

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr
on 31st August 2017 at 10.00 a.m.

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

Apology: Councillor Andy Campbell.

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; J. Esslemont, Strategic Planner; 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. Minutes of previous meeting.

The Minutes of 22nd June 2017 ([issued](#)) were submitted and approved.

3. Application to construct and operate under Section 36 of the Electricity Act 1989 and the Electricity Works (Environmental Impact Assessment) (Scotland) regulations an extension to the existing Hadyard Hill wind farm, south east of Dailly and North East of Barr, South Ayrshire: 15/00453/DEEM, ECU Ref: EC00003118.

There was submitted a report ([issued](#)) of August 2017 by the Executive Director – Economy, Neighbourhood and Environment

- (1) advising that this Council had been consulted by the Scottish Government, under section 36 of the Electricity Act 1989, on an application by Scottish Southern Energy for the erection of a windfarm and associated ancillary development at Hadyard Hill;
- (2) intimating that the proposal was for the extension of the existing Hadyard Hill wind farm and the addition of 22 turbines to the existing wind farm which comprised of 52 turbines and which became operational in 2006; and
- (3) concluding that this Council was not the determining authority for this proposal but could agree a response to the Scottish Government.

Decided: to agree

- (a) to submit this report to the Scottish Government as an objection to the proposed extension of the Hadyard Hill Wind Farm; and
- (b) to approve delegated authority to conclude planning conditions with the energy consents unit should the Scottish Government be minded to grant consent.

4. Applications for Planning Permission.

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

The Panel decided as follows:-

- (1) **17/00004/APPM** – AYR – **Holmston House, 3 Holmston Road** – Proposed change of use and conversion of Holmston House to form 30 residential dwellings, conversion of 3 outlying buildings to form 3 residential bungalows and the erection of a 66-bed care home including formation of associated access, parking and landscaping.

Decided: to agree to an alternative financial mechanism than that agreed at Regulatory Panel on 19th April 2017, to incentivise the applicant to complete the works necessary to secure the restoration and reuse of Holmston House and give delegated powers to the Director of Economy, Neighbourhood and Environment to approve this application subject to the signing of a section 75 legal agreement, agreeing and securing an enabling bond, a further agreement to secure the completion of works to Holmston House 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 prior to the commencement of development, the applicant shall submit a detailed phasing plan for the prior written approval of the Planning Authority and thereafter implement the development in accordance with the approved phasing plan. For the avoidance of doubt, the phasing plan shall show the phasing of works to Holmston House, the three outbuildings and the care home and that works on Holmston House will be progressing concurrent with works on the care home;
- (c) that the conversion of the window to door to the east of the main entrance door to Holmston House is not hereby approved. Before any work commences on site, amended floor and elevation plans showing an alternative access arrangement to plot 8 in a manner which allows for the retention of the window to the east of the main entrance shall be submitted for the prior written approval of the Planning Authority;

- (d) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (e) that 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;
- (f) 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. 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. Construction details for paved or other hard surfaces shall be provided together with details of any 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;
- (g) that all landscaping works and open space provision shall be completed in accordance with the approved landscape drawings prior to the occupation of the last house in the approved development. The open space/landscaped area shall be retained as open space and to this approved standard;
- (h) that within 6 months of occupation of the Care Home element of the development, a detailed 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 the results of a staff travel survey, identify appropriate targets for modal shift away from the private car, and set out the measures and initiatives to be implemented in order to encourage modal shift in the pursuit of achieving the mode shift targets. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;
- (i) 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;

- (j) that prior to the commencement of any part of the development the applicant shall implement a "Keep Clear" road marking, along with any associated traffic management costs, at the Holmston Road/ Mill Brae junction in accordance with details to be submitted for the prior written approval of the Planning Authority;
- (k) that before occupation of the first dwelling within the development a road marking scheme for the site access junction from the residential element of the development onto Mill Brae shall be implemented, consisting of appropriate white lining and associated signing. A sketch shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) prior to the implementation of any lining or signing;
- (l) that the public road on Mill Brae in the vicinity of both points of vehicular access from the site shall be resurfaced to the specification as provided by the Council as Roads Department, prior to completion of the development;
- (m) that precise details and specifications for the provision of one inter-visible passing place (including construction, siting and layout) on the access road to the residential element of the development shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The passing place shall be constructed in accordance with the Council's National Roads Development Guide, and shall be completed prior to occupation of the first dwellinghouse;
- (n) 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;
- (o) that the existing stepped level change on the pedestrian route from Mill Brae into the residential element of the development shall be replaced by a ramped access prior to occupation of any residential unit. The design of the ramped access shall require to conform to the standards as set out within the Council's National Roads Development Guide, and shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any works commence on site;
- (p) 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;

