Description): 12 Rev. B;  
 Drawing - Reference No (or Description): 13 Rev. B;  
 Drawing - Reference No (or Description): 14 Rev. B;  
 Drawing - Reference No (or Description): 16;  
 Drawing - Reference No (or Description): 11 Rev. A; and  
 Drawing - Reference No (or Description): 15 Rev B

- (3) **17/00359/APP – AYR – 3 Craigweil Road – Alterations and Change of use of dwellinghouse to form school building.**

**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 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; and
- (c) that the proposed windows are not hereby approved. Details of alternative replacement windows, taking cognisance of the Council's approved 'Supplementary Guidance: Historic Environment' shall be submitted for the prior 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 visual amenity; and
- (c) in the interests of visual amenity.

**List of Determined Plans:**

Drawing - Reference No (or Description): 685/02;  
 Drawing - Reference No (or Description): 685/05;  
 Drawing - Reference No (or Description): 685/07;  
 Drawing - Reference No (or Description): 685/08;  
 Drawing - Reference No (or Description): 685/09;  
 Drawing - Reference No (or Description): 685/10;  
 Drawing - Reference No (or Description): 685/11;  
 Drawing - Reference No (or Description): 685/13;  
 Drawing - Reference No (or Description): 685/15;  
 Drawing - Reference No (or Description): 685/18;  
 Drawing - Reference No (or Description): 685/20;  
 Drawing - Reference No (or Description): 685/21;  
 Drawing - Reference No (or Description): 685/01;  
 Drawing - Reference No (or Description): 685/03;  
 Drawing - Reference No (or Description): 685/04;  
 Drawing - Reference No (or Description): 685/06;  
 Drawing - Reference No (or Description): 685/12;  
 Drawing - Reference No (or Description): 685/14;  
 Drawing - Reference No (or Description): 685/16;  
 Drawing - Reference No (or Description): 685/17; and  
 Drawing - Reference No (or Description): 685/19.

**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.

**Councillor Campbell, having previously declared an interest in the following planning application, left the meeting at this point.**

- (4) **17/00120/APP – SYMINGTON** – Land opposite Townend Terrace/Main Street Junction, Main Street – Erection of residential development, formation of access roads, associated landscaping and infrastructure.

**Decided:** to agree that delegated powers be given to the Executive Director – Economy, Neighbourhood and Environment to approve the application subject to; the signing of a S75 legal agreement relating to an education contribution, affordable housing provision and off-site traffic management and the following conditions:-

- (a) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (b) that no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to, and approved by the Planning Authority, in agreement with the West of Scotland Archaeology Service. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service;
- (c) that prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval;
- (d) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (e) that notwithstanding the plans hereby approved, all proposed materials to be used on external surfaces shall respect the character of the traditional materials found in the adjacent conservation area to the satisfaction of the Planning Authority. For the avoidance of doubt this will involve slate or a good quality slate substitute on the roofs of residential units fronting Main Street and Townend Brae and render and/or stone or a suitable stone substitute on the walls of all residential units. Brick is not hereby approved;

- (f) that before any works start on site a scheme of landscaping indicating the siting, numbers, species, densities and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earthmounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard. For the avoidance of doubt the proposed hedge planting shall be native species and where possible nectar rich species. Note that where possible any native hedgerows shall be retained, or replaced with native species hedgerow enhancements. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder;
- (g) that before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details. For the avoidance of doubt this includes a maintenance regime for the proposed landscaping and planting areas as well as for the areas that are to be retained, including the peripheral landscaped strips;
- (h) 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;
- (i) 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;
- (j) before any work commences on site full details and specifications of the size and location of the proposed play areas shall be submitted for the prior approval of the planning authority. The required details include; the sizes and detailed play proposals. For the avoidance of doubt two toddler/junior play areas are required and an area for older children and teenagers with age appropriate dynamic equipment, ideally in the southern corner of the development;
- (k) that a landscape bond and a play equipment bond relating to the approved landscaping and play facility scheme for this development proposal shall be submitted to, and approved in writing by, the Planning Authority before any work commences on site. For the landscape bond calculation purposes a map with only factored areas shall be submitted, with all planting details, such as: areas, plant species, sizes and densities;

- (l) before any work commences on site precise details and specifications of the measures to ensure adequate surveillance of the area of open space in the south west corner of the site in particular from the houses on plots 94 and 95 shall be submitted for the prior approval of the planning authority. For the avoidance of doubt this will include measures to ensure an open aspect from the ground floor of the houses on these plots and details of the peripheral path running through the area of open space;
- (m) the applicant shall upgrade 2 x bus stops on Symington Road North, and 1 x bus stop at the Symington Road North turning circle to incorporate Real Time Passenger Information screens (RTPI) compatible with the existing Ayrshire Real Time system, prior to the occupation of the development. This shall include supply an installation of an isolatable power source within a power termination pillar, the required ducting, a post retention socket and pole (to the satisfaction of the planning authority), and a 6 line bann display or equivalent. The developer shall also be responsible for providing 5 years maintenance cover for the screens. The designs, locations and specifications of the RTPI screens associated with the aforementioned bus stops shall be agreed to by the Planning Authority prior to their installation;
- (n) that the applicant shall make provision of a courtesy crossing facility at Main Street, Symington, at a point known locally as Coates Corner, prior to the occupation of the development. Final designs shall be agreed with the Planning Authority prior to work commencing on site;
- (o) that the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development (Pantehnicon, or equivalent) for the formal prior written approval of the Council as Planning Authority before any work commences on site;
- (p) that the applicant/developer shall, prior to the commencement of work on site, submit a Construction Traffic Management Plan which has been produced in consultation with the Roads Authority and the Police Service. The plan shall describe the routing of all construction traffic to and from the development, and shall require the approval of the Planning Authority (in consultation with the Roads Authority and Police) prior to commencement on site
- (q) that before occupation of the first dwelling, a Residential Travel Pack shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Residential Travel Pack shall provide information on pedestrian, cycling and public transport opportunities in the vicinity of the development site to encourage modes of travel other than private car;
- (r) 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;

