

## REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr  
on 1st February 2018 at 10.00 a.m.

- Present: Councillors Brian Connolly (Chair), Andy Campbell, Ian Cavana, Peter Convery, Ian Fitzsimmons, Craig Mackay and Margaret Toner.
- Apology: Councillor Mary Kilpatrick.
- Attending: F. Mullen, Planning Manager; A. Brown, Co-ordinator (Legal Services, Property and Contracts), M. McClelland, Planning Co-ordinator; D. Love, Supervisory Planner; A. Edgar, Supervisory Planner; G. Senior, Ayrshire Roads Alliance; 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 meetings.

The Minutes of 13th December 2017 ([issued](#)) were submitted and approved.

**As Councillors Campbell and Toner had not been present when this matter had previously been considered, they did not take part in the consideration of the following application:-**

### 3. Application for Planning Permission continued from the Regulatory Panel (Site Visit) of 26th January 2018:- Approval of matters specified in conditions of outline planning permission 09/00683/OUT – Erection of care home with associated access, car parking, service area and landscaping on land at Greenan, Dunure Road, Ayr (Ref: 17/00770/MSCM).

Reference was made to the Minutes of 13th December 2017 (Page 21, paragraph 3(3)) when it had been agreed to continue consideration of the [application](#) for approval of matters specified in conditions of outline planning permission 09/00683/OUT – erection of care home with associated access, car parking, service area and landscaping on land at Greenan, Dunure Road, Ayr (Ref: 17/00770/MSCM) to allow a site visit to be conducted with a Regulatory Panel (Site Visit) having taken place on 26th January 2018.

**Decided:** Councillor Convery abstaining, 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) the site shall be restricted to a use within Class 8 of the Schedule of the Town and Country Planning (Use Classes)(Scotland) Order 1997;
- (c) 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;
- (d) 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;
- (e) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planning) 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 landscaping scheme shall include measures to screen the underbuild of the development and shall include peripheral hedge and tree planting. 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;
- (f) 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 the Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details;
- (g) 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 submitted to and approved by the planning 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;

- (h) 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;
- (i) that the private access shall be surfaced for a minimum of 5 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;
- (j) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (k) that parking bays shall be a minimum 5.5 metres x 3.0 metres;
- (l) that a lockable and covered cycle stand accommodating a minimum of 5 cycles shall be provided within the 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;
- (m) that before occupation a Travel Plan, shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car;
- (n) that the access road shall be constructed to adoptable standards in accordance with the Council's Roads Development Guide before occupation. The precise details and specifications of the required road improvements shall be submitted for the prior written approval of the Planning Authority before any work commences on site;
- (o) that the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10 metres, as measured from the rear of the public footway prior to occupation;
- (p) that prior to the commencement of the development a comprehensive bird hazard assessment shall be undertaken and submitted to the Planning Authority for approval in writing;
- (q) that prior to the commencement of the development a pre-construction habitat survey shall be undertaken and submitted to the planning authority for written approval;
- (r) that should any vegetation require to be removed that this is undertaken outwith the breeding bird season, specifically March – August; and

- (s) the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief shall be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing by the Planning authority prior to the commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeological Service in writing not less than 14 days before development commences.

**Reasons:**

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in order to retain proper planning control over the use of the property;
- (c) in the interests of visual amenity;
- (d) in the interests of visual amenity and residential amenity;
- (e) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (f) 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;
- (g) in the interest of road safety;
- (h) in the interest of road safety and to avoid the discharge of water on the public road;
- (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 adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off-site car parking'
- (k) in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning;
- (l) to ensure adequate provision of lockable and covered cycle storage on site. To encourage sustainable means of travel;
- (m) to encourage sustainable means of travel;
- (n) in the interest of road safety and to ensure an acceptable standard of construction;
- (o) in the interest of road safety and to ensure an acceptable standard of construction;
- (p) in the interests of aerodrome safety;
- (q) in the interests of safeguarding and enhancing natural heritage;
- (r) in the interests of safeguarding and enhancing natural heritage; and
- (s) to establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.

**Advisory Notes:**

The Council as Roads Authority advises as follows:-

- 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.
- 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 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 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.

Scottish Water were consulted under their obligations as a statutory consultee and advise that the proposed development can currently be serviced and advise the following:-

- There is currently sufficient capacity in the Bradan Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- This proposed development will be serviced by Meadowhead Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link  
[www.scottishwater.co.uk/business/connections/connecting-your-property/newdevelopment-process-and-applications-forms/pre-development-application](http://www.scottishwater.co.uk/business/connections/connecting-your-property/newdevelopment-process-and-applications-forms/pre-development-application)

South Ayrshire Sustainable Development Team advise as follows:-

- That works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife and Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).
- That the area of construction be checked prior to the commencement of any works for any ground nesting birds or nesting hare thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004.
- That works should not lead to contravention of the Habitats Directive/Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
- Should any European Protected Species (EPS) be found either prior to or during the period of development then a qualified ecologist should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this.
- Should any European Protected Species (EPS) be found either prior to or during the period of development then the need EPS licensing should be reviewed.
- If there is a requirement for any tree felling then it may be appropriate for the developer to conduct a survey (in season) for potentially roosting bats / nesting birds.
- Where possible that any native hedgerows are 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.
- Where possible the developer considers the inclusion of bird and bat boxes within the development.
- That where possible any landscape planting considers the use of native nectar rich species.
- If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist provides input to the lighting schemes so as not to impact on foraging bats.
- That any excavations are covered at night to prevent animals from falling in or becoming trapped.

