

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

Minutes of meeting in County Buildings, Wellington Square, Ayr,  
on Tuesday, 24th January 2017 at 2.00 p.m.

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

Apologies: Councillors Andy Campbell, Ann Galbraith, Sandra Goldie and Hugh Hunter.

Attending: M. Vance, Solicitor (Legal Adviser); A. Cooke, Supervisory Planner; S. Smith, Administrative Assistant; and D. Moore, 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 13th December 2016 were submitted and approved ([issued](#)).

### **3. Continuation of Review – Erection of Residential Development and Associated Infrastructure on Land at C106 Junction of B739 – C138 Junction South of Langlands north-east of Prestwick, Monkton (Ref: 16/00469/APP).**

Reference was made to the Minutes of 4th October 2016 (Page 1, paragraph 8) 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 Procedure Notices and an accompanied site visit by Members of the Body, which had been held on 23rd January 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 grounds on which the application had been refused.

Councillor Grant, seconded by Councillor Convery, moved that the decision by the appointed officer to refuse the application be upheld, and that condition (2) of decision notice 16/00468/APP be varied to remove the references to affordable housing, educational impact and the related South Ayrshire Local Development Plan policies "Affordable Housing" and "Delivering Infrastructure".

By way of an Amendment, Councillor Douglas, seconded by Councillor Cavana, moved that the decision of the appointed officer be overturned and planning permission granted subject to appropriate conditions.

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

**Decided:** to (a) uphold the decision of the appointed officer to refuse the application, (b) vary condition (2) of decision notice 16/00469/APP to remove the references to

affordable housing, educational impact and the related South Ayrshire Local Development Plan policies “Affordable Housing” and “Delivering Infrastructure” and (c) refuse the application for the following reasons:

(1) That the proposal is contrary to the provisions of the Scottish Government’s “Designing Streets” and “Creating Places”, the South Ayrshire Local Development Plan, specifically LDP policy “Sustainable Development” and South Ayrshire Council’s Supplementary Guidance on Rural Housing, by reason that the layout of the scheme and the associated design of houses are not considered to respect the countryside nature of this site in terms of layout, density, design and detailing and therefore will have a harmful impact on the visual amenity of the area.

(2) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP policy “Preserving Trees”, by reason that the application does not include a detailed tree survey.

**List of Plans Determined:**

Drawing- Reference No (or Description): **Refused** 15-0114/P/L02

Drawing- Reference No (or Description): **Refused** 15-0114/P/L03

Drawing- Reference No (or Description): **Refused** 15-0114/P/L04

Drawing- Reference No (or Description): **Refused** 15-0114/P/L05

Drawing- Reference No (or Description): **Refused** 15-0114/P/L06

Drawing- Reference No (or Description): **Refused** 15-0114/P/L07

Drawing- Reference No (or Description): **Refused** 15-0114/P/L08

Drawing- Reference No (or Description): **Refused** 15-0114/P/L09

Drawing- Reference No (or Description): **Refused** 15-0114/P/L10

Drawing- Reference No (or Description): **Refused** LOCATION PLAN 1:2500

Drawing- Reference No (or Description): **Refused** 15-0114/P/L01

The meeting ended at 2.50 p.m.