- (s) that junction access visibility sightline splays of 4.5 metres by 35.0 metres shall be maintained in both directions at all development junctions with the public road network, onto both Townend Road and Townend Brae. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays;
- (t) that before the proposed development is occupied on street and off street parking spaces shall be provided within the curtilage of the development in accordance with an appropriate level of provision as set out within the Council's Roads Development Guide, and designed to satisfy Designing Streets policy;
- (u) that parking bays shall, depending on their type and orientation, be a minimum of: Parking courts or perpendicular on-street bays: 4.8 metres x 2.5 metres with minimum aisle widths of 6m; Parallel on-street parking bays: 6.0 metres x 2 metres. All parking bays shall satisfy the design standards as set out within Designing Streets and the Council's Roads Development Guide;
- (v) that driveways associated with dwellinghouses shall be designed in accordance with the standards as set out within the Council's Roads Development Guide, and be consistent with the design ethos as set out within Designing Streets;
- (w) that before any works start on site, details shall be submitted to the Planning Authority showing the design and specification of a turning area capable of accommodating the largest size of vehicle expected to be used by or serve the development (Pantehnicon, or equivalent). The turning area shall be constructed as approved prior to the development being occupied;
- (x) that the proposed vehicle connection to Townend Place shall be provided before occupation of the houses on plots 67 to 75;
- (y) that before any work commences on site a detailed layout plan showing a minimum of a 5.5metre wide carriageway access spur up to the south western site boundary between plots 75 and 84 shall be submitted for the prior written approval of the Planning Authority. The required access spur shall be provided up to the site boundary before occupation of the houses on plots 73 to 75 and 84 to 87;
- (z) that any planting located within roads intended for future adoption by the Council as Roads Authority shall be covered by a factoring agreement. Details of the factoring agreement shall be submitted for the written approval of the Council as Planning Authority in consultation with the Council as Roads Authority prior to occupation of the first dwellinghouse;
- (aa) that all roads within the development shall be designed to adoptable standards;



- (bb) that should any vegetation require to be removed this shall be undertaken outwith the breeding bird's season, specifically March - August. If there is a requirement for any tree felling the developer shall conduct a survey (in season) for potentially roosting bats / nesting birds. The applicant / developer shall include bat and bird boxes within the development, the precise details and specifications of which shall be submitted for the prior written approval of the Planning Authority before work commences on site. The applicant shall submit evidence to demonstrate that a suitably qualified ecologist has contributed to any lighting schemes to ensure that they do not impact on foraging bats. A further pre-construction ecological / habitat survey shall be undertaken before any development construction work is undertaken, the outcome of which shall be submitted for the prior written approval of the Planning Authority before work commences on site;
- (cc) that prior to the commencement of development a public access strategy for the construction phase of development shall be submitted to and approved by the Planning Authority. On completion of the construction works, public access as shown on the approved drawings and public access strategy, including paths through the peripheral landscaped strips and alongside the SUDS detention basin connecting to the footpath network in the application site, shall be retained in perpetuity;
- (dd) that the precise details and specifications of the road layout (including material finishes and street tree planting arrangements) shall be submitted for the prior written approval of the planning authority before any work commences on site; and
- (ee) that a package of information shall be submitted and agreed by the Planning Authority, in consultation with the Ayrshire Roads Alliance, prior to the commencement of development, detailing the mitigation measures to be implemented within the village as a result of the development.

**Reasons:**

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (c) in the interests of visual and residential amenity;
- (d) in the interests of visual amenity;
- (e) in the interests of visual amenity;
- (f) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (g) 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;
- (h) in the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (i) in order to ensure that no damage is caused to the existing trees during development operations;
- (j) in order to ensure an adequate provision of play facilities;

- (k) to ensure that the site is adequately landscaped and incorporates adequate play facilities, in the interests of amenity;
- (l) to ensure adequate surveillance of open space;
- (m) to provide accessible public transport;
- (n) for the purposes of road safety and functional operation of the local road network;
- (o) in the interest of road safety;
- (p) in the interest of road safety;
- (q) to encourage sustainable means of travel;
- (r) in the interest of road safety and avoid the discharge of water on to the public road;
- (s) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (t) in the interest of road safety and to ensure adequate off-street parking provision;
- (u) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (v) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (w) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety;
- (x) in the interests of vehicle and pedestrian movement;
- (y) in order to ensure that the development of the application site does not prejudice a potential future link road to Kerrix Road;
- (z) for the purposes of road safety and functional operation of the local road network;
- (aa) in the interest of road safety and to ensure an acceptable standard of construction;
- (bb) in the interests of safeguarding and enhancing natural heritage;
- (cc) in order to facilitate and encourage pedestrian movement;
- (dd) in order to retain proper control over the development proposal, to ensure consistency with 'Designing Streets' and an appropriate standard of construction; and
- (ee) in the interests of road safety.

**Advisory Notes:**

- The Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer.
- The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- Please note that Construction Consent from the Roads Authority will be required for the formation of any new road. The formation of any new road will require to comply with the specifications of the Roads Authority which are detailed in the latest Roads Development Guide publication.
- The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2002' are permitted within public road limits.

- The Council as Roads Authority advises that at the detailed application stage the plans should include a stage 2 Road Safety Audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority & the applicant. No later than 1 month after completion of the development, unless an alternative time period is approved, a Stage 3 Road Safety audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges should be submitted to the Roads Authority. The requirement to complete a Road Safety Audit includes a requirement to address the recommendations contained within the audit report.
- In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be 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.
- The Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with the Council's Roads Development Guide before completion of the development.
- 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.
- There is an obligation entered into under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) in connection with this decision. A summary of the terms of the Section 75 agreement are set out within the report of handling of the application which can be inspected during office opening hours at the Planning Service, South Ayrshire Council, Burns House, Burns Statue Square, Ayr, KA7 1UT.