**List of Determined Plans:**

Other - Reference no (or description): report on road traffic sound;  
 Drawing - Reference no (or description): sketch landscape proposals 005.17/gch-01;  
 Drawing - Reference no (or description): proposed ground floor plan rt5\_00\_110 rev d;  
 Drawing - Reference no (or description): proposed first floor plan rt5\_00\_111 rev d;  
 Drawing - Reference no (or description): proposed elevations rt5\_00\_300 rev b;  
 Other - Reference no (or description): design statement;  
 Drawing - Reference no (or description): site layout as proposed rt5\_90\_002 rev, h;  
 Drawing - Reference no (or description): location plan rt5\_90\_001 rev, c;  
 Drawing - Reference no (or description): site and roof plan rt5\_90\_003 rev. b; and  
 Drawing - Reference no (or description): site sections rt5\_00\_201.

**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.

**4. Applications for Planning Permission.**

There were submitted reports (issued) of January 2018 by the Executive Director – Economy, Neighbourhood and Environment on current applications for determination.

The Panel decided as follows:-

- (1) **17/00814/FURM – TROON – Land to the north-east of Barassie Farm, Kilmarnock Road** – Further application to vary condition 3 of planning permission in principle 11/00540/PPPM to increase the numbers permitted residential units from 680 units to 720 units.

The Panel heard from Councillor Saxton, Portfolio Holder for Housing and Customer Services who then withdrew from the meeting.

The time being 11.20 a.m., the Panel adjourned to allow a Member of the Panel to discuss with officers an amendment to the proposals in the report that he may wish to make. The Panel resumed at 11.30 a.m.

**Decided:** Councillors Campbell, Mackay and Toner abstaining, to agree that that the Executive Director of Economy, Neighbourhood and Environment be granted delegated powers to approve this application for planning permission subject to the necessary legal agreements, as described in Section 4 of the report, and the following conditions:-

- (a) that formal application(s) for the Approval of Matters Specified in Conditions indicating the siting, design, external appearance of, means of access and landscaping shall be submitted to, and approved by, the Council before commencement of development. Such application(s) shall be made not later than four years from the date of this permission or, if later, within six months from when an earlier approval for the same matters was refused or dismissed on appeal. The proposed development shall commence within two years from the approval of the requisite Matters Specified in Condition application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained;
- (b) that this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below;

- (c) that approval is granted in principle for the indicative layout, land uses and urban form as set out within the Barassie, North East Troon Masterplan drawing BFT/ARC-001 Revision A dated August 2011 and Design and Access Statement dated August 2011. The scale of development approved in this planning permission in principle is as follows:-

Residential

The total number of residential units to be developed throughout the entire site shall not exceed 720 units (inclusive of affordable housing units); and

Retail Unit

Land shall be reserved of approximately 600 square metres to accommodate a 150-200 square metres retail unit, a car park for at least 12 car parking spaces, space for recycling facilities, and associated landscaping. This retail unit shall be in the general location as shown in the approved Masterplan drawing BFT/ARC-001 Revision A and in accordance with the Design and Access Statement.

A formal application for approval of matters specified in conditions for the retail unit shall include orientation, design treatment, parking and access arrangements, and landscaping proposals, which meet with the design aspirations of the Design and Access Statement;

- (d) that the first application for Approval of Matters Specified in Conditions shall provide a phasing plan and programming for the provision of the Spine Road, the housing development, structural landscaping, provision of the strategic footpaths, provision of the pedestrian and vehicular access to the rear of Struthers Primary School, provision of all village greens and other associated works and provision of the Sustainable Urban Drainage Systems in the form of detention ponds. Each subsequent application for Approval of Matters Specified in Conditions shall provide a detailed programme of works for each phase of development including landscaping and play provision to be agreed with the Planning Authority. This phasing plan shall be adhered to unless otherwise agreed with the Planning Authority;
- (e) that in terms of condition (a) above, the design principles as set out in the approved Indicative Masterplan drawing BFT/ARC-001 Revision A and as shown in figure 7.14 of the Design and Access Statement are hereby approved. The full details are not hereby approved and shall be the subject of applications for Approval of Matters Specified in Conditions for this site, which shall have full regard to the following matters of principle:-

