

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 1 February 2024 at 10.00 a.m.

Present
in County
Buildings: Councillors Kenneth Bell (Chair), Ian Cavana, Alec Clark, Martin Kilbride,
Mary Kilpatrick, Alan Lamont and Duncan Townson.

Present
Remotely: Councillor Craig Mackay.

Apology: Councillor Mark Dixon.

Attending
In County
Buildings: K. Briggs, Service Lead – Legal and Licensing; Craig Iles, Service Lead –
Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning);
J. Hall, Co-ordinator (Planning Strategy); A McGibbon, Supervisory Planner;
K. Braidwood, Head of Roads, Ayrshire Roads Alliance; A. Gibson,
Committee Services Officer; and E. Moore, Clerical Assistant.

Chair's Remarks.

The Chair

- (1) welcomed everyone to the meeting; and
- (2) outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live.

1. Sederunt and Declarations of Interest.

The Service Lead – Legal and Licensing called the Sederunt for the meeting and having called the roll, confirmed that there were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of previous meetings.

The Minutes of previous meetings of [7 November](#) (Special), [16 November](#) and [6 December 2023](#) (issued) were submitted and approved.

3. **Hearing relating to an Application for Planning Permission.**

There was submitted a report (issued) of January 2024 by the Housing, Operations and Development Directorate on a planning application for determination.

The Panel considered the following application:-

- (1) **22/01039/APPM** – **COYLTON – Land at Woodhead Road, South Ayrshire** – Change of use of agricultural land to form holiday lodge style caravan park and associated drainage, access road and site infrastructure.

The Panel heard from various objectors.

The Panel

Decided:

Roads and Transportation.

to refuse the planning application on the grounds that the proposed development is considered contrary to the development plan in respect of NPF4 Policies 14 Design, Quality and Place and 18 Infrastructure First and LDP2 Policies Strategic Policy 2: Development Management and Land Use and Transport in that the required significant changes to the form and function of Barclaugh Drive in order to safely accommodate development traffic highlights that the proposed access route is unsuitable for a development of this type and scale and would have a detrimental impact on the predominantly residential character of the area by virtue of the extent of the works and changes required and intensification of use.

List Of Determined Plans:

Drawing - Other - Reference No (or Description): Pre-Application Consultation Report;
 Other - Reference No (or Description): Planning Statement;
 Other - Reference No (or Description): Planning Statement Addendum;
 Other - Reference No (or Description): Design and Access Statement;
 Other - Reference No (or Description): Examples of Lodge Style Caravans;
 Other - Reference No (or Description): Landscape and Visual Appraisal;
 Other - Reference No (or Description): Preliminary Ecological Appraisal;
 Other - Reference No (or Description): Ecological Impact Assessment March 2023 (amended 5/5/23, received 6/6/23 v 1.1);
 Other - Reference No (or Description): Transport Statement December 2022;
 Other - Reference No (or Description): Transport Statement June 2023;
 Other - Reference No (or Description): Drainage Impact Assessment and Flood Risk Statement;
 Other - Reference No (or Description): Flood Risk Assessment May 2023;
 Other - Reference No (or Description): Revised Drainage Impact Assessment;
 Other - Reference No (or Description): Stage 1 Contamination Report and Coal Mining Risk Assessment;
 Other - Reference No (or Description): Economic Impact Analysis;
 Other - Reference No (or Description): Noise Impact Assessment May 2023;
 Drawing - Reference No (or Description): 6104-C-01;
 Drawing - Reference No (or Description): 6104-C-02 Revision B;

Drawing - Reference No (or Description): 6104-C-03 Reception - General Arrangement;
Drawing - Reference No (or Description): 6104-C-03 Survey Plan;
Drawing - Reference No (or Description): L(90) 0001 Revision A;
Drawing - Reference No (or Description): 22048_007;
Drawing - Reference No (or Description): 22048_008 Rev. A; and
Other - Reference No (or Description): Passing Place Photographs.

At this point and the time being 11.00 a.m., the Panel agreed to adjourn. The Panel reconvened at 11.10 a.m.

4. Public Access Exemption Order: the 152nd Open at Royal Troon Golf Course (South Beach Car Park).

There was submitted a report ([issued](#)) of January 2024 by the Housing, Operations and Development Directorate seeking authority to agree a Council response to the public consultation representations and to proceed to make a temporary public access exemption order for area of land affected by the 152nd Open 2024 at Royal Troon Golf Course.

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Council moved to a vote for or against the Motion.

By a majority, the Panel

Decided:

- (1) to note the outcome of the public consultation on the proposed public access exemption for land at Royal Troon Golf Course and agree the proposed Council response to the representations received, as set out in Appendix 1 of the report; and
- (2) to agree to make a temporary public access exemption order under Section 11(1) of the Land Reform (Scotland) Act 2003, for land at the South Beach car park, adjacent to Royal Troon Golf Course, as set out in the plans included in Appendix 2 of the report.

The meeting ended at 11.25 a.m.