**List of Determined Plans:**

Drawing - Reference No (or Description): SMHS SITE SECTION C-C;  
 Drawing - Reference No (or Description): STREET ELEVATIONS;  
 Drawing - Reference No (or Description): HEDDON ELEVATION 1 S14-130-4D-400 Rev. G;  
 Drawing - Reference No (or Description): HEDDON ELEVATION 2 S14-130-4D-410 Rev. G;  
 Drawing - Reference No (or Description): HEDDON ELEVATION 3 S14-130-4D-420 Rev. G;  
 Drawing - Reference No (or Description): LAURIESTON ELEVATION 1 S14-130-5D-400 Rev. G;  
 Drawing - Reference No (or Description): LAURIESTON ELEVATION 2 S14-130-5D-410 Rev. F;  
 Drawing - Reference No (or Description): KINGSMOOR ELEVATION 3 S14-130-5D-420 Rev. D;  
 Drawing - Reference No (or Description): HEDDON GROUND FLOOR & FIRST FLOOR S14-130-5D-600 Rev. E;

Drawing - Reference No (or Description): LAURIESTON GROUND FLOOR & FIRST S14-130-5D-600 Rev. G;

Drawing - Reference No (or Description): GUILDFORD GROUND & FIRST FLOOR P S14-130-5D-610 Rev. C;

Drawing - Reference No (or Description): LAURIESTON GROUND FLOOR & FIRST S14-130-5D-610 Rev. C;

Drawing - Reference No (or Description): MELTON ELEVATION 1 S14-157-5D-400 Rev. E;

Drawing - Reference No (or Description): NOBLEWOOD ELEVATION 1 S14-157-5D-400 Rev. E;

Drawing - Reference No (or Description): MELTON ELEVATION 2 S14-157-5D-410 Rev. E;

Drawing - Reference No (or Description): NOBLEWOOD ELEVATION 2 S14-157-5D-410 Rev. E;

Drawing - Reference No (or Description): NOBLEWOOD ELEVATION 3 S14-157-5D-420 Rev. E;

Drawing - Reference No (or Description): MELTON GROUND FLOOR PLAN S14-157-5D-600 Rev. C;

Drawing - Reference No (or Description): NOBLEWOOD FIRST FLOOR PLAN S14-157-5D-610 Rev. A;

Drawing - Reference No (or Description): MALBOROUGH FIRST FLOOR PLAN S14-157-5D-610 Rev. B;

Drawing - Reference No (or Description): MELTON FIRST FLOOR PLAN S14-157-5D-610 Rev. C;

Drawing - Reference No (or Description): SANDHOLME ELEVATION 1 S14-191-5D-400 Rev. E;

Drawing - Reference No (or Description): SOUTHBROOK GROUND FLOOR PLAN S14-209-5D-600 Rev. E;

Drawing - Reference No (or Description): SOUTHBROOK FIRST FLOOR PLAN S14-209-5D-610 Rev. C;

Drawing - Reference No (or Description): THORNEWOOD ELEVATION 1 S14-233-5D-400 Rev. D;

Drawing - Reference No (or Description): THORNEWOOD ELEVATION 2 S14-233-5D-410 Rev. D;

Drawing - Reference No (or Description): ARGYLL ELEVATION 1 S14-82-3ET/S-400 Rev. C;

Drawing - Reference No (or Description): ARGYLL ELEVATION 1 S14-82-3ET/S-400 Rev. E;

Drawing - Reference No (or Description): DUKESWOOD ELEVATION 1 S14-82-3ET/S-400 Rev. E;

Drawing - Reference No (or Description): HAMSFIELD ELEVATION 1 S14-82-3ET/S-400 Rev. E;

Drawing - Reference No (or Description): ARGYLL ELEVATION 2 S14-82-3ET/S-410 Rev. C;

Drawing - Reference No (or Description): HAMSFIELD ELEVATION 3 S14-82-3ET/S-420 Rev. E;

Drawing - Reference No (or Description): DUKESWOOD ELEVATION 2 S14-82-3ET/S-410 Rev. E;

Drawing - Reference No (or Description): ARGYLL ELEVATION 3 S14-82-3ET/S-420 Rev. C;

Drawing - Reference No (or Description): HAMSFIELD ELEVATION 3 S14-82-3ET/S-420 Rev. E;

Drawing - Reference No (or Description): ARGYLL GROUND & FIRST FLOOR PLAN S14-82-3ET/S-600 Rev. E;

Drawing - Reference No (or Description): DUKESWOOD GROUND & FIRST FLOOR P S14-82-3ET/S-600 Rev. E;

Drawing - Reference No (or Description): HAMSFIELD GROUND & FIRST FLOOR P S14-130-4D-600 Rev. G;

Drawing - Reference No (or Description): KINGSMOOR ELEVATION 1 S14-130-5D-400 Rev. E;

Drawing - Reference No (or Description): KINGSMOOR ELEVATION 2 S14-130-5D-410 Rev. D;

Drawing - Reference No (or Description): LAURIESTON ELEVATION 3 S14-130-5D-420 Rev. F;

Drawing - Reference No (or Description): GUILDFORD GROUND & FIRST FLOOR P S14-130-5D-600 Rev. F;

Drawing - Reference No (or Description): MALBOROUGH ELEVATION 1 S14-157-5D-400 Rev. F;

Drawing - Reference No (or Description): MALBOROUGH ELEVATION 2 S14-157-5D-410 Rev. F;

Drawing - Reference No (or Description): MELTON ELEVATION 3 S14-157-5D-420 Rev. E;

Drawing - Reference No (or Description): MALBOROUGH ELEVATION 3 S14-157-5D-420 Rev. F;

Drawing - Reference No (or Description): MALBOROUGH GROUND FLOOR & FIRST S14-157-5D-600 Rev. E;

Drawing - Reference No (or Description): NOBLEWOOD GROUND FLOOR PLAN S14-157-5D-600 Rev. F;

Drawing - Reference No (or Description): ROOT PROTECTION AREAS;

Drawing - Reference No (or Description): ROOT PROTECTION AREAS ADDITIONAL;

Drawing - Reference No (or Description): TREE CANOPIES;

Drawing - Reference No (or Description): TREE CANOPIES ADDITIONAL;

Drawing - Reference No (or Description): ENGINEERING CONSTRUCTION DETAILS 06.185-TB06;

Drawing - Reference No (or Description): HOUSE TYPE MACLAREN - B PL 211;

Drawing - Reference No (or Description): HOUSE TYPE HUGHES - C PL 213;

Drawing - Reference No (or Description): HOUSE TYPE BRYCE - E PL 215;