- (i) wherever possible, houses adjacent to the Spine Road shall front onto and take access from the Spine Road. No garages shall be positioned such that they extend in front of the building line of the houses. The building line shall reflect the curves of the line of the main spine road. Where houses are located on corner sites between the Spine Road and the vehicular access points from this main spine road, these houses shall be dual fronted with living accommodation windows facing both street elevations. Unless otherwise approved by the Planning Authority, the Spine Road shall follow the topography of the site and shall work within existing ground levels not exceeding +/- 1.5 metres to the satisfaction of the Planning Authority;
- (ii) wherever possible, houses located in proximity to the northern and south-eastern entrances to the site from the Spine Road shall be positioned facing onto the main approach with any car parking and garages set behind the building line;
- (iii) all houses adjacent to the western boundary of the site shall be a maximum of two storeys in height, and on the northern, eastern and southern boundaries shall be two storeys in height unless otherwise agreed with the Planning Authority;
- (iv) wherever possible, houses adjacent to the pedestrian /vehicular spine and the two strategic footpaths running south-east to north-west as identified in the approved Indicative Masterplan and figure 7.11 'Vehicular and Pedestrian Network' in the approved Design and Access Statement shall front onto the main pedestrian routes, or where this is not possible the houses shall be dual fronted with some living accommodation windows facing onto these strategic footpaths. No garages shall be positioned such that they extend in front of the building line of these houses;
- (v) wherever possible, the existing topography of the site shall be respected to ensure that in constructing these houses and determining the floor levels of these houses, cognisance shall be given to existing levels within the site. Wherever possible, the position of houses across the site shall take advantage of south-facing views and views into and out of the site towards Arran and the Firth of Clyde;
- (vi) the character areas as set out in the approved Design and Access Statement in the Guidelines for density, scale and housing mix (section 8.3), streetscape (section 8.4), frontages/edges boundaries (section 8.5) and housing design, building materials and surfacing (section 8.6) shall be adhered to;
- (vii) landscaping and wildlife corridors as shown in the approved Indicative Masterplan, figure 7.14 and figure 7.13 'Landscape, Open Space and Play Space Strategy' of the approved Design and Access Statement linking to each other to create a green network across the site;
- (viii) there shall be a minimum of five village greens, and in all amenity open space areas active frontages with some living accommodation windows of houses shall front onto the village green and/or amenity open space area;
- (ix) where there are children's play areas, the houses shall have active frontages with some living accommodation facing onto these areas;
- (x) the road layout shall follow the street hierarchy as defined in section 8.2 and indicated in Figure 7.11 'Vehicular and Pedestrian Network' of the approved Design and Access Statement and the roads layout shall maximise the potential for shared surface areas;

- (xi) the use of engineered traffic calming measures shall be avoided (speed humps), unless it can be established as a preference in terms of the underlying geometry for the roads. Wherever possible, any engineered traffic calming measures shall use natural landscape features e.g. trees (which shall be root ball protected) and shall in all cases ensure the smooth passage of pedestrians and cyclists. Attention shall be given to the angle of visibility splays at junctions to reduce driver speed;
  - (xii) there shall be a presumption against closed cul-de-sacs and where there is a cul-de-sac pedestrian footpath links shall be provided to other footpaths and streets within the development site. Where turning heads/hammerheads are provided, these shall be sensitively designed to merge with the surrounding hard surfaced areas;
  - (xiii) wherever possible, houses shall front onto or have an active frontage with some living accommodation windows facing onto adjacent footpaths, and in particular along Barassie Burn landscape buffer area and along the pedestrian/vehicular spine in the Approved Masterplan and the strategic footpaths as indicated in Figure 7.11 'Vehicular and Pedestrian Network' of the approved Design and Access Statement;
  - (xiv) wherever appropriate, measures shall be taken which lead to minimising street signage by the use of signage on buildings and high quality street signage; and
  - (xv) wherever possible, existing stone walls shall be retained and if these walls cannot be retained the existing stone shall be re-used within the site to the satisfaction of the Planning Authority;
- (f) that in terms of condition 1 above and in relation to the approved Design and Access Statement, the first formal application for Approval of Matters Specified in Conditions for this development, details shall be submitted and approved by the Planning Authority of the following:-
- (i) a plan for the Spine Road to provide for appropriate landscaping including clusters of trees where appropriate, existing and proposed ground levels which respect the natural topography of the site as far as possible, and suitable treatment of the internal local roads fronting onto the Spine Road, and provisions for lowered kerbs and footpaths to link with strategic routes as identified in the Vehicular and Pedestrian Network in figure 7.11 of the Design and Access Statement. All elements shall integrate with each other to the satisfaction of the Planning Authority;
  - (ii) a plan of the earthworks strategy for the whole site as indicated in the approved Design and Access Statement figure 7.5 'Earthworks Strategy'. This plan shall show the existing and indicative proposed ground levels for the houses within the site and cross-sections across the site, with particular attention to the identified areas of infill of between 3-5 metres and the areas of cut of between 2-3 metres. Wherever possible, ground modelling across the site shall not exceed 2 metres above the existing ground levels. Any variation to the approved ground levels shall not be implemented without the prior written approval of the Planning Authority;

- (iii) a plan locationally defining the village greens, which shall have equipped play areas and those which shall have a different hard and soft landscape/public realm treatment, the function of each village green, street furniture and means of enclosure and shall be generally in accordance with the approved Indicative Masterplan and figure 7.14. A programme shall be submitted for the timing of the submission of landscaping and play equipment bonds for each housing phase of the development within which there is a village green;
  - (iv) a plan locationally defining the proposed vehicular access from the Spine Road to Struthers Primary School;
  - (v) a plan of the location of the pedestrian/vehicular spine and the two strategic footpaths as indicated in figure 7.11 'Vehicular and Pedestrian Network' of the approved Design and Access Statement, which shall include the landscaping treatment and the provision of primarily heavy standard trees, the provision of differentiating surfaces for vehicle, shared surfaces and pedestrian/cycle only routes;
  - (vi) a plan showing the location along the western boundary of the application site of the proposed four points of pedestrian access to the adjacent housing area and the proposed footpaths linking into these as shown in the approved Indicative Masterplan figure 7.14; and
  - (vii) proposals for the hard and soft landscape treatment of the three new roundabouts and the principal entrances to the site from the north and south of the site in order to create attractive entrances to the site. These details shall be agreed with the Roads and Planning Authority and implemented in accordance with the phasing programme as set out in condition 4 above;
- (g) that at the application for Approval of Matters Specified in Conditions for the land adjacent to Collenan Smallholdings, in accordance with the approved Design and Access Statement dated 15th September 2011, details shall be submitted for the approval of the Planning Authority of the provision for a 5 metre minimum landscaped strip with tree planting as appropriate along the north-west, south-west and the south-eastern boundaries of Collenan Smallholdings;
- (h) that the first formal Application for Approval of Matters Specified in Conditions for the phase of housing development taking access from the A759 Loans Road shall include details for the provision of the Struthers Burn landscape/wildlife buffer along the whole southern boundary of the site, which shall be implemented prior to the occupation of the last house on that phase of housing development and maintained to the satisfaction of the Planning Authority. This requirement shall be included in the phasing plan to be agreed under condition 4 above.

