

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 24th May 2011 at 2.00 p.m.

- Present: Councillors Ian Fitzsimmons (Chair), Andy Campbell, Ian Douglas, Ann Galbraith, Sandra Goldie, Bill Grant and Alec Oattes.
- Apology: Councillor John Allan.
- Attending: W. Carlaw, Acting Legal Manager; C. Parish, Priority Projects Team Leader; and A. Gibson Committee Administrative Officer.

1. New Case for Review – Erection of a dwellinghouse at 7 Kirkoswald, Road, Maidens (Ref: 10/00464/APP).

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for the erection of a dwellinghouse at 7 Kirkoswald, Road, Maidens.

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 with particular emphasis on the grounds on which the application had been refused.

Councillor Goldie, seconded by Councillor Douglas, moved that the decision of the appointed Officer be overturned and planning permission be granted as the density the development proposed was acceptable, it was an appropriate form of development and it would not adversely affect the amenity of the surrounding area and consequently the development satisfied the terms of the Local Plan policies, Supplementary Planning Guidance and Scottish Planning Policy.

By way of an amendment, Councillor Grant, seconded by Councillor Campbell, moved that there be an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then to be continued to a future meeting of the Review Body for further consideration and decision.

On a vote being taken by a show of hands, four Members voted for the Motion and three for the Amendment. The Motion was accordingly declared to be carried.

Decided:- to overturn the decision of the appointed Officer and to grant the planning application subject to the following conditions:-

- (1) that the development hereby permitted shall be begun within three years of the date of this permission;

- (2) 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;
- (3) 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;
- (4) that two off-road parking spaces shall be provided for the existing donor property within the existing site boundary in accordance with the Council's Roads Development Guide prior to the completion of the development. Precise details and specifications of the required parking provision shall be submitted for the prior written approval of the Planning Authority prior to the commencement of works on site; and
- (5) that the discharge of water onto the public road 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 prior to the commencement of works on site.

Reasons:

- (1) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (2) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (3) in the interests of visual amenity;
- (4) in the interests of road safety and to ensure adequate off-street parking provision; and
- (5) in the interests of road safety and to avoid the discharge of water onto the public road.

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.

List of Approved Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): POPOSED SITE PLAN SL001 Rev. A;
 Drawing - Reference No (or Description): PROPOSED FLOOR/SECTION PLAN P001 Rev. A;
 Drawing - Reference No (or Description): PROPOSED ELEVATIONS P002 Rev. A;
 and
 Drawing - Reference No (or Description): PROPOSED ELEVATIONS P0003 Rev. A.

2. **New Case for Review – Alterations and change of use of existing store and sub-division of existing dwellingflat to form a two storey dwellinghouse at 5 Dalrymple Street, Girvan (Ref: 10/01787/APP).**

There was submitted the relevant papers (issued) relating to a request to review the decision to refuse an application for alterations and change of use of existing store and sub-division of existing dwellingflat to form a two storey dwellinghouse at 5 Dalrymple Street, Girvan.

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 with particular emphasis on the grounds on which the application had been refused.

Decided:- following consideration, to hold an accompanied site visit to assess the application site in its setting and the surrounding area with the Review then to be continued to a future meeting of the Review Body for further consideration and decision.

The meeting ended at 3.00 p.m.