Drawing - Reference No (or Description): HOUSE TYPE BURNET - J PL 218;

Drawing - Reference No (or Description): HOUSE TYPE MILLER - K PL 219;

Drawing - Reference No (or Description): AFFORDABLE PLOTS 15-22 ELEVATION PL 225 Rev. B;

Drawing - Reference No (or Description): PLOTS 29-30 PLANNING SHEET PL 228 Rev. B;

Drawing - Reference No (or Description): PLOTS 84-87 ELEVATIONS STEWART M SYN-97-82-3EMT-430;

Drawing - Reference No (or Description): LOCATION PLAN (LOC)01;

Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT;

Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT A1;  
 Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT A2;  
 Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT A5;  
 Other - Reference No (or Description): DESIGN \_ACCESS PART 1;  
 Other - Reference No (or Description): DESIGN \_ACCESS PART 2A;  
 Other - Reference No (or Description): TRANSPORT STATEMENT PART 2A;  
 Other - Reference No (or Description): TREE SURVEY;  
 Drawing - Reference No (or Description): SITE LAYOUT WIDER AREA PL 200 Rev. A;  
 Drawing - Reference No (or Description): SITE LAYOUT PL 201 Rev. A;  
 Drawing - Reference No (or Description): AMENITY SPACE REVIEW PL 204 Rev. B;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 1-6 PLANS PL 220 Rev. B;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 7-14 ELEVATIONS PL 223 Rev. B;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 15-22 - PLANS PL 224 Rev. B;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 23-26 \_31-34 PL 226 Rev. B;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 27-28 PLANNING PL 227 Rev. B;  
 Drawing - Reference No (or Description): PLOTS 84-87 FLOOR PLANS STEWART SYN-97-82-3EMT-650;  
 Drawing - Reference No (or Description): 2015 APPROVED SITE LAYOUT SYN-ARC/PA02;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 7-14 FLOOR PLAN PL 222 Rev. B;  
 Drawing - Reference No (or Description): HOUSE TYPE ADAM - A PL 210;  
 Drawing - Reference No (or Description): HOUSE TYPE TELFORD - A PL 217;  
 Drawing - Reference No (or Description): AFFORDABLE PLOTS 1-6 ELEVATIONS PL 221 Rev. B;  
 Drawing - Reference No (or Description): SITE LEVELS PLAN PL 202 Rev. A;  
 Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT A3;  
 Other - Reference No (or Description): COMMUNITY CONSULTATION REPORT A4;  
 Other - Reference No (or Description): DESIGN \_ACCESS PART 2B;  
 Other - Reference No (or Description): DESIGN \_ACCESS STATEMENT 2015 AD;  
 Other - Reference No (or Description): DESIGN \_ACCESS STATEMENT 2017 AD;  
 Other - Reference No (or Description): TRANSPORT ASSESSMENT PART 1;  
 Other - Reference No (or Description): ECOLOGY REPORT;  
 Other - Reference No (or Description): TRANSPORT ASSESSMENT PART 2;  
 Other - Reference No (or Description): PLANNING STATEMENT SYMINGTON '17;  
 Other - Reference No (or Description): PHOTOMONTAGE;  
 Other - Reference No (or Description): ENGINEERING ASSESSMENT STUDY;  
 Drawing - Reference No (or Description): SANDHOLME ELEVATION 2 S14-191-5D-410 Rev. E;  
 Drawing - Reference No (or Description): SANDHOLME ELEVATION 3 S14-191-5D-420 Rev. E;  
 Drawing - Reference No (or Description): SANDHOLME FIRST FLOOR PLAN S14-191-5D-610 Rev. B;

Drawing - Reference No (or Description): SOUTHBROOK ELEVATION 2 S14-209-5D-410 Rev. G;  
 Drawing - Reference No (or Description): SOUTHBROOK ELEVATION 3 S14-209-5D-420 Rev. G;  
 Drawing - Reference No (or Description): THORNEWOOD ELEVATION 3 S14-233-5D-420 Rev. D;  
 Drawing - Reference No (or Description): THORNEWOOD FIRST FLOOR PLAN S14-233-5D-610 Rev. A;  
 Drawing - Reference No (or Description): ARGYLL ELEVATION 2 S14-82-3ET/S-410 Rev. C;  
 Drawing - Reference No (or Description): HAMSFIELD ELEVATION 2 S14-82-3ET/S-410 Rev. E;  
 Drawing - Reference No (or Description): ARGYLL ELEVATION 3 S14-82-3ET/S-420 Rev. C;  
 Drawing - Reference No (or Description): DUKESWOOD ELEVATION 3 S14-82-3ET/S-420 Rev. E; and  
 Drawing - Reference No (or Description): ARGYLL GROUND FLOOR & FIRST FLOOR S14-82-3ET/S-600 Rev. E.

**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.

**Councillor Campbell re-joined the meeting at this point.**

- (5) **17/00121/MSCM – TROON** – land to the north-east of Barassie Farm, Kilmarnock Road - approval of matters specified in conditions for planning permission in principle 11/00540/PPPM – erection of 290 residential units, associated works and landscaping.

**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 housing development hereby approved shall accord with the conditions of the application for approval of matters specified in conditions 12/00163/MSCM in terms of the provision of the road and housing layout, earthworks strategy including agreed levels, drainage arrangements, provision of landscaping, both structural and internal to the site and provision of village greens and public open space, and provision of footpaths within and linking to the surrounding area;