- (i) that in terms of condition (a) above and in relation to the principles as set out in the approved Design and Access Statement, details shall be submitted for the approval of the Planning Authority in the formal Applications for Approval of Matters Specified in Conditions for each phase of the housing development of the following:-
- (i) plans showing the road layout and hierarchy, which shall generally accord with figure 7.11 'Street Hierarchy' and section 8.2 'Layout, Movement and Circulation' guidelines in the approved Design and Access Statement;
  - (ii) a plan detailing the earthworks strategy, as agreed in condition (f)(ii) above, with the approval of the first application for Approval of Matters Specified in Conditions. This plan shall show the existing and proposed ground levels and finished floor levels for the houses and cross-sections within that phase of the housing development, with particular attention to the identified areas of infill of between 3-5 metres and the areas of cut of between 2-3 metres. Wherever possible, ground modelling across the site shall not exceed 2 metres above the existing ground levels. Any variation to the approved ground levels shall not be implemented without the prior written approval of the Planning Authority;
  - (iii) all houses along the Spine Road shall front onto the Spine Road wherever possible and houses shall be set back from the Spine Road with landscaping separating the road and remote footpaths wherever possible;
  - (iv) all houses along the main pedestrian/vehicular spine as shown on the approved Masterplan and the two strategic footpaths as indicated in figure 7.11 'Vehicular and Pedestrian Network' shall front onto these footpaths/spine wherever possible;
  - (v) focal/feature buildings shall be identified throughout the site and shall be of a higher architectural quality by the use of different materials and design than other buildings within the site in accordance with 'Housing, Design, Building Materials and Surfacing guidelines (section 8.6) of the approved Design and Access Statement;
  - (vi) the housing layout, design and boundary treatment shall be in accordance with the approved Design and Access Statement in the Guidelines for Density, Scale and Housing Mix (section 8.3), Streetscape (section 8.4), Frontages/Edges Boundaries (section 8.5) and Housing Design, Building Materials and Surfacing (section 8.6);
  - (vii) wherever possible, grassed service strips shall be provided along the shared surface roads and all utilities shall be provided within these grassed service strips or under the hard shared surface. No service strips for utilities shall be provided in the front gardens of individual houses to the satisfaction of the Planning Authority;
  - (viii) details setting out the associated village greens, open space and landscaped areas and other uses. The housing development shall follow the topography of the site wherever possible. shall take full cognisance of the approved Design and Access Statement figure 7.5 'Earthworks Strategy' and accord with the detailed plan of the earthworks strategy to be approved under condition 6 above;

- (ix) wherever possible, all areas of public open space including all the village greens, all the landscape and wildlife buffer areas and the area immediately to the east of Struthers Primary shall have active frontages of properties onto these open amenity spaces;
  - (x) each phase of the housing development shall contain provision for children's play areas, including toddler play areas, throughout the housing development in accordance with the approved indicative Masterplan drawing, figure 7.14;
  - (xi) full details of the structural landscaping and wildlife corridors within that phase of development. A landscaping/play provision bond(s) shall be submitted prior to issuing of the respective Approval of Matters Specified in Conditions application in the respective phase of development. The approved structural landscaping and all other landscaping and approved play provision shall be implemented within each phase of development prior to the occupation of the last house in that phase;
  - (xii) each phase of the housing development shall comply with the Council's Supplementary Planning Guidance Open Space and Designing new Residential Developments;
  - (xiii) the drainage for all open space areas for each phase of the housing development; and
  - (xiv) the houses shall be constructed following energy efficiency principles.
- (j) that there shall be a minimum of five village greens of an adequate size within the site in accordance with the general location as indicated on the Indicative Masterplan drawing, figure 7.14 and the approved Design and Access Statement. The building design around and landscape treatment of these village greens shall address the following:-
- (i) the houses around the village greens shall front onto these village greens and shall be designed to a high standard of architectural quality with individual focal/feature buildings adjacent to the village greens being designed in such a way that they are of higher and individual architectural quality. The use of walls, railings, gates, fencing and landscape boundary treatment around the houses shall be designed in such a way as to ensure that a sense of enclosure is created and in particular the corner properties shall have a predominance of boundary treatment of walls, railings and hedges to the rear of these, all to the satisfaction of the Planning Authority;
  - (ii) the village greens shall be formed in such a way that the houses and pedestrians have oblique views in and out of these areas to the area beyond; and
  - (iii) the existing topography of the site shall be used wherever possible to ensure that in constructing these houses and determining the floor levels of these houses cognisance is taken and respect is given for the existing topography of the site;