- (q) details of the parking layout 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 the commencement of work on site. The proposed layout for the residential element of the development shall not be less than 55 parking spaces;
- (r) details of the parking layout 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 the commencement of work on site. The proposed layout for the care home element of the development shall not be less than 22 parking spaces;
- (s) that cycle parking for the occupants of the residential units accommodating a minimum of 34 cycles shall be provided within the site boundary prior to occupation of any residential unit. 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;
- (t) that cycle parking for the care home accommodating a minimum of 2 cycles shall be provided within the site boundary prior to occupation. 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 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;
- (w) that 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) that 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, (in consultation with 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;
- (y) that 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;
- (z) that in the event that proposed works have not begun within 18 months from the date of the existing bat survey, or are amended to include works within the roof voids, an updated bat survey shall be submitted for the prior approval of the Planning Authority;
- (aa) that the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the planning authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the planning authority.
- (bb) that ventilation within the kitchen and café areas of the care home requires to be adequate and suitable for the food handling/cooking carried out therein. The ventilation system in this area must be provided with suitable means of filtration e.g., grease and charcoal filters and extended ducting terminating at least one metre above eaves level of any building within 20m of the building housing the commercial kitchen, or alternatively the operation of the premises is limited to enclosed unit cooking;
- (cc) that should any European Protected Species be found either prior to or during the period of development then a qualified ecologist shall be contacted immediately for advice before proceeding with the works. Advice from Scottish Natural Heritage may be required and the ecologist should be able to determine this;
- (dd) that vegetation removal shall be undertaken outwith the breeding bird season, specifically March – August. If this is not possible it is advised that trees and vegetation to be cleared should first be inspected by a competent ecologist, to check for nesting birds, and appropriate measures put in place to safeguard any that are found. Any excavations shall be covered at night to prevent animals from falling in or becoming trapped;

- (ee) that prior to commencement of any works, full details of the size and location of the proposed play area, including equipment, shall be submitted for the prior written approval of the planning authority. For the avoidance of doubt a play area is required which caters for a wide age range of children, incorporating dynamic play equipment; and
- (ff) 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 works 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.

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of proper planning in the area;
- (c) to safeguard the character and appearance of the listed building;
- (d) to ensure that materials are appropriate for the site and in the interests of visual amenity;
- (e) in the interests of visual and residential amenity;
- (f) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (g) to ensure landscaping works are completed at an appropriate stage in the development of the site;
- (h) to encourage sustainable means of travel;
- (i) to encourage sustainable means of travel;
- (j) in order to offset the impacts of additional traffic attempting to turn right out of Mill Brae onto Holmston Road at peak periods for the purposes of road safety and the functional operation of the local road network;
- (k) for the purposes of road safety and the functional operation of the local road network;
- (l) in the interest of road safety and to ensure an acceptable standard of construction;
- (m) 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;
- (n) in the interest of road safety and avoid the discharge of water on to the public road;
- (o) in the interest of road safety and to ensure that adequate provision is made for pedestrians;
- (p) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (q) in the interest of road safety and to ensure adequate off-street parking provision;
- (r) in the interest of road safety and to ensure adequate off-street parking provision;
- (s) to ensure adequate provision of cycle parking on site, and encourage sustainable means of travel;
- (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;
- (y) to ensure the site is drained in an acceptable and sustainable manner;
- (z) in the interest of natural heritage;
- (aa) to ensure all contamination within the site is dealt with;
- (bb) in order to prevent the occurrence of a smell nuisance;
- (cc) in the interest of natural heritage;
- (dd) in the interest of natural heritage;
- (ee) in order to ensure an adequate provision of play facilities; and
- (ff) to ensure that the site is adequately landscaped and incorporates adequate play facilities, in the interests of amenity.