- (c) that before any works start on site, detailed landscape plans at a recognised metric scale shall be submitted for the prior written approval of the Planning Authority. The required landscape details shall detail the requirements of Section 8 the approved Design and Access Statement dated 15th September 2011, specifically the landscaping of the spine road, avenues, streets, lanes, parking and footpaths. This includes further details of heights of hedgerows to provide lower hedge heights around the village greens and near road junctions, and higher heights of hedgerows around the landscape buffer areas. This shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m<sup>2</sup>. The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. Construction details for paved or other hard surfaces shall be provided together with details of any walls and fences for inclusion as part of the landscape scheme. 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 and specifications of all proposed play equipment, surfacing and seating shall be submitted for the prior written approval of the Planning Authority. The proposed play equipment provision shall cater for all ages and include 'inclusive' equipment items to cater for users of all abilities. Equipment for toddlers and younger children should include such items as a multi-unit with low-level access and slide, a cradle swing unit, a 1.8m high cone-climber, a 'dig-in' trampoline, role-play units - such as a playhouse, play boat, play train etc., 'sit-in' or 'sit-astride' springer units that offer good body support, a low-level springer see-saw, a small dish or bowl roundabout, and musical/sensory/activity panels and items, etc. The range of equipment for the older children and teens should include such items as a senior climbing frame/multi-unit, a timber adventure trail, a zip slide, and either a single-point/cantilever/tyre/or flat seat swing unit as well as 'inclusive' units such as an inclined dish roundabout, and a basket swing. Items of 'dynamic' play equipment such as overhead spinners, air surfer/skater units, and fast sliding/swinging/spinning units should also be included. The details of seating includes seating to be provided along the remote footpaths and landscape buffers;
- (e) that the development shall be carried out in accordance with the submitted Management Schedule and Landscape Proposals and Management Plan, including phasing plan drawing no. AL(0)13. Performance bonds shall be submitted to the Planning Authority for each phase of development prior to the commencement of the respective phase of development to cover the costs of the following:-
- (i) Structural landscaping for the landscape buffers and wildlife corridors of Barassie and Struthers Burns, and all internal landscaping including the village greens within and land immediately adjacent to the respective phase of development;



- (ii) the provision of play equipment and street furniture within the village greens and public open space areas; and
- (iii) landscape works, grassed and planted areas, including trees within the public road limits, trees culverts and burns.

For the avoidance of doubt, in order to calculate the landscape bond for the proposed areas, the following information is required; The total length of the proposed hedge, the areas of the proposed riparian, mixed woodland and evergreen rich screening woodland mix as well as shrub, ornamental planting, grass and bulb areas in m<sup>2</sup> and the number of plants for each area as well as species and sizes proposed to be planted in the above areas. The details should cover only areas that will be maintained by a factor;

- (f) that all works shall be carried out in accordance with the Ecological Management Plan, and if works to remove existing hedges or trees is required, a qualified ecologist shall be employed, to the satisfaction of the Planning Authority;
- (g) that all landscaping works and open space provision shall be retained as open space and maintained in accordance with the Landscape Maintenance and Management Plan and the Ecological Management Plan;
- (h) that notwithstanding the approved plans, the following plots are not hereby approved: 17, 18, 37, 61, 120, 128, 129, 145, 155, 173, 174, 211, 216, 219, 227, 231, 232, 234, 235, 236, 237, 248, 252, 257, 256, 258, 259, 260, 266, 269, 270, 278, 279, 280 & 288. Details of these plots with amended garden boundaries shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;
- (i) that notwithstanding the approved plans, the following plots are not hereby approved: 77, 78, 79 & 80. Details of these plots with amended garden boundaries indicating an increase in the depth of the rear gardens and buffer zone shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;
- (j) that notwithstanding the approved plans, the elevations of the following plots are not hereby approved: 34, 60, 197, 198, 201, 228, 229, 238, 241, 243, 256, 265, 270, 274, 275, 278, 279, 280, 281, 284, 286, 287, 288 & 290. Details of elevations in relation to these plots to provide dual and active frontages shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;
- (k) that notwithstanding the approved plans, the precise siting and elevational treatment of the garages on the following plots are not hereby approved: 19, 20 and 114. Details of amended elevations and siting of the garages shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;

- (l) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (m) that notwithstanding the plans hereby approved the boundary treatment is not approved for the following plots: 1, 8, 10,17, 32, 37, 39, 43, 46, 51, 57, 60, 61, 95, 100,101, 102, 165, 204, 210, 219, 226, 227, 237, 238, 241, 242, 243, 247, 256, 257, 264, 265, 270, 274, 275, 279, 280, 281, 282, 284,285, 286, 287 & 288. Details of the boundary treatments for each plot, adhering to the guidance in paragraph 8.5.4 of the Design and Access Statement (subject to the requirements of the acoustic condition) shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;
- (n) that notwithstanding the plans hereby approved House Type D99 front elevation is not approved. Amended details of the front elevation windows shall be submitted for the prior written approval of the Planning Authority prior to the commencement of development;
- (o) that a day time/night time noise assessment together with any noise mitigation measures shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site. That the internal noise level (L<sub>Aeq</sub> TdB) within the proposed properties shall not exceed 45dB(A) daytime 07.00 hours to 23.00 hours and 35dB(A) night time 23.00 hours to 07.00 hours (internal measurements assessed with windows slightly (5%) open for ventilation), unless otherwise agreed as acceptable in writing by the Planning Authority in consultation with Environmental Health. In order to achieve this, the measured external background L<sub>Aeq</sub> daytime shall not exceed 55dB(A) and 45dB(A) night time in rear gardens. For the avoidance of doubt all noise measurements shall be carried out by a suitably qualified acoustic consultant or other competent person;
- (p) that details of any acoustic fencing on plots fronting the A759 shall be submitted to and approved by the Planning Authority prior to commencement of development. For the avoidance of doubt the noise levels on any plot with the acoustic fencing shall comply with the noise criteria outlined in this consent;
- (q) that the presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week of the find. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority;
- (r) that the existing path at Collennan Holdings shall not be stopped up or closed to public passage until such time as the realigned path has been formed, to the satisfaction of Planning and Access Authority;

- (s) that before occupation of the first dwelling 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 residents within the development;
- (t) that all new roads infrastructure associated with the development shall require to be designed and constructed to adoptable standards, as specified by the Council's National Roads Development Guide, and take full cognisance of the principles of Designing Streets as National Policy. The precise details and specifications of all new roads infrastructure shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). All roads infrastructure shall be constructed, as approved by condition and in conjunction with the necessary Roads Construction Consents, prior to occupation of the first dwellinghouse in this phase of the development;
- (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 Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
- (v) that a factoring agreement and maintenance schedule shall be put in place for all trees and planting within public road limits. Thereafter the maintenance schedule shall be adhered to at all times by the nominated factor for the site, and no changes shall be undertaken without the prior written approval of the Council as Roads Authority;
- (w) that defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council;
- (x) that parking shall be provided within the site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), prior to commencement of work on site;
- (y) that integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x 3m, per vehicle;