- (k) that the first formal Application for Approval of Matters Specified in Conditions following this approval of planning permission in principle, shall include full details of the structural landscaping boundary treatment and landscape treatment of the wildlife corridors, which shall be predominantly indigenous planting. These details shall provide:-
- (i) a variable ecological buffer strip of between a minimum depth of 10 metres and a maximum depth of 25 metres along the eastern boundary of the application site shall be provided, retained and managed for the lifetime of the development;
  - (ii) an ecological buffer strip of minimum 20 metres on either side of the Barassie Burn watercourse as it runs across the site from east to west shall be retained and managed for the lifetime of the development;
  - (iii) an ecological buffer strip of a minimum of 10 metres shall be provided along the Barassie Burn as it traverses the western boundary of the application site and shall be retained and managed for the lifetime of the development;
  - (iv) an ecological buffer strip and wildlife corridor shall be provided within the application site of a minimum depth of 30 metres on the southern boundary of the site known as the 'Loans Gap'. This landscape buffer should be planted with trees wherever possible such that it can link into the existing tree planting at Struthers Primary School. This landscape buffer shall be retained and managed for the lifetime of the development;
  - (v) a landscape buffer strip of a minimum of 5 metres and a maximum of 10 metres shall be provided along the western boundary of the site between Barassie Burn and Struthers Burn. This landscape buffer shall be retained and managed for the lifetime of the development;
  - (vi) a variable landscape buffer of a minimum of 10 metres and a maximum of 20 metres shall be provided along the northern boundary with Kilmarnock Road, Troon. This landscape buffer shall be retained and managed as amenity open space and shall have a mowing regime, which allows both areas of longer grass and wildlife/ bulbs, and clusters of trees to be planted in this area for the lifetime of the development; and
  - (vii) the proposed landscape treatment for the area immediately adjacent to the Spine Road.

Thereafter, these structural landscaping proposals shall be implemented in accordance with an agreed timescale in terms of the agreed phasing plan in condition (d) above, and approved by the Planning Authority as part of the first application for approval of matters specified in conditions following this planning permission in principle;

- (l) that all formal applications for Approval of Matters Specified in Conditions shall include a detailed landscape scheme and tree protection plan for existing trees within the site for the approval by the Planning Authority. The approved landscape proposals shall be implemented and completed on the first date of occupation of the last residential unit related to the application for that phase of the development, in accordance with the approved phasing plan in terms of condition (d) to the satisfaction of the Planning Authority. Thereafter all planting of trees, shrubs, plants, grassed areas, and hard landscaping shall be maintained in good condition and, if necessary, replaced to the satisfaction of the Planning Authority;

- (m) that all formal applications for Approval of Matters Specified in Conditions shall include details of a factoring arrangement and a maintenance schedule to be put in place for the landscape works, grassed and planted areas, including trees within the public road limits, trees, culverts and burns. 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 Planning Authority;
- (n) that existing hedgerows and mature trees shall, wherever possible, be retained in situ to provide a diverse baseline resource which can be extended and built upon during and following the construction phase. These features shall be fenced off during the construction phase in accordance with BS 5837:Trees in relation to Construction (2005). At each formal Application for Approval of Matters Specified in Conditions details shall be submitted for the approval of the Planning Authority of the proposals for the retention of existing hedgerows, gapping up of existing hedgerows and where new hedgerows shall be introduced on the boundaries of the site to accord with paragraph 7.4.24 of the approved Design and Access Statement. In particular, the existing hedgerows on the eastern and southern boundaries of the application site and around the mutual boundary with the Collenan Holdings and Cottages shall be augmented and gapped up with indigenous hedgerow species, wherever possible;
- (o) that at each formal Application for Approval of Matters Specified in Conditions, details shall be submitted to and approved by the Planning Authority of any mature trees within the application site that require to be removed as part of the construction works. Prior to felling these trees a qualified ecologist shall examine these trees for holes, cracks and bark slabs to establish whether there is any evidence of roosting bats or roosting birds. Full details of these findings shall be submitted to the Planning Authority, in consultation with Scottish Natural Heritage, for approval prior to the felling of these trees;
- (p) that at the formal Application for Approval of Matters Specified in Conditions for each phase of the development, an ecological habitat management plan shall be submitted to and approved by the Planning Authority in consultation with SNH and shall be implemented in full during the construction stage of all phases of the development and adhered to for the lifetime of the development. The applicants shall agree with SNH the timing of the removal of mature trees and shrubs as part of this ecological habitat management plan;
- (q) that at each formal Application for Approval of Matters Specified in Conditions, a Landscape Management Plan shall be submitted for the approval of the Planning Authority in consultation with SNH, including the proposed management regime for all landscaped areas within the development site for a period of five years. The Plan shall include retention of mature trees wherever possible and planting of new indigenous trees and shrubs within the landscape buffer and wildlife corridors and appropriate planting of new trees and shrubs within the site;