Advisory Notes:

- 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.
- Tree felling and vegetation clearance should only be carried out outwith the main bird breeding season (April to August inclusive). If this is not possible it is advised that trees and vegetation to be cleared should first be inspected by a competent ecologist, to check for nesting birds, and appropriate measures put in place to safeguard any that are found.
- Any proposed discharge of surface water to the water environment this must be in accordance with the principles of the SUDS Manual (C753) which was published by CIRIA in November 2015.
- 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

- It is recommended that mitigation measures are implemented to protect against disturbing any bats that may be present during the construction phase. If night lighting is required, this should be kept to a minimum and fitted with appropriate shading to avoid illuminating excessively away from the intended location in roof and loft spaces. The use of sodium lamps would be most appropriate in this instance. It is also advised that the applicant explores opportunities for the inclusion of bird and bat boxes within any appropriate trees within the site and the creation of a small meadow sown with nectar-rich native wildflower species. The applicant is reminded of their obligations under the terms of the Protection of Badgers Act 1992, the Wildlife and Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004 and the Habitats Directive/Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
- 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.
- 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.
- 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 any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.
- 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.
- 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.
- Please note that Roads Construction Consent (RCC) from the Council as Roads Authority shall be required for the formation of any new road. The formation of any new road shall require to comply with the specifications of the Council’s National Roads Development Guide and Designing Streets as National Policy.
- 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.
- The Council as Roads Authority advises that the Council 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): 600 REV A Existing Site Plan;
 Drawing - Reference No (or Description): LP Location Plan @1:1250;
 Other - Reference No (or Description): BAT SCOPING SURVEY;
 Other - Reference No (or Description): FLOOD RISK ASSESSMENT;
 Other - Reference No (or Description): HERITAGE STATEMENT: ARCHAEOLOGY;
 Other - Reference No (or Description): PUBLIC CONSULTATION COMMENTS;
 Other - Reference No (or Description): TREE SURVEY;
 Drawing - Reference No (or Description): 001 REV A Holmston House – Image;
 Drawing - Reference No (or Description): 101 REV B Holmston House – Image;
 Drawing - Reference No (or Description): 103 REV B Holmston House – Image;
 Other - Reference No (or Description): PAC REPORT;
 Other - Reference No (or Description): ECOLOGICAL SURVEY;
 Drawing - Reference No (or Description): 220 REV A Proposed Sections;
 Drawing - Reference No (or Description): 100 REV A Existing Site Plan;
 Drawing - Reference No (or Description): 102 REV A Existing Ground Floor Pl;
 Drawing - Reference No (or Description): 104 REV A Existing Attic Floor Pla;
 Drawing - Reference No (or Description): 105 Existing Joint Site Plan;
 Drawing - Reference No (or Description): 201 REV A Proposed Basement Floor;
 Drawing - Reference No (or Description): 202 REV A Proposed Ground Floor Pl;
 Drawing - Reference No (or Description): 205 Proposed Joint Site Plan;
 Drawing - Reference No (or Description): 300 REV A P&E (West Lodge);
 Drawing - Reference No (or Description): 400 REV A P&E (South Lodge);
 Drawing - Reference No (or Description): 500 REV A P&E (East Lodge);
 Drawing - Reference No (or Description): 601 REV A Proposed Site Plan;
 Drawing - Reference No (or Description): 602 REV A Proposed Ground & First;
 Drawing - Reference No (or Description): 603 REV A Proposed Second Floor Pl;
 Drawing - Reference No (or Description): 604 REV C Proposed Elevations (1);
 Drawing - Reference No (or Description): 605 Proposed Elevations (2);
 Drawing - Reference No (or Description): EXA_1658_PL_500 REV A Planting Plan (Sheet 1 o);
 Drawing - Reference No (or Description): EXA_1658_PL_501 REV A Planting Plan (Sheet 2 o);
 Drawing - Reference No (or Description): LP Location Plan 1:2500;
 Other - Reference No (or Description): DESIGN STATEMENT;
 Other - Reference No (or Description): NOISE IMPACT ASSESSMENT;
 Other - Reference No (or Description): TRANSPORT STATEMENT;
 Other - Reference No (or Description): TRAVEL PLAN;
 Other - Reference No (or Description): HERITAGE STATEMENT;
 Drawing - Reference No (or Description): 002 REV A Holmston House – Image;
 Drawing - Reference No (or Description): 003 REV A Holmston House – Image;
 Drawing - Reference No (or Description): 102 REV B Holmston House – Image;
 Drawing - Reference No (or Description): 100 REV A Existing Site Plan;
 Drawing - Reference No (or Description): 101 REV A Existing Basement Floor;
 Drawing - Reference No (or Description): 103 REV A Existing First Floor Pla;
 Drawing - Reference No (or Description): 200 REV A Proposed Site Plan;
 Drawing - Reference No (or Description): 203 REV A Proposed First Floor Pla;
 Drawing - Reference No (or Description): 204 REV A Proposed Attic Floor Pla;