- (z) that cycle parking accommodating a minimum of 1 no. cycles shall be provided within each plot within the site boundary. Precise details of the siting and specifications of the cycle stand(s) 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;
- (aa) that plans, supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), and shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide. The turning areas shall be constructed, as approved, prior to completion of the development;
- (bb) 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;
- (cc) that designated bin collection points shall be located a maximum of 15 metres from the public carriageway, before occupation of the development. Details and specification of the siting and design of bin collection points 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. For the avoidance of doubt a bin collection point shall be located on an area of hardstanding at the rear of the public carriageway/footway for plots 201-204, prior to the occupation of the first of these dwellings. Details and specifications of the siting and design of bin collection point shall be submitted for approval to the Council as Roads and Planning Authority prior to commencement of development;
- (dd) 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;
- (ee) the applicant/ developer shall submit a Construction Traffic Management Plan for the prior written approval of the Council as Planning Authority (in consultation with 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 set out arrangements for temporary emergency vehicle access to the site which shall be maintained until the development access road is connected to the A759. The Construction Traffic Management Plan shall require the agreement of the Council as Planning Authority (in consultation with the Council as Roads Authority and Police Scotland) prior to any movement of construction traffic associated with the site;

- (ff) the applicant shall provide details, including design, location and specifications, of all proposed new bus stops located along the development spine road for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The bus stop details shall include the exact proposed location of the stops in addition to specifications of a flag and pole, bus shelter (where appropriate) and associated bus boarder kerbing. All new bus stops shall be constructed, as approved, prior to completion of the development;
- (gg) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS). Full details of the methods to be employed, along with details of how these measures will be maintained in perpetuity, and shall be submitted for approval in writing by the Council as Planning Authority prior to the commencement of any works on site. None of the dwellings shall be occupied until the Sustainable Urban Drainage System (SUDS) has been completed in accordance with the submitted and approved plans; and
- (hh) that the approved Flood Risk Assessment report shall be updated and submitted for prior written approval of the Planning Authority in consultation with ARA before any work commences on site. Any mitigation associated shall be submitted for the prior written approval of the Planning Authority prior to commencement of development.

**Reasons:**

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to comply with the terms of the first formal application for matters specified in conditions 12/00163/MSCM;
- (c) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (d) in the interests of sustainable development, amenity and to ensure a high quality public realm;
- (e) to ensure that the whole site is developed in an integrated manner and in the interests of visual amenity;
- (f) in the interests of bio-diversity;
- (g) in the interests of bio-diversity and visual amenity;
- (h) in the interests of residential amenity and to ensure compliance with the approved 11/00540/PPPM;
- (i) in the interests of residential amenity and to ensure a 18m distance with Boreland Cottage;
- (j) in the interests of visual amenity and to ensure supervision of public areas;
- (k) in the interests of visual amenity;
- (l) in the interests of visual amenity;
- (m) in the interests of visual amenity and to ensure compliance with the approved 11/00540/PPPM;
- (n) in the interests of visual amenity;
- (o) in the interests of residential amenity;
- (p) in the interests of residential amenity;
- (q) to ensure all contamination within the site is dealt with;

- (r) to ensure public Right of Way is maintained in its current form until the new path is formed;
- (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 to avoid the discharge of water onto the public road.
- (v) in the interest of road safety.
- (w) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.
- (x) in the interest of road safety and to ensure adequate off-street parking provision.
- (y) in the interest of road safety and to ensure adequate off-street parking provision.
- (z) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
- (aa) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety.
- (bb) in the interest of road safety.
- (cc) in the interests of road safety.
- (dd) In the interest of road safety.
- (ee) in the interest of road safety.
- (ff) to provide accessible public transport.
- (gg) to ensure the site is drained in an acceptable and sustainable manner.
- (hh) in order to ensure the development is protected against flooding in an acceptable manner.

**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.
- 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](http://www.glasgowprestwick.com).
- Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of SEPA's website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at: 31 Miller Road, Ayr, KA7 2AX.

- The Council as Roads Authority advises as follows;
  - Proposed street lighting or any floodlights comply with the Institution of Lighting Professionals' "Guidance Notes for the Reduction of Obtrusive Light".
  - 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 rights of the utilities to enter the enclosed area in order to gain access to their services in accordance with their rights under law should be maintained.
  - 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.
  - That all driveway access points within the site shall be by way of dropped kerbs, in accordance with the Council's Roads Development Guide 5.2.4 before completion of the development.
  - 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.
  - 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
  - That any costs associated with the relocation of any street furniture will require to be borne by the applicant / developer.
  - That only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2002' are permitted within public road limits.

- 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.
- 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.
- The Council advises that in order to minimise traffic within the development and in and around the existing residential areas near Deveron Road, and to encourage active travel to school, that the path linkages within the site to Nevan Road and Struthers Primary School are developed as soon as practicable and safe in order to reduce travel distance and times to school from the development. The applicant is encouraged to engage with the Council as Planning and Roads Authority regarding this matter.

**List of Determined Plans:**

Drawing - Reference No (or Description): AL(0) 01 LOCATION PLAN;  
 Drawing - Reference No (or Description): AL(0) 05 EXTERNAL MATERIALS;  
 Drawing - Reference No (or Description): AL(0) 101 REV. B Road Hierarchy;  
 Drawing - Reference No (or Description): AL(0) 13 Phasing Plan;  
 Drawing - Reference No (or Description): D91-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D92-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D93-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D94-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D95-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D96-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D97-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D97-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D99-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): E11068/1001-1 Proposed Levels Layout –;  
 Drawing - Reference No (or Description): LH/TW/LP-CW01 Landscape Plan Common Wo;