- (r) that at first formal Application for Approval of Matters Specified in Conditions, the overall indicative structural landscaping plan for all the boundary treatment, the wildlife corridors and landscape buffer areas within the application site shall be submitted to the Planning Authority for approval and shall be implemented in accordance with an agreed phasing plan to the satisfaction of the Planning Authority in consultation with Scottish Natural Heritage. Each subsequent formal application for Approval of Matters Specified in Conditions for each phase of development shall adhere to the approved indicative structural landscape plan;
- (s) that provision shall be made for footpath connections to the adjacent housing areas by providing footpath links as shown in the approved Design and Access Statement and the approved Indicative Masterplan drawing, figure 7.14. Details shall be submitted with the respective Application for Approval of Matters Specified in Conditions as set out below. These shall be provided prior to the occupation of the last house for each respective phase of the housing development as follows:-
- (i) the north-west of the site to allow for connection to the development to Kilmarnock Road;
  - (ii) the north-west of the site to link with the new footbridge and footpath at Reilly Way and the housing development to the west of the application site;
  - (iii) the centre-west of the site to allow connection with Cairnfore Avenue/Nevan Road;
  - (iv) the centre-west of the site to allow for connection to Deveron Road via the existing open space to the rear of Sark Drive, Euchan Place, Garry Place and Noran Crescent;
  - (v) the south-west of the site to allow for connection to Struthers Primary School;
  - (vi) link all the internal footpaths and link with remote footpath system within the application site;
  - (vii) a footbridge over the Barassie Burn at the western most part of the site, as it meets the turning point of the Barassie Burn;
  - (viii) the south of the site to allow connection to A759 public road to Loans village.
- (t) that at the first formal Application for Approval of Matters Specified in Conditions, details shall be submitted to and approved by the Planning Authority of the route for a temporary footpath, which shall be formed prior to the occupation of the 50th residential unit on the site, linking the houses in the northern end of the site to the existing footbridge and footpath at Reilly Way. The route of the permanent footpath/cycleway shall be agreed at the first formal Application for Approval of Matters Specified in Conditions, and the permanent footpath/cycleway shall be formed on or before the occupation of the last house in the first phase of the housing development. This footpath link/cycleway shall be 3 metres wide and of an appropriate surface, and completed to the satisfaction of the Planning Authority;
- (u) 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;

- (v) that as part of the first formal Application for Approval of Matters Specified in Conditions, a detailed plan of public access over the site - as existing, during construction and after completion of the development shall be submitted to and approved the Planning Authority, such plan to identify:-
- (i) all existing paths, tracks and rights of way and any areas of land currently outwith or excluded from statutory access rights, under part 1 of the Land Reform (Scotland) Act 2003;
  - (ii) any areas of land proposed for exclusion from statutory access rights after construction of the development, for reasons of privacy, disturbance or curtilage, in relation to proposed buildings or structures;
  - (iii) all paths and tracks proposed for construction, for use by walkers, cyclists, horse riders et cetera; and
  - (iv) any paths proposed for diversion - whether temporary or permanent - for the purposes of facilitating the development.

The approved plan shall be implemented within a timescale to be agreed with the Planning Authority and included in phasing plan in terms of condition 4 above, and as part of the first Application for Approval of Matters Specified in Conditions;

- (w) 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 by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. 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;
- (x) that at the first Application for Approval of Matters Specified in Conditions a comprehensive Travel Plan shall be submitted for the approval of the Planning Authority that sets out proposals for reducing dependency on the private car to be approved in writing by the Planning and Roads Authority. The travel plan shall include specific reference to providing pedestrian / cycle links to Barassie Railway Station from the development and the production of a residential travel pack. The agreed measures shall be implemented prior to the occupation of the first residential unit;
- (y) that at first formal application for Approval of Matters Specified in Conditions, details shall be submitted for the approval of the Planning Authority of upgrading of the existing public road through the following schemes. These shall be undertaken in compliance with a Road Construction Consent and/or a Section 56 Agreement with the Roads Authority:-

- (i) A 34 metre ICD roundabout at the point of access to the site from the B746 public road known as the Kilmarnock Road prior to the occupation of the first residential unit;
  - (ii) A 34 metre ICD roundabout at the junction of the A759 public road with the B746 public road prior to the occupation of the 100th residential unit; and
  - (iii) A 34 metre ICD roundabout at the point of access to the site from the A759 public road prior to the occupation of the 400th residential unit;
- (z) that at the first formal Application for Approval of Matters Specified in Conditions details shall be submitted for the approval of the Planning Authority of a staged programme for the provision of a 6.0 metre spine road through the site to the standards defined in the current Roads Development Guide, connecting the new roundabouts on the B746 and A759. The road shall be located generally as shown within the submitted drawings and shall as far as possible be aligned so as to respect the existing topography of the site. This road shall be fully available for traffic to use prior to the occupation of the 400th residential unit;
- (aa) that at the each formal Application for Approval of Matters Specified in Conditions for the housing development, details shall be submitted for the approval of the Planning Authority of private driveways to be surfaced for a minimum distance of 2 metres as measured from the edge of the proposed public road areas. Gates, if any, shall open away from the proposed public road areas;
- (bb) that at the each formal Application for Approval of Matters Specified in Conditions for the housing development, where flatted properties are proposed, details shall be submitted of lockable and covered cycle stand accommodating a minimum of 1 space per 2 flatted dwellings within the site boundaries;
- (cc) that prior to the occupation of the first residential unit, a traffic profiler and its associated equipment shall be required to be installed on the A759. Designs, specifications and final location of new infrastructure shall be submitted for approval to the Council as Roads and Planning Authority at submission of the first Application for Approval of Matters Specified in Conditions;
- (dd) that a residential travel pack, the details of which shall be submitted for approval to the Council as Roads and Planning Authority at submission of the first Application for Approval of Matters Specified in Conditions and shall be placed in each new residential unit prior to occupation;
- (ee) that appropriate signing and lining to direct cyclists from the development site to local cycle networks and NCN7 shall be provided. Details shall be submitted for approval to the Planning Authority at submission of the first Application for Approval of Matters Specified in Conditions. This infrastructure shall be put in place prior to the occupation of the first residential unit;

