

SOUTH AYRSHIRE COUNCIL (SPECIAL).

Minutes of special meeting in County Buildings, Wellington Square, Ayr,
on 19th September 2018 at 3.15 p.m.

Present: Councillors Helen Moonie (Provost), Laura Brennan-Whitefield, Siobhian Brown, Andy Campbell, Douglas Campbell, Iain Campbell, Ian Cavana, Alec Clark, Ian Cochrane, Brian Connolly, Peter Convery, Chris Cullen, Ian Davis, Julie Dettbarn, Martin Dowey, William Grant, Peter Henderson, Hugh Hunter, Mary Kilpatrick, Derek McCabe, Brian McGinley, Bob Pollock, Philip Saxton, Arthur Spurling and Margaret Toner.

Apologies: Councillors Ian Fitzsimmons, Lee Lyons and Craig Mackay.

Attending: E. Howat, Chief Executive; C. Caves, Head of Regulatory Services; K. Briggs, Service Lead - Legal and Licensing F. Mullen, Service Lead – Planning and Building Standards; D. Love, Supervisory Planner; and A. Gibson, Committee Services Officer.

1. **Provost.**

The Provost welcomed Members to this special meeting.

2. **Declarations of Interest.**

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

3. **Application for Planning Permission in Principle for Proposed Residential Development with Associated Engineering Works, Access and Landscaping at Land at Brewlands Road, Symington (Ref: 17/01332/PPPM).**

Following consideration of an application for planning permission in principle for proposed residential development with associated engineering works, access and landscaping at land at Brewlands Road, Symington at the pre-determination hearing held by the Regulatory Panel (Special) immediately prior to this meeting, the Provost advised that the application would now be determined by this Special meeting of the Council.

The Council

Decided: to refuse the application on the following grounds:-

Principle of Development

- (1) the proposed development is contrary to LDP Policy Spatial Strategy, LDP Policy Sustainable Development, Supplementary Guidance: Maintaining an Effective Housing Land Supply and Scottish Planning Policy in that the proposed development site is not an allocated development site identified in the South Ayrshire Local Development Plan and it has not been demonstrated that there is a need for residential development in the area concerned. The proposal fails to meet the terms of Stage 1 and Stage 2 as outlined in Supplementary Guidance: Maintaining and Effective Housing Land Supply. There are no over-riding reasons to depart from the policies as detailed South Ayrshire Local Development Plan or the associated Supplementary Guidance; and

Flooding

- (2) the proposed development is contrary to LDP Policy Sustainable Development, LDP Policy Flooding and Drainage and Scottish Planning Policy in that the proposed development would increase the risk of flooding in the local area and would place existing properties at significant risk of flooding. There are no over-riding reasons to depart from the policies as detailed South Ayrshire Local Development Plan.

List of Determined Plans:

Other - Reference No (or Description): PRE APPLICATION CONSULTATION REP;
 Other - Reference No (or Description): PLANNING STATEMENT;
 Other - Reference No (or Description): PRELIMINARY ENVIRONMENTAL ASSESS 10879 002;
 Other - Reference No (or Description): TRANSPORT ASSESSMENT 70041299-TA-01 REV A;
 Other - Reference No (or Description): DESIGN STATEMENT Final;
 Other - Reference No (or Description): PHASE 1 GEO-ENVIRONMENTAL REPORT GL10023 V0.2;
 Other - Reference No (or Description): LANDSCAPE & VISUAL APPRAISAL Final;
 Drawing - Reference No (or Description): SITE LOCATION PLAN Rev B;
 Other - Reference No (or Description): ARCHAEOLOGICAL ASSESSMENT GLAF29/071116/TN/001;
 Other - Reference No (or Description): ECONOMIC IMPACT NOTE 42887 Rev A; and
 Other - Reference No (or Description): FLOOD RISK ASSESSMENT AND DRAINAGE GL10023 V1.1

The meeting ended at 3.25 p.m.