

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 9 May 2023 at 2.00 p.m.

Present: Councillors Martin Kilbride (Chair), Ian Cavana and Alec Clark.

Apologies: Councillors Brian Connolly and Mary Kilpatrick.

(Councillors Kenneth Bell, Mark Dixon, Craig Mackay and Duncan Townson were not in attendance as they had not participated in all previous meetings (on 31 January, 10 March (site visit) and 14 March 2023) where the Review on the agenda was considered.)

Attending: L. McPartlin, Solicitor, Legal and Licensing (Legal Adviser); J. Hall, Planning Strategy Co-ordinator (Planning Adviser); C. Griffiths, Committee Services Assistant and C. McCallum, Committee Services Assistant.

Also

Attending: G. Senior (Ayrshire Roads Alliance) and the appointed officer

Opening Remarks.

The Legal Adviser took the sederunt. The Chair confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

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 18 April 2023 (issued) were submitted and approved.

3. Continuation of Review for a Hearing Session – 22/00367/APP – Application for Planning Permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for alterations and extension to dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.

Having heard from Ayrshire Roads Alliance, the Appointed Officer and the Applicant on the specified matters of parking requirements and road safety at the site, and 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.

The Body

Decided: to reverse the appointed officer's decision and grant planning permission subject to the following conditions:-

Conditions

- 1) That the development hereby permitted must 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 notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Class(es) 1A-3E shall be undertaken without the prior written permission of the Planning Authority.
- 4) That, prior to the commencement of works on-site, details, in a suitable format, shall be submitted for the prior written approval of the Council, as planning authority, of an off-road parking space that is to be accommodated on the site as developed, which shall be to the satisfaction of the Ayrshire Roads Alliance. Thereafter the development shall be implemented as per the agreed specification.

Reasons

- 1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- 2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- 3) To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.
- 4) To ensure the development can be adequately and safely serviced in terms of roads and parking matters.

List of Approved Plans

Drawing - Reference No (or Description): LOCATION PLAN

Drawing - Reference No (or Description): 01

Drawing - Reference No (or Description): 02

Drawing - Reference No (or Description): 03

Reason for Decision

The justification for the alterations and extension to the dwellinghouse hereby approved is considered to accord with the provisions of the development plan and 'Rural Housing Supplementary Guidance' and 'House Alterations and Extensions Supplementary Guidance' and there is no adverse impact on the character and amenity of the local area.

The meeting ended at 2:45 p.m.