- (ff) 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 approval to the Council as Roads and Planning Authority at submission of the each Application for Approval of Matters Specified in Conditions;
- (gg) that the applicants shall provide an emergency access to the development prior to the occupation of the 300th dwellinghouse. The details of the location and specification of the access shall be submitted for approval to the Council as Roads and Planning Authority at submission of the first Application for Approval of Matters Specified in Conditions. The emergency access shall then be reinstated to adjacent line and level on the completion of roundabout 3 and the Spine Road;
- (hh) 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 submitted to and approved by the Planning 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;
- (ii) that the applicants shall provide/upgrade bus stops on Kilmarnock Road as it shall be necessary to relocate the existing bus stop provision at Kilmarnock Road/Lang Road and provide bus boarding facilities. The designs, locations and specifications of the bus stops shall be submitted for approval to the Council as Roads and Planning Authority at submission of the first Application for Approval of Matters Specified in Conditions. This infrastructure shall be in place prior to the occupation of the first residential unit;
- (jj) that the applicants shall provide details, including design, location and specifications, of bus stops and associated Kassel kerbs along the Spine Road within the development to be approved by the Planning Authority at submission of each Application for Approval of Matters Specified in Conditions at that part of the development;
- (kk) that at the each formal Application for Approval of Matters Specified in Conditions the applicants shall submit a swept path analysis for approval of the Planning Authority. This swept path analysis shall accommodate a refuse collection vehicle of a size to be agreed with the Planning and Roads Authority;
- (ll) that bin collection points shall be located on areas of hardstandings at the rear of the public carriageway/footway for all private driveways serving 3 dwellings or more prior to the occupation of the dwellings. Details and specifications of the siting and design of bin collection points shall be submitted for approval to the Council as Roads and Planning Authority at submission of the each Application for Approval of Matters Specified in Conditions;

- (mm) that the applicants in consultation with Scottish Water shall provide written assurance to SEPA that the additional flow from foul drainage arising from the development shall not cause or contribute to the premature operation of consented storm overflows and that sufficient capacity exists at the receiving Waste Water Treatment Works to adequately treat the increased loading;
- (nn) that the foul drainage arrangements for the site shall be to the satisfaction of the Planning Authority, in consultation with SEPA and Scottish Water;
- (oo) that development shall not commence on site until (1) a scheme for Sustainable Urban Drainage Systems consistent with Planning Advice Note 61 has been submitted to and approved by the Council as Planning and Roads Authority, Scottish Water and the Scottish Environment Protection Agency; and (2) detailed arrangements for the future maintenance of the approved scheme in perpetuity have been agreed in writing with the Council as Planning and Roads Authority, and Scottish Water;
- (pp) that the applicants shall install a surface water treatment system designed and constructed in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland C521 published by CIRIA in March 2000. The Sustainable Urban Drainage System shall be implemented at the first stage of development to the satisfaction of the Planning Authority and SEPA;
- (qq) that the applicant shall, through drainage or other means, prevent the discharge of water onto the public road carriageway. Any sustainable urban drainage proposals shall require to be designed such that Scottish Water, SEPA and the Roads Authority agree what areas are adopted by each of the relevant parties. The defined limits of the drainage system shall be clearly identified so each adopting authority understands without ambiguity the areas for adoption;
- (rr) that any works to form crossings of the Barassie and Struthers burns shall be submitted to and approved by the Planning Authority in consultation with SEPA at the most appropriate approval of matters specified in conditions application stage and prior to any works taking place to form these crossings;
- (ss) that details of measures to be put in place to ensure appropriate noise insulation in new houses shall be submitted to and approved by the Planning Authority in consultation with Prestwick Airport and these measures shall be retained for the lifetime of the development. Details of these proposals shall be submitted to and approved by the Planning Authority at first formal Application of Approval of Matters Specified in Conditions for each phase of the residential development;
- (tt) that details shall be submitted of the measures proposed to minimise the attraction of birds to the area for the approval of the Planning Authority in consultation with Prestwick Airport at the formal Application for the Approval of Matters Specified in Conditions for each phase of development;

- (uu) 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 sufficiently open for ventilation). In order to achieve this, the measured external background L<sub>aeq</sub> daytime shall not exceed 55dB(A) and 45dB(A) night time on any part of the site marked for dwellings. For the avoidance of doubt all noise measurements shall be carried out by a suitably qualified acoustic consultant or other competent person; and
- (vv) 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. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.

**Reasons:**

- (a) to be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006;
- (b) 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;
- (c) to clarify the terms of the permission and to restrict the scale of development to that considered within the WSP Transport Assessment dated 4th April 2011, and to minimise interference with the safety and free flow of traffic on the trunk road;
- (d) to comply with Local Plan policies and in the interests of visual amenity;
- (e) to comply with Local Plan policies and in the interests of visual amenity;
- (f) to comply with Local Plan policies and in the interests of visual amenity;
- (g) in the interests of residential and visual amenity;
- (h) to comply with Local Plan policies and in the interests of visual amenity;
- (i) to comply with Local Plan policies and in the interests of visual amenity;
- (j) in the interests of residential and visual amenity;
- (k) to comply with Local Plan policies, and in the interests of visual amenity and nature conservation;
- (l) in the interests of visual amenity;
- (m) to ensure that adequate measures are put in place to maintain the landscaped open spaces within the site;
- (n) in order to retain, protect and augment existing hedgerows and mature trees within the site;
- (o) in the interests of nature conservation;
- (p) in the interests of nature conservation;
- (q) in the interests of nature conservation;
- (r) in the interests of nature conservation;
- (s) to comply with Local Plan policies and provide for a number of pedestrian and cycle routes through the site and into the surrounding area;

