

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

Minutes of meeting in County Buildings, Wellington Square, Ayr,  
on 22nd August 2017 at 2.00 p.m.

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

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

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

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

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

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

### **3. New Case for Review – Erection of Dwellinghouse at land adjacent to 2 West Cottage C1222 Gardenrose Path Maybole – School Road Minishant North of Maybole, Maybole (17/00062/APP).**

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to refuse an application for the erection of a dwellinghouse at land adjacent to 2 West Cottage C1222 Gardenrose Path, Maybole – School Road Minishant North of Maybole, Maybole.

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.

Councillor Kilpatrick, seconded by Councillor Cavana, moved that the Review Body hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then being continued to a future meeting of the Review Body for further consideration and decision.

By way of an Amendment, Councillor Campbell, seconded by Councillor Fitzsimmons, moved to uphold the decision of the Appointed Officer to refuse the application.

On a vote being taken by a show of hands, five Members voted for the Amendment and three for the Motion. The Amendment was accordingly carried.

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

**Councillors Campbell and Mackay left the meeting at this point as they had not been present when the following Reviews had previously been considered.**

**4. Continuation of Review – Alterations and extension to dwellinghouse at 32 Glenmuir Road, Ayr (16/00783/APP).**

Reference was made to the Minutes of 28th June 2017 (Page 1, paragraph 4) 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 an accompanied site visit by Members of the Body, which had been held on 15th August 2017.

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

Councillor Convery, seconded by Councillor Fitzsimmons, moved to uphold the decision of the Appointed Officer and refuse the application.

By way of an Amendment, Councillor Kilpatrick, seconded by Councillor Cavana, moved that the decision of the Appointed Officer be overturned, subject to conditions.

On a vote being taken by a show of hands, three Members voted for the Amendment and three for the Motion. The Chair exercised his casting vote in favour of the Amendment.

**Decided:** by a majority, to overturn the decision of the appointed officer and to grant the application subject to the following conditions:-

- (1) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority; and
- (2) that notwithstanding the plans hereby approved, all proposed materials to be used on external surfaces shall match the existing dwellinghouse 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; and
- (2) to ensure that materials are appropriate for the site and in the interests of visual amenity.

**Reason for Decision:**

That the proposal would not have an adverse impact on neighbouring amenity at No. 30 Glenmuir Road, Ayr.

**List of Approved Plans:**

Drawing - Reference No (or Description): LOCATION PLAN;  
Drawing - Reference No (or Description): BLOCK PLAN AS EXISTING;  
Drawing - Reference No (or Description): BLOCK PLAN AS PROPOSED;  
Drawing - Reference No (or Description): 4 REV F;  
Drawing - Reference No (or Description): 6 REV F;  
Drawing - Reference No (or Description): 7 REV C;  
Drawing - Reference No (or Description): NO 1;  
Drawing - Reference No (or Description): NO 2;  
Drawing - Reference No (or Description): NO 3;  
Drawing - Reference No (or Description): NO4 REV E;  
Drawing - Reference No (or Description): NO5 REV C;  
Drawing - Reference No (or Description): NO 7 REV B; and  
Drawing - Reference No (or Description): NO 8.

**5. Continuation of Review – Installation of Replacement Windows at 8 Ailsa Place, Ayr (16/00909/APP).**

Reference was made to the Minutes of 28th June 2017 (Page 3, paragraph 4) 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 an accompanied site visit by Members of the Body, which had been held on 15th August 2017.

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

**Decided:** to vary the determination of the appointed officer and grant planning permission 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; and
- (2) that the new windows on the upper floor of the front elevation of the dwellinghouse shall match exactly the existing ground floor windows of the dwellinghouse, 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; and
- (2) to safeguard the character and appearance of the Conservation Area.

**Reason for Decision:**

That the proposed PVCu windows would not adversely affect the character and appearance of the conservation area.

**List of Approved Plans:**

Drawing - Reference No (or Description): LOCATION PLAN;  
Drawing - Reference No (or Description): FRONT ELEVATION;  
Drawing - Reference No (or Description): SIDE ELEVATION;  
Drawing - Reference No (or Description): REAR ELEVATION;  
Other - Reference No (or Description): PHOTO OF WINDOWS 1 TO 4;  
Other - Reference No (or Description): PHOTO OF WINDOWS 1 AND 2;  
Other - Reference No (or Description): PHOTO OF WINDOWS 2 AND 3;  
Other - Reference No (or Description): PHOTO OF WINDOW 4;  
Other - Reference No (or Description): PHOTO OF WINDOW 4; and  
Other - Reference No (or Description): PHOTO OF WINDOW 5.

The meeting finished at 3.10 p.m.