

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 13th March 2018 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: L. McPartlin, Solicitor (Legal Adviser); N. Feggans, Planning Co-ordinator (Planning Adviser); M. McCallum, Administrative Assistant; and E. Wyllie, Committee Services Officer.

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 20th February 2018 were submitted and approved ([issued](#)).

3. New Case for Review – Erection of Industrial Building at the Villa, B7045 Hoggs Corner at A77T – Maybole Road, Kirkmichael, Maybole, South Ayrshire, KA19 8DN (17/00688/APP).

There were submitted the relevant papers ([issued](#)) relating to a request to review the decision to refuse a planning application for the erection of an industrial building at the Villa, B7045 Hoggs Corner at A77T – Maybole Road, Kirkmichael, 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.

Decided: 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;
- (2) that prior to commencement of development, details of the location, height and materials of all new boundary fences, gates, walls or other means of enclosure shall be submitted for the prior written approval of the Planning Authority;

- (3) that before any works start on site, a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) 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 scheme as approved shall be implemented within the first planting season following the completion or occupation of the development, whichever is the sooner. The landscaped area shall be retained as such to this approved standard;
- (4) that 22 off-road parking spaces shall be provided within the existing site boundary in accordance with the Council's Roads Development Guide as shown on the submitted plan, prior to completion of the development;
- (5) that the existing off-road parking provision shall be retained within the curtilage of the donor property; and
- (6) that before any works start on site, details shall be submitted to the Planning Authority showing the design and specification of a turning area capable of a rigid bodied HGV. The turning area shall be constructed as approved prior to the development being occupied.

Reasons:

- (1) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (2) in the interests of visual amenity;
- (3) in the interests of visual amenity and to ensure a satisfactory standard of local environmental quality;
- (4) in the interest of road safety and to ensure adequate off-street parking provision;
- (5) in the interest of road safety and to ensure adequate off-street parking provision; and
- (6) to reasonably avert the reversing of vehicles onto the main road and in the interests of road safety.

Reason for Decision:

It was considered the economic development benefit that would be derived from the proposal would outweigh those provisions of the adopted development plan and Scottish Planning Policy relating to its visual impact on the character and landscape setting of the area, referred to in the refusal notice.

List of Approved Plans:

Drawing – Reference No (or Description): CAS 001 REV. C;
Drawing – Reference No (or Description):CAS 002 REV A;
Drawing – Reference No (or Description):CAS 003 REV A;
Drawing – Reference No (or Description):CAS 004 REV A; and
Drawing – Reference No (or Description):CAS 005 REV A.

The meeting finished at 2.25 p.m.