- (t) to encourage walking and cycling between the site and the adjacent housing area at an early stage in the development;
- (u) to ensure that public access is maintained in its current form until the new path is formed;
- (v) to ensure adequate provision for public access across the site and into the wider path network, in the interests of amenity and the proper access planning of the area;
- (w) to ensure that any archaeological remains are evaluated and preserved in situ as required by the Planning Authority;
- (x) to encourage sustainable means of travel;
- (y) in the interests of road safety;
- (z) in the interests of road safety;
- (aa) in the interests of road safety;
- (bb) to ensure adequate provision of lockable and covered cycle storage on site and to encourage sustainable means of travel;
- (cc) for the purposes of monitoring traffic flows and volumes in the vicinity of the new development:
  - (dd) for the purpose of encouraging sustainable travel;
  - (ee) for the purpose of encouraging sustainable travel;
  - (ff) in the interest of road safety and avoid the discharge of water on to the public road;
  - (gg) in the interest of road safety and to ensure emergency access is formed and land is reinstated at the correct stage of development;
  - (hh) in the interests of road safety;
  - (ii) to provide accessible public transport;
  - (jj) to provide accessible public transport;
  - (kk) in the interests of road safety;
  - (ll) in the interest of road safety and to ensure that adequate provision is made for pedestrians;
- (mm) to ensure that there is adequate provision made to accommodate the foul drainage from the site;
- (nn) in the interests of health and safety;
- (oo) to attenuate surface water from the site;
- (pp) to attenuate surface water from the site;
- (qq) in the interests of road safety;
- (rr) to ensure that the surface water from the burns is not prevented from free flow;
- (ss) in the interests of residential amenity;
- (tt) in the interests of aerodrome safety;
- (uu) to avoid noise disturbance in the interests of residential amenity; and
- (vv) to ensure all contamination within the site is dealt with.

**Advisory Notes:**

- Section 75 Obligation (SE)  
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. This obligation can be inspected during office opening hours at the Planning Service, South Ayrshire Council, Burns House, Burns Statue Square, Ayr, KA7 1UT.
- The Council advises that the developer should consult the Prestwick Airport aerodrome/airfield manager for permission to work if a crane is to be used within 6 km of the aerodrome/airfield and its height exceeds 10 m or that of the surrounding structures or trees.
- (During the construction phase, the normal hours of operations should be between 0700 to 1900 hours Monday to Friday and 0700 and 1200 hours on Saturday with no working on Sundays, unless otherwise agreed in writing with the Planning Authority.

**List of Determined Plans:**

Drawing - Reference No (or Description): LOCATION PLAN ARC-002;  
 Other - Reference No (or Description): TRANSPORT ASSESSMENT Addendum;  
 Other - Reference No (or Description): COMPLIANCE STATEMENT;  
 Other - Reference No (or Description): DRAINAGE REPORT;  
 Other - Reference No (or Description): PUBLIC OPEN SPACE CHECKLIST;  
 Other - Reference No (or Description): 11/00540/PPPM APPROVAL Design/Access 15/09/2011;  
 Drawing - Reference No (or Description): 11/00540/PPPM APPROVAL ARC-BFT/002 Location; and  
 Other - Reference No (or Description): 11/00540/PPPM APPROVAL BFT/ARC-001 M/PLAN revA

**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.

**Councillor Mackay left the meeting at this point.**

- (2) 17/01190/APP – MAYBOLE – Land at Knockdon Farm, C122 Gardenrose Path, Maybole- School Road, Minishant, north of Maybole–** Erection of dwellinghouse.

**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;
- (c) that notwithstanding the plans hereby approved, the proposed roof shall be externally finished with natural slate. Exact details and samples of the proposed slate shall be submitted for the prior written approval of the Planning Authority prior to the commencement of work on site; and
- (d) that off-road parking spaces shall be provided in accordance with the Council's Roads Development Guide (i.e. 3) within the existing site boundaries prior to completion of the dwellinghouse.

**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;
- (c) to accord with the design guidance of the Council's supplementary planning guidance in relation to Rural Housing; and
- (d) in the interest of road safety and to ensure adequate off-street parking provision.

**List of Determined Plans:**

Drawing - Reference No (or Description): LOCATION PLAN (1:10,000);  
 Drawing - Reference No (or Description): LOCATION PLAN (1:2,500);  
 Drawing - Reference No (or Description): BH-KNOCK-EX-01; and  
 Drawing - Reference No (or Description): BH-KNOCK-P02 B.

**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.

- (3) **17/01277/APP –TROON – 9B Church Street – Change of use from Class 1 (shop) to Class 2 (professional service).**

**Decided:** to approve the application subject to the condition 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.

**Reason:** to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

**Advisory Note:**

Please note that the grant of planning permission does not remove the requirement for advertisement consent for the display of any signage.

**List of Determined Plans:**

Drawing - Reference No (or Description): 17-24-00;  
Drawing - Reference No (or Description): 17-24-01;  
Drawing - Reference No (or Description): 17-24-02;  
Drawing - Reference No (or Description): 17-24-03; and  
Drawing - Reference No (or Description): 17-24-04.

**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.

- (4) **17/01307/APP –AYR – Land at Marchmont Road– Erection of dwellinghouse.**

The Panel noted that this application had been withdrawn by the applicant.

The meeting ended at 11.50 a.m.