

Former Toilets/Shelter, Esplanade, Ayr

Feedback from Public Consultation

Feedback and response on Statutory Consultation with the Local Community - under Section 104 of the Community Empowerment (Scotland) Act 2015; and Town & Country Planning (Scotland) Act 1959 s.27 (2A) (as amended) - for the proposed leasing to a business of the Former Toilets/Shelter located on the corner of Esplanade and Blackburn Drive, Ayr for the purpose of redevelopment to create a café kiosk selling drinks, snacks and gifts.

The Consultation for the Former Toilets/Shelter, Esplanade, Ayr was open between 9am on Thursday 21st December 2023 and 5:00pm on Monday 26th February 2024. A notice regarding the consultation was erected at the site, it was hosted on the South Ayrshire Council website at [Consultations - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/consultations), and it was published in the local press for two consecutive weeks. Details of the consultation were circulated to Fort, Seafield & Wallacetown Community Council and the Fort, Seafield & Wallacetown Community Association. Elected members for the Ayr West ward were also notified.

As detailed in the table below, three completed representations were received from individuals. All three have been classed as Neutral (neither For nor Against the proposal).

Respondent	Representation	Category: For, Against or Neutral.	Council's Response (where applicable)
K Macleod	<p>What percentage of the Annual lease/rent paid will go to the common good fund.</p> <p>Has the property been valued by an external agency or in house.</p> <p>What is the current annual maintenance cost by SAC.</p> <p>Will the lessee be responsible for all maintenance throughout.</p> <p>Given that the rationale provided to lease the property is the increases in economic benefit, are there any stipulations in the agreement to prevent the use being changed at a later date.</p> <p>The location map is poorly defined, therefore is the area of common good only the rectangular concrete base the shelter currently sits on. Sits in wider area of Common Good.</p>	Neutral	<p>The Ayr Common Good Fund will receive all of the rental income.</p> <p>The property was advertised on the open market with offers invited. The value of offers received constitute market value.</p> <p>There is no annual maintenance budget allocated to the property.</p> <p>Lessee will be responsible for all</p>

			<p>repairs and maintenance.</p> <p>A clause will be included in the lease, defining and restricting permitted use.</p> <p>The subject property sits in a wider area of common good land.</p>
David Logue	<p>I have to say while I admire the attempt at raising more revenue I do wonder why, when there is a kiosk about 200 yards to the north on the esplanade and a cafe and Ayr India roughly 400yds to the south, this is needed as I fear it will just add to the litter that is already an eyesore? Further I dare say the owners of these facilities may fear a loss of revenue and ask for a rent reduction!</p> <p>I have noted people using it as a sitting place as it is - a touch of paint would not go amiss.</p> <p>In passing how can we engender greater civic pride in our communities to limit the dumping of litter out of cars (particularly) rather than getting out and putting the litter in the more than adequate provision of bins along the esplanade.</p> <p>Finally i noted today many of the bins despite their considerable weight were blown over! I realise the wind was quite exceptional but perhaps they should be better coupled to the ground?</p>	Neutral	<p>The Council is aware of other refreshment provision in the wider area but the proposal to create a café kiosk will offer a new amenity in this part of the of Esplanade. Currently the property's function and utility are limited. The proposal from the prospective lessee includes the retention of covered seating on two sides. The Council will continue to monitor bin provision in the area.</p>
Brian Johnston	<p>In order to ensure that the Council is getting the best possible value for the above is the proposed lease to be advertised to prospective leasees on the open market. It is difficult to see how you can achieve best value without so doing.</p> <p>Would it be legal to restrict prospective leasees to local businesses ?</p>	Neutral	<p>The property was advertised on the open market during October and November of 2023 with offers invited from any interested party. The Council</p>

	<p>What is your definition of local in relation to this application - is it within town centre or south ayrshire?</p>	<p>received three offers/proposals which were all evaluated. The word 'local' was included in the consultation notice merely to provide additional detail on who had submitted the preferred offer.</p>
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