Drawing - Reference No (or Description): MAXWELL 4 TK;  
 Drawing - Reference No (or Description): MAXWELL 4 TK - DUAL FRONTAGE;  
 Drawing - Reference No (or Description): STANDARD RANGE S5 – GARAGE;  
 Drawing - Reference No (or Description): STEWART 4 TK;  
 Drawing - Reference No (or Description): WALLACE 4 TK;  
 Drawing - Reference No (or Description): BAXTER 4 TK;  
 Drawing - Reference No (or Description): BUCHANAN GR;  
 Drawing - Reference No (or Description): D2 - DOUBLE GARAGE;  
 Drawing - Reference No (or Description): DRUMMOND 4 TK;  
 Drawing - Reference No (or Description): FORBES GR;  
 Drawing - Reference No (or Description): GORDON GR;  
 Drawing - Reference No (or Description): KENNEDY GR;  
 Drawing - Reference No (or Description): MACLEOD;  
 Drawing - Reference No (or Description): MONRO 4 TK;  
 Drawing - Reference No (or Description): STEWART 4 TK - DUAL FRONTAGE;  
 Drawing - Reference No (or Description): WALLACE 4 TK - DUAL FRONTAGE;  
 Drawing - Reference No (or Description): AL(0) 02 REV. D Planning Layout;  
 Drawing - Reference No (or Description): AL(0) 20 Topographical Survey Ind;  
 Drawing - Reference No (or Description): AL(0)12 Boundary Enclosures Layo;  
 Drawing - Reference No (or Description): D91-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D91-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D92-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D92-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D93-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D93-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D94-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D94-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D95-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D95-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D96-02 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D96-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): D98-01 Plans as Proposed;  
 Drawing - Reference No (or Description): D98-02 Plans as Proposed;  
 Drawing - Reference No (or Description): D98-03 Elevations as Proposed M;  
 Drawing - Reference No (or Description): D99-01 Plans as Proposed  
 Drawing - Reference No (or Description): D99-03 Elevations as Proposed L;  
 Drawing - Reference No (or Description): E11068/1001-2 Proposed Levels Layout –;  
 Drawing - Reference No (or Description): E11068/2001 REV. A Proposed Drainage  
 Layout;  
 Drawing - Reference No (or Description): E11068/2002 REV. A Proposed Drainage  
 Layout;  
 Drawing - Reference No (or Description): G01-01 Plans and Elevations as;  
 Drawing - Reference No (or Description): BLAIR 4 TK;  
 Drawing - Reference No (or Description): CAMERON GR;  
 Drawing - Reference No (or Description): CHALMERS 4 TK;  
 Drawing - Reference No (or Description): DOUGLAS 4 TK;

Drawing - Reference No (or Description): FRASER 4 TK;  
 Drawing - Reference No (or Description): GEDDES 4 TK;  
 Other - Reference No (or Description): DRAINAGE STRATEGY;  
 Other - Reference No (or Description): MANAGEMENT SCHEDULE;  
 Other - Reference No (or Description): REPORT ON COMPLIANCE; and  
 Other - Reference No (or Description): LANDSCAPE PROPOSALS AND MANAGEME.

**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.

**Having previously declared an interest in this application, Councillor Kilpatrick did not participate in consideration of the undernoted item:-**

- (6) **17/00216/APPM – AYR – Queen Margaret Academy, Dalmellington Road –** Erection of education facility with associated landscape and car parking and formation of all weather sporting facilities with floodlights.

Having heard Councillor Kilpatrick address the Panel, she left the meeting at this point.

**Decided:** Councillor Convery abstaining, to agree that the application be approved 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 outdoor sports facilities shall be completed and operational within 1 year of completion of the school building;
- (c) that the existing landscaping towards the roundabout and to the SE boundary along A77, shall be improved and enhanced with additional native tree planting. Before any works start on site, detailed landscape plans at a recognised metric scale showing the required additional planting shall be submitted for the prior written approval of the Planning Authority. Plans shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m2. The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. The scheme as approved shall be implemented within the first planting season following the occupation of the development. The open space / landscaped area shall be retained as open space and to this approved standard;

- (d) that all landscaping works and open space provision shall be completed in accordance with the approved landscape drawings prior to the occupation of the school. The open space/landscaped area shall be retained as open space and to this approved standard;
- (e) that the mature tree belt to the North of the site, at Annfield Burn, shall be retained and protected during the construction works in accordance with BS5837:2012 Trees in relation to Design, Demolition and Construction, to the satisfaction of the Planning Authority;
- (f) 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;
- (g) that the recommendations for further surveys and mitigation measures shall be implemented as outlined in the Ecological Appraisal conducted by Bridley Associates. The proposed shrub and tree planting shall be UK native species where possible and the wildflower meadow shall use native nectar rich species. Bird and bat boxes shall be installed;
- (h) that the applicant shall comply with the findings of noise impact assessment QUEEN MARGARET ACADEMY REV - 00 21st February 2017;
- (i) that the applicant shall comply with the findings of light pollution study KEIR/QMA 004 Date - 02/17;
- (j) that the presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week of the find. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority;
- (k) that the proposed all-weather sports pitches shall not be in use after 10.00pm. A management plan clarifying the operational arrangements to demonstrate compliance with this hours of operation restriction shall be submitted for the prior written approval of the planning authority before facilities become operational;

- (l) 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;
- (m) that before occupation of the new school a 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 include information on existing pedestrian facilities on the principal walking routes to and from the school within the catchment. 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 private car. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;
- (n) that before occupation of the new school a School 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 School Travel Pack shall include information on walking, cycling and public transport facilities and services along principle routes within the catchment area. The Travel Pack shall be distributed to all pupils upon initial opening of the new school, and to new pupils as part of the new intake annually thereafter;
- (o) that all new roads infrastructure associated with the development shall require to be designed and constructed to adoptable standards, as specified by the Council's National Roads Development Guide, and take full cognisance of the principles of Designing Streets as National Policy. The precise details and specifications of all new roads infrastructure shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). All roads infrastructure shall be constructed, as approved by condition and in conjunction with the necessary Roads permissions (RCC or S56), prior to school opening;
- (p) 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;
- (q) that defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council;

- (r) that a maximum of 104 standard off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with a further 2 spaces for disabled users. In addition, a drop-off facility with capacity to accommodate 9 cars shall be included within the layout, with a second drop-off area to accommodate 3 taxis. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority);
- (s) that a maximum of 8 school bus parking spaces shall be provided within the existing site boundary to satisfy provision levels of demand as stipulated by SAC Education. Details of the school bus parking layouts shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority);
- (t) that cycle parking accommodating a minimum of 36 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) 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;
- (u) that plans, supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), and shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide. The turning areas shall be constructed, as approved, prior to completion of the development;
- (v) that the applicant shall submit swept path analysis demonstrating that each school bus bay can independently be safely accessed and egressed, for the formal prior written approval of the Council as Planning Authority;
- (w) 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;
- (x) 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; and

- (y) details of the Sustainable Urban Drainage System (SUDS) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The development shall not be occupied into the SUDS scheme has been completed in accordance with submitted and approved plans.

