

## **SOUTH AYRSHIRE LOCAL REVIEW BODY.**

Minutes of meeting in County Buildings, Wellington Square, Ayr,  
on 19th April 2017 at 2.00 p.m.

Present: Councillors Peter Convery (Chair), Ian Cavana, Ian Douglas, Ann Galbraith, William J. Grant and Hugh Hunter.

Apologies: Councillors Andy Campbell and Sandra Goldie.

Attending: M. Vance, Solicitor (Legal Adviser); K. Campbell, Planning Development Case Officer (Planning Advisor - in attendance for items 3 and 4), S. Curran, Planning Development Case Officer (Planning Advisor - in attendance for item 5); S. Smith, Administrative Assistant; and D. Moore, Committee Services Assistant.

### **1. Declarations of Interest.**

Councillor Douglas declared that in respect of the application listed as item 3 of this minute entitled "Alterations to Dwellinghouse and Formation of Balcony at 5 Sunningdale Avenue, Ayr" one of the objectors was well known to him but he had not discussed it with him and he did not perceive there was a conflict of interest, therefore he would take part in the consideration thereof.

### **2. Minutes of previous meeting.**

The minutes of 28th March 2017 were submitted and approved ([issued](#)).

### **3. Continuation of Review – Alterations to Dwellinghouse and Formation of Balcony at 5 Sunningdale Avenue, Ayr (16/00680/APP).**

Reference was made to the Minutes of 7th March 2017 (Page 1, paragraph 5) when it had been agreed that the Review be continued to a further meeting of this Body to allow further information to be sought by way of a Procedure Notice.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the [papers](#) relating to the Review.

**Decided:** to uphold the appointed officer's decision to refuse the application.

### **4. Continuation of Review – Further Application so as not to comply with Conditions 4, 5, 6 and 8 of Planning Permission at Queensland Caravan Park, A714 Barrhill Road, Pinwherry, Main Street, Barrhill (16/00732/FUR).**

Reference was made to the Minutes of 7th March 2017 (Page 2, paragraph 2) when it had been agreed that the Review be continued to a further meeting of this Body to allow further information to be sought by way of a Procedure Notice.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the [papers](#) relating to the Review. The Panel further considered a letter from the Applicant's Agent responding to proposed conditions (tabled).

**Decided:** (a) to uphold the appointed officer's decision to refuse the application; and

(b) to vary conditions 4, 6, and 8 of planning permission 16/00394/APP as follows:

(4) that the proposed development shall not commence until a full scheme of works, as submitted and approved by the Planning Authority and in accordance with the Council's Roads Development Guide, for the resurfacing of the first 5 metres of access track (as delineated in Drawing number 1602.03 dated 8 April 2016 ) from its junction with the A714 have been implemented to the satisfaction of the Planning Authority.

(6) that the proposed dwellinghouse approved by this permission shall not commence until junction access visibility sightline splays of 2 metres by 215 metres are provided in both directions at access track and A714 junction (as delineated in Drawing number 1602.03 dated 8 April 2016 ). Once the junction access visibility sightline splays are achieved, they shall be retained for the lifetime of the development and no obstacle greater than 1.05 metre in height shall ever be located within the stated visibility sightline splays, to the satisfaction of the planning authority.

Reason: In the interest of road safety and avoid the discharge of water on to the public road.

(8) that the proposed dwellinghouse approved by this permission shall not commence until the access track (as delineated in Drawing number 1602.03 dated 8 April 2016 ) is upgraded, in accordance with the specifications in Council's Roads Development Guide, to be a minimum of 5.5 metres wide over its initial 6 metres, as measured from the rear of the A714 and be formed with 6 metres radius before completion.

**List of Plans Determined Plans:**

Drawing - Reference No (or Description): 1602:01  
Drawing - Reference No (or Description): 1602:02  
Drawing - Reference No (or Description): 1602:03

**5. Continuation of Review – Erection of Dwellinghouse at Afton Park, B743 Mauchline Road, Mossblown – B730 Junction, Mossblown (16/00965/APP).**

Reference was made to the Minutes of 7th March 2017 (Page 2, paragraph 5) when it had been agreed that the Review be continued to a further meeting of this Body to allow further information to be sought by way of a Procedure Notice.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the [papers](#) relating to the Review.

**Decided:** to overturn the decision of the Appointed Officer and approve the application subject to the following conditions:-

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (2) That prior to 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.
- (3) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order amending or revoking and re-enacting that Order) no development within Classes 1 and 3 shall be undertaken without prior written permission of the Planning Authority.
- (4) 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 works commence on site.
- (5) That 3 off road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide as shown on the submitted plan, prior to completion of the development.
- (6) That notwithstanding the plans hereby approved, all the existing trees on the site shall be retained to the satisfaction of the Planning Authority.

**Reasons:**

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interests of visual amenity
- (3) To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity
- (4) In the interest of road safety and avoid the discharge of water on to the public road.
- (5) In the interest of road safety and to ensure adequate off- street parking provision.
- (6) In the interest of visual amenity and biodiversity

**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.

**List of Approved Plans:**

Drawing - Reference No (or Description): Location and Block Plan  
Drawing - Reference No (or Description): Existing Elevations  
Drawing - Reference No (or Description): Existing Floor plan  
Drawing - Reference No (or Description): Proposed Elevations and Floor Plans  
Drawing - Reference No (or Description): Proposed Roof Plan and Sections  
Drawing - Reference No (or Description): Proposed Sectional Elevations

**6. Closing Remarks.**

The Chair thanked the members of this Panel for their contribution over the years.

The meeting finished at 2.50 p.m.