

## REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr  
on 2nd October 2018 at 10.00 a.m.

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

Attending: F. Mullen, Service Lead, Planning and Building Standards; A. Brown, Co-ordinator (Legal Services, Property and Contracts); D. Clark, Supervisory Planner; S. Murray and J. Webb, 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 6th September 2018 ([issued](#)) were submitted and approved.

### 3. Orders Under the Road Traffic Regulation Act 1984.

There was submitted reports (issued) of September 2018 by the Director – Place seeking approval to make the following Orders under the Road Traffic Regulation Act 1984, namely:-

- (1) South Ayrshire Council ([Town of Ayr](#)) (Waiting Restrictions) (Consolidation) Order 2015 Amendment Order No. 2 2018; and
- (2) South Ayrshire Council ([Various Roads within South Ayrshire](#)) (Disabled Persons' Designated Parking Places and Revocation) Order 2018

**Decided:** to agree

- (a) that in respect of the Order detailed at (1) above, to approve it as advertised, introducing the proposals in 4.1 to 4.36 and 4.5 of the report and shown in the plans in Appendix 1 of the report; and
- (b) that in respect of the Order detailed at (2) above, to approve it as advertised, introducing the new disabled persons' parking places as detailed in paragraphs 4.1 to 4.25 of the report and removing those parking places that were no longer required, as detailed in paragraphs 4.3 to 4.4 of the report.

#### 4. Application for Planning Permission.

There were submitted a report of April 2018 by the Director - Place on a current application for determination.

The Panel decided as follows:-

- (1) [18/00708/APP](#) – AYR – land at Auchendoon Crescent – Erection of 3 dwellinghouses.

**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) no development shall take place until details of a soft landscaping scheme have been submitted to and approved in writing by the planning authority. The approved details shall include areas of compensatory planting (including species, density and location) comprising bramble planting equal to the amount of planting lost to development. The approved scheme shall be implemented in accordance with the approved details on land within the control of the appellant;
- (c) all planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the planning authority gives its express written consent to any variation;
- (d) no development shall take place until details of a hard landscaping scheme have been submitted to and approved in writing by the planning authority. The approved details shall demonstrate how vehicular access from the highway and arrangements for motor vehicle parking would comply with guidance found in the most up-to-date version of the Council's Roads Development Guide;
- (e) those areas shown on the submitted plans to be used for motor vehicle access, manoeuvring and parking shall be laid out and surfaced in accordance with the approved details of hard landscaping prior to first occupation of the dwellings hereby permitted and shall thereafter be retained as approved and used for no purpose other than motor vehicle access, manoeuvring and parking;

- (f) the dwellings hereby permitted shall not be occupied until surface water drainage works which comply with guidance found in the most up-to-date CIRIA SuDS Manual have been carried out in accordance with details to be submitted to and approved in writing by the planning authority; and
- (g) no development shall take place until details of boundary treatments between the dwellings hereby permitted and around the perimeter of the site have been submitted to and approved in writing by the planning authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby permitted and retained thereafter as approved.

**Reasons:**

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) to ensure that development makes a positive contribution to the aesthetic qualities of the area and does not cause unacceptable harm to biodiversity;
- (c) to ensure that development makes a positive contribution to the aesthetic qualities of the area and does not cause unacceptable harm to biodiversity;
- (d) to ensure that development does not cause unacceptable harm to highway and pedestrian safety;
- (e) to ensure that development does not cause unacceptable harm to highway and pedestrian safety;
- (f) to ensure that development does not contribute to raising flood risk in the area; and
- (g) to ensure that development makes a positive contribution to the aesthetic qualities of the area and protects or preserves the living conditions of people.

**List of Determined Plans:**

Drawing - Reference No (or Description): 18.16.LP;  
 Drawing - Reference No (or Description): 18.26.01 REV.A;  
 Drawing - Reference No (or Description): 18.26.02 REV.A;  
 Drawing - Reference No (or Description): 18.26.03;  
 Drawing - Reference No (or Description): 18.26.04;  
 Drawing - Reference No (or Description): 18.26.05;  
 Drawing - Reference No (or Description): 18.26.06;  
 Drawing - Reference No (or Description): 18.26.07;  
 Drawing - Reference No (or Description): 18.26.08;  
 Drawing - Reference No (or Description): 18.26.09;  
 Drawing - Reference No (or Description): 18.26.10;  
 Drawing - Reference No (or Description): 18.26.11; and  
 Drawing - Reference No (or Description): DR1 REV A.

**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.

The meeting ended at 10.25 a.m.