**Reasons:**

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to ensure timeous replacement of pitches directly affected by development and maintain local access to pitch facilities;
- (c) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality. The additional tree planting can in time form more continuous landscape strip that would benefit screening and local biodiversity;
- (d) to ensure landscaping works are completed at an appropriate stage in the development of the site;
- (e) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (f) in order to ensure that no damage is caused to the existing trees during development operations;
- (g) in the interests of natural heritage. To maximise potential to enhance bio-diversity and to encourage the identified species to nest / roost on the site;
- (h) to avoid noise disturbance in the interests of residential amenity;
- (i) to avoid light disturbance in the interests of residential amenity;
- (j) to ensure all contamination within the site is dealt with;
- (k) in the interests of residential amenity and to retain proper control over the development proposal;
- (l) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording;
- (m) to encourage sustainable means of travel;
- (n) to encourage sustainable means of travel;
- (o) in the interest of road safety and to ensure an acceptable standard of construction;
- (p) in the interest of road safety and to avoid the discharge of water onto the public road;
- (q) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (r) in the interest of road safety and to ensure adequate off-street parking provision;
- (s) in the interest of road safety and to ensure adequate off-street parking provision;
- (t) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel;
- (u) to reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety;
- (v) in the interest of road safety;
- (w) in the interest of road safety;
- (x) in the interest of road safety; and
- (y) to ensure the site is drained in an acceptable and sustainable manner.

**Advisory Notes:**

- SportsScotland has advised that the new synthetic pitches should be designed and constructed by a recognised specialist pitch contractor such as 'The Sports and Play Construction Association' ([www.sapca.org.uk](http://www.sapca.org.uk)) This is to ensure appropriate design and construction of replacement pitches. SportsScotland would be happy to provide input to this matter.
- Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.  
 Roads (Scotland) Act: 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.  
 New Roads and Street Works Act 1991: 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.  
 Costs of Street Furniture: The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.  
 Costs of TROs: The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant - including any relevant road signs and markings.  
 Signage to TSRGD 2016: The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.  
 RSA Stage 2: The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 2 Road Safety Audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges shall be completed and submitted for the prior written approval of the Council as Roads Authority. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant.  
 RSA Stage 3: The Council as Roads Authority advises that 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 for the prior written approval of the Council as Roads Authority no later than 1 month after completion of the development, unless an alternative time period is approved. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority and the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.

Road Will Not Be Adopted: The Council as Roads Authority advises that the Council will not adopt the access roads into the school site upon their completion.

Drainage Not Adopted: The Council as Roads Authority advises that the Ayrshire Roads Alliance will not be liable to adopt the drainage system as it is wholly contained within private ownership.

**List of Determined Plans:**

Drawing - Reference No (or Description): (PL)AP001 REV. 00 location plan;  
 Drawing - Reference No (or Description): (PL)AP002 REV. 00 Existing Block Plan;  
 Drawing - Reference No (or Description): (PL)AP005 Proposed General Arrange;  
 Drawing - Reference No (or Description): (PL)AP010 Proposed General Arrange;  
 Drawing - Reference No (or Description): 701 REV. B Swept Path Analysis;  
 Drawing - Reference No (or Description): KEIR/QMA\_004 Light Pollution Study;  
 Drawing - Reference No (or Description): T - 01 Existing Topographical S;  
 Drawing - Reference No (or Description): (PL)AE001 elevations 1 of 2;  
 Drawing - Reference No (or Description): (PL)AE002 elevations 2 of 2;  
 Drawing - Reference No (or Description): (PL)AP004 REV. 00 Proposed Block Plan;  
 Drawing - Reference No (or Description): (PL)AP006 Level 01;  
 Drawing - Reference No (or Description): (PL)AP007 Level 02;  
 Drawing - Reference No (or Description): (PL)AP008 Level 03;  
 Drawing - Reference No (or Description): (PL)AP009 Level 04;  
 Drawing - Reference No (or Description): (PL)AS001 Sections AA and BB;  
 Drawing - Reference No (or Description): (PL)AS002 Sections CC DD and EE;  
 Drawing - Reference No (or Description): (PL)LP001 REV. 00 Proposed Landscape Plan;  
 Drawing - Reference No (or Description): (PL)LS001 REV. 00 Landscape Sections;  
 Other - Reference No (or Description): 1 contractor logistics;  
 Drawing - Reference No (or Description): 500 REV. A Drainage Layout;  
 Drawing - Reference No (or Description): 700 REV. B Swept Path Analysis;  
 Drawing - Reference No (or Description): EXISTING FIRST FLOOR PLAN;  
 Other - Reference No (or Description): LAND OWNERSHIP DRAWING;  
 Other - Reference No (or Description): DRAINAGE STRATEGY PLAN;  
 Other - Reference No (or Description): TRANSPORT STATEMENT;  
 Other - Reference No (or Description): TREE SURVEY REPORT;  
 Other - Reference No (or Description): OUTDOOR SPORTS FACILITIES assessment;  
 Other - Reference No (or Description): DESIGN & ACCESS STATEMENT;  
 Other - Reference No (or Description): ECOGLOGY REPORT;  
 Other - Reference No (or Description): FLOOD RISK ASSESMENT;  
 Other - Reference No (or Description): NOISE IMPACT ASSESSMENT;  
 Other - Reference No (or Description): PAC REPORT;  
 Other - Reference No (or Description): GEOTECHNICAL DESIGN site investigation; and  
 Drawing - Reference No (or Description): EXISTING GROUND FLOOR 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.

The meeting ended at 12.50 p.m.