Drawing - Reference No (or Description): 210 REV A Existing Elevations (1);
 Drawing - Reference No (or Description): 211 REV A Existing Elevations (2);
 Drawing - Reference No (or Description): 212 REV B Proposed Elevations (1);
 Drawing - Reference No (or Description): 213 REV B Proposed Elevations (2); and
 Drawing - Reference No (or Description): 214 REV A Proposed Site Elevations.

Reason for Decision:

The siting and design of the development hereby approved is considered to broadly accord with the provisions of the development plan with the exception of a shortfall in the level of amenity spaces provision which is justified in this case on the basis of the enabling nature of the care home component of the development, the potential for the restoration and sustainable re-use of the listed buildings, the town centre location and the accessibility to areas of open space in the locality. Furthermore, there is no significant adverse impact on the amenity of neighbouring land and buildings.

- (2) [17/00356/APP](#) – AYR – 90 Doonfoot Road – Change of use of open space to form car parking and formation of vehicular access.

Decided: that determination of this application be continued to allow a site visit to be conducted.

- (3) [17/00445/PPP](#) – AYR – 39 Castlehill Road – Planning permission in principle for residential development.

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

- (a) that this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below;
- (b) that at the Approval of Matters Specified in Conditions stage full details of the proposed residential 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 this planning permission;
- (c) that notwithstanding the plans hereby approved, no permission is granted or implied for the erection of 3 dwellinghouses as indicated on drawing 'Proposed Block Plan'. At the first submission of Approval of Matters Specified in Conditions stage, a site plan shall be submitted for the approval of the Planning Authority of the proposed residential development (for up to, but no more than for 3 residential units) and that such dwellings can be sited without felling or damaging trees prescribed in the accompanying Tree Survey, dated April 2017, as being in either 'fair' or 'good' health;

- (d) that the dwellinghouses shall comply with the Council's supplementary planning guidance in relation to 'Open Space and Designing New Residential Developments' and/ or any subsequent document prepared by the Council in relation to the provision of open space for residential areas. At the Approval of Matters Specified in Conditions stage detailed supporting information illustrating compliance with this supplementary planning guidance shall be submitted for the approval of the Planning Authority;
- (e) that at the Approval of Matters Specified in Conditions stage a design statement shall be submitted which demonstrates how the design and siting of the development takes cognisance of the character of the surrounding area;
- (f) that at the Approval of Matters Specified in Conditions stage details shall be submitted of the proposed Sustainable Urban Drainage Systems (SUDS) which shall be prepared in accordance with the provisions of Scottish Environment Protection Agency (SEPA) Guidance Note No.8;
- (g) that at the Approval of Matters Specified in Conditions stage details shall be submitted of the all the proposed boundary treatments
- (h) that at the Approval of Matters Specified in Conditions stage, detailed landscape plans at a recognised metric scale shall be submitted for the consideration and assessment of the Planning Authority. The plans shall include details of all hard and soft landscaping, indicating, genus, species and varieties of all plant material, and the proposed future management and aftercare arrangements;
- (i) that each proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 3.6 metres wide over its initial 5 metres, as measured from the rear of the public footway prior to occupation;
- (j) that the private access shall be surfaced for a minimum of 2 metres as measured from the rear of the public footway prior to occupation. Precise details and specifications of the required surfacing shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (k) that access visibility sightline splays of 2.4 metres by 43 metres shall be provided in both directions at each access with the public road. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (l) that 3 no. off road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide prior to occupation. Precise details and specifications of the required parking provision shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (m) that parking bays shall be a minimum 5.5 metres x 3.0 metres;

- (n) that prior to completion of the development any gates erected shall open inwards away from the public roadway;
- (o) that a lockable and covered cycle stand accommodating a minimum of 1 no. cycle shall be provided within the each site boundary. Precise details of the siting and specifications of the required cycle stand shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site; and
- (p) that at the Approval of Matters Specified in Conditions stage, a scheme of compensatory tree replanting and implementation timescales shall be submitted to and approved by the planning authority. The scheme shall thereafter be implemented as approved and to the agreed timetable.

