

## **SOUTH AYRSHIRE COUNCIL (SPECIAL).**

Minutes of special meeting in County Buildings, Wellington Square, Ayr,  
on 6 March 2019 at 11.10 a.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, Ian Fitzsimmons, William Grant, Peter Henderson, Mary Kilpatrick, Craig Mackay, Derek McCabe, Brian McGinley, Bob Pollock, Philip Saxton and Margaret Toner.

Apologies: Councillors Hugh Hunter, Lee Lyons and Arthur Spurling.

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; K. Braidwood, Ayrshire Roads Alliance (ARA); and J. McClure, Committee Services Lead 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. Procedural Matter.**

The Provost advised that, in order to consider this application, as this was within six months from the date of the previous decision on this matter when the Council considered the same or substantially the same application, the Council would, in accordance with Standing Order No. 22.1, require to agree to do so by a two thirds majority of those present and voting.

On a vote being taken by a show of hands and having achieved a two thirds majority, the Council agreed to consider this application.

### **4. Application for Planning Permission in Principle for Proposed Residential Development with Associated Engineering Works, Access and Landscaping at Land at Brewlands Road, Symington (Ref: 18/01082/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.

**Adjournment**

The time being 11.13 a.m., the Council agreed for adjourn for five minutes.

**Resumption of Meeting**

The time being 11.18 a.m., the Council reconvened.

Councillor Saxton, seconded by Councillor Convery, moved that the application be refused.

There being no amendment, the motion was declared carried.

Accordingly, the Council

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

**(1) Principle of Development**

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

**(2) Flooding**

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:**

Drawing - Reference No (or Description): SITE LOCATION PLAN;  
 Other - Reference No (or Description): ARCHAEOLOGICAL APPRAISAL;  
 Other - Reference No (or Description): FLOOD RISK AND DRAINAGE STRATEGY 002 v1.1;  
 Other - Reference No (or Description): LANDSCAPE AND VISUAL APPRAISAL Issue 2;  
 Other - Reference No (or Description): BAT AND BADGER SURVEY 10879-003;  
 Other - Reference No (or Description): DESIGN STATEMENT December 2017;  
 Other - Reference No (or Description): ECONOMIC IMPACT NOTE November 2017;  
 Other - Reference No (or Description): HYDROLOGY AND DRAINAGE REVIEW October 2018;  
 Other - Reference No (or Description): GEOENVIRONMENTAL DESKTOP STUDY December 2017;  
 Other - Reference No (or Description): PLANNING STATEMENT December 2017;  
 Other - Reference No (or Description): PLANNING STATEMENT ADDENDUM November 2018;

Other - Reference No (or Description): PAC REPORT November 2017;  
Other - Reference No (or Description): TRANSPORT ASSESSMENT December 2017;  
Other - Reference No (or Description): PRELIMINARY ENV ASSESSMENT 10879-002;  
Other - Reference No (or Description): PRE-ECOLOGICAL SURVEY 10879-003; and  
Other - Reference No (or Description): NOISE AND AIR QUALITY COMMENTS 10879-002.

The meeting ended at 11.20 a.m.