Reasons:

- (a) 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;
- (b) 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;
- (c) in the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site;
- (d) to comply with the Council's supplementary planning policy guidance in relation to open space and in the interests of the proper planning of the area;
- (e) in the interests of proper planning and in order to retain the character and amenity of the area;
- (f) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (g) that at the Approval of Matters Specified in Conditions stage details shall be submitted of the all the proposed boundary treatments;
- (h) in the interests of visual and residential amenity and to ensure a satisfactory standard of local environmental quality;
- (i) in the interest of road safety and to ensure an acceptable standard of construction;
- (j) in the interest of road safety and to ensure an acceptable standard of construction.
- (k) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (l) in the interest of road safety and to ensure adequate off-street parking provision.
- (m) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;.
- (n) in the interest of road safety;
- (o) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel; and
- (p) in the interests of visual amenity.

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 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 all costs incurred with crossing existing footway to be borne by the applicant / developer and carried out to SAC specification.
- 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 prior to completion of the development.
- 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.

List of Determined Plans:

Drawing - Reference No (or Description): P 001;
 Drawing - Reference No (or Description): P 002 REV A; and
 Drawing - Reference No (or Description): PROPOSED BLOCK PLAN.

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.

- (4) [16/01256/APP](#) – **PRESTWICK – Land at Seagate/Mansewell Road** - Erection of dwellinghouse.

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

- (a) that the proposal is contrary to Scottish Planning Policy objectives in relation to protecting the setting of scheduled monuments and PAN 2/2011 in so far as the proposal will have a significant detrimental impact on the setting of the adjacent listed building and scheduled monument;

- (b) that the development proposal is contrary to the South Ayrshire Local Development Plan, specifically policies in relation to: Spatial Strategy, Sustainable Development, Historic Environment and Archaeology by reason that the proposal will have a significant detrimental impact on the setting of the adjacent listed building and scheduled monument and would result in an unacceptable visual intrusion to the locale; and
- (c) that the development proposal is contrary to the South Ayrshire Local Plan, specifically policy Open Space, by reason that the proposal would result in development on open space which makes a valued contribution to the wider environment.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): BLOCK PLAN;
 Drawing - Reference No (or Description): PROPOSED GROUND FLOOR PLAN; and
 Drawing - Reference No (or Description): PROPOSED ELEVATIONS.

- (5) [17/00383/APP](#) – **PRESTWICK – 53 St Quivox Road** - Erection of dwellinghouse.

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

- (a) that the development proposal is contrary to the South Ayrshire Local Development Plan, specifically policies in relation to: Sustainable Development and Residential Development within settlements by reason that: the proposal shall have a restricted and cramped layout within the plot, which results in the over-development of the site, which will adversely impact on the amenity of the donor dwellinghouse, and on the character and amenity of the area by virtue of the loss of a substantial area of garden ground for the donor property at 53 St Quivox Road;
- (b) that the development proposal is contrary to the Council's Supplementary Guidance in relation to Open Space and Designing New Residential Developments by virtue of the loss of garden ground for the donor property at 53 St Quivox Road, and the restricted and cramped layout within the plot for the proposed new house which is not commensurate with the private garden ground provision of neighbouring properties; and
- (c) that the development proposal is contrary to Scottish Planning Policy objectives in relation to Sustainability and Placemaking in so far as the proposal will erode the distinctiveness of the site and its townscape setting.

List of Determined Plans:

Drawing - Reference No (or Description): 16-0172-PL-L01;
Drawing - Reference No (or Description): 16-0172-PL-L02;
Drawing - Reference No (or Description): 16-0172-PL-L03;
Drawing - Reference No (or Description): 16-0172-PL-L04;
Drawing - Reference No (or Description): 16-0172-PL-L05;
Drawing - Reference No (or Description): 16-0172-PL-L06;
Drawing - Reference No (or Description): 16-0172-PL-L07;
Drawing - Reference No (or Description): 16-0172-PL-3D 01;
Drawing - Reference No (or Description): 16-0172-PL-3D 02; and
Drawing - Reference No (or Description): 16-0172-PL-3D 03.

The meeting ended at 11.40 a.m.