

County Buildings  
Wellington Square  
AYR KA7 1DR  
Tel No: 01292 612075

12 March 2024

To:- Councillors Bell (Chair), Cavana, Clark, Dixon, Kilbride, Kilpatrick, Lamont,  
Mackay and Townson.

All other Members for Information Only

Dear Councillor

## **SOUTH AYRSHIRE LOCAL REVIEW BODY**

You are requested to participate in the above Panel to be held in County Hall, County Buildings, Ayr on **Tuesday, 19 March 2024 at 2.00 p.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

**Please note that a briefing meeting will take place for all Local Review Body Members at 1.15 p.m., online and in the Prestwick Committee Room.**

Yours sincerely

**Catriona Caves**  
Head of Legal and Regulatory Services

## **B U S I N E S S**

1. Declarations of Interest.
2. Minute of previous meeting of 20 February 2024.
3. Continuation of Review following a Site Visit – 23/00189/APP – Application for Alterations and Extension to Dwellinghouse at 63 Greenfield Avenue, Ayr, KA7 4NT.

[Application Summary](#)

4. New Case for Review – 23/00594/APP – Application for Part Change of use of Retail Unit to Incorporate Hot Food Take Away at 23 Adamton Road North, Prestwick, South Ayrshire, KA9 2HY.

[Application Summary](#)

For more information on any of the items on this agenda, please telephone  
Committee Services on 01292 612189, at Wellington Square, Ayr or  
e-mail: [localreviewbody@south-ayrshire.gov.uk](mailto:localreviewbody@south-ayrshire.gov.uk)  
[www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

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**SOUTH AYRSHIRE LOCAL REVIEW BODY.**

Minutes of a hybrid webcast meeting held  
on 20 February 2024 at 2.00 p.m.

Present: Councillors Kenneth Bell (Chair), Alec Clark, Martin Kilbride, Mary Kilpatrick and Alan Lamont.

Remote: Councillors Mark Dixon and Craig Mackay.

Apologies: Councillors Ian Cavana and Duncan Townson.

Attending: M. Vance, Solicitor, Legal and Licensing (Legal Adviser); J. Hall, Planning Strategy Co-ordinator (Planning Adviser); J. McClure, Committee Services Lead Officer; R. Anderson, Committee Services Assistant and C. McCallum, Committee Services Assistant.

**Opening Remarks.**

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

**1. Declarations of Interest.**

The Legal Adviser called the sederunt and, having called the roll, confirmed that 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 Meetings.**

The [minutes](#) of 7 November 2023 (issued) were submitted and approved.

**3. New Case for Review – 23/00189/APP – Application for Alterations and Extension to Dwellinghouse at 63 Greenfield Avenue, Ayr**

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 63 Greenfield Avenue, Ayr.

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:**

- (1) to hold an accompanied site visit to assess the application site in its setting and the surrounding area; and
- (2) that, thereafter, the review be continued to a future meeting of the Local Review Body for further consideration and decision.

The meeting ended at 2:30 p.m.

**SOUTH AYRSHIRE COUNCIL****LOCAL REVIEW BODY****NOTE OF CURRENT POSITION**

<b>Site Address:</b>	63 GREENFIELD AVENUE, AYR
<b>Application:</b>	23/00189/APP ALTERATIONS AND EXTENSION TO DWELLINGHOUSE

<b>Appointed Officer's Decision:</b>	<b>Refusal</b>
<b>Date Notice of Review Received:</b>	23 October 2023

<b>Current Position:</b>	Case for Review
<b>Documentation:</b>	The following documents in relation to the review are attached: Pages 1 to 5 – Report of Handling Pages 6 to 14 – Notice of Review and Supporting Information Pages 15 to 24 – Planning Application and Supporting Information Page 25 – Decision Notice Case Officer Photos (None) Pages 26 to 36 – Interested Parties Representations on Planning Application Pages 37 to 44- Interested Parties Representations on Review Pages 45 to 47 – Applicant's Comments in response to Interested Parties' Representations on Review Page 48 – Draft Conditions
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	
<b>Dated:</b>	30 January 2024

## Report of Handling of Application

Application Determined under Delegated Powers  
The Council's Scheme of Delegation can be viewed at [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

Reference No:	23/00189/APP
Site Address:	63 Greenfield Avenue Ayr South Ayrshire KA7 4NT
Proposal:	Alterations and extension to dwellinghouse
Recommendation:	Refusal

This report provides an assessment of the proposal under consideration.

1. **Site Description:**

The site of the proposed development is a one-and-a-half storey mid-terraced dwellinghouse located at the western end of Greenfield Avenue, Ayr. The property has a roof clad in slate, external walls constructed from snecked rubble, and PVCu windows and doors. There is a single-storey flat-roofed extension and box dormer on the rear elevation of the property.

2. **Planning History:**

Whilst there is no specific planning history record relating to the application site, two-storey extensions exist at both adjoining properties at 61 and 65 Greenfield Avenue, Ayr. These extensions appear to pre-date 1987 insofar as all applications from 1987 onwards have been digitised, and there is no digitised planning history for either neighbouring property for two-storey extensions.

3. **Description of Proposal:**

Planning permission is sought for the erection of a two-storey flat-roofed rear extension. The proposed extension will extend to the same depth as the adjoining extension to the neighbouring properties at 61 and 65 Greenfield Avenue. Full details of the proposals are set out in the submitted plans.

4. **Consultations:**

**Ayrshire Roads Alliance** recommend refusal of the application on the basis of there being insufficient off-street parking provision to serve the extended dwellinghouse, to the detriment of road safety.

**Building Standards** advise that the proposed extension will require to the subject of a building warrant application, at which point the proposals will be fully assessed for compliance against the provisions of the Domestic Technical Handbook. An extension can be constructed on the boundary so long as it complies with all aspects of the building regulations i.e., fire / sound etc. The neighbouring property appears to have a window opening and service penetration on the boundary, which would not be compliant with building regulations in respect of fire separation. There is no requirement within the building regulations for a hall to be provided with natural daylighting.

**Environmental Health** note the presence of an extract outlet at the neighbouring property, which will require to be mitigated.

5. **Submitted Assessments/Reports:**

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations. **None.**

6. **S75 Obligations:**

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning

(Scotland) Act in relation to the grant of Planning permission for the proposed development. **None.**

**7. Scottish Ministers Directions:**

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. **None.**

**8. Representations:**

Two objections have been received in respect of this application, and can be viewed online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning)

In summary, the objections relate to the extension being constructed in a manner that will not provide sufficient access space for maintenance of the properties at either side and create a space where debris could gather but not be removed, that the construction of the extension may impact negatively on the structural integrity of the neighbouring properties, that no drainage provision appears to have been made within the proposals, that the extension will create issues in respect of damp at the neighbouring properties, that the extension will result in loss of light to a side-facing stair window within a neighbouring extension and create access issues to a kitchen extractor, and concerns in respect of parking provision for the extended dwellinghouse. Other concerns raised include the parking of vehicles during construction, both for deliveries and for contractors.

The maintenance of property and potential issues with damp ingress are civil matters between the parties concerned, and are therefore not material planning considerations. The impact of the extension on the structural integrity of the neighbouring properties is a matter for the Council's Building Standards Service at the Building Warrant application stage, as is drainage from the extension.

With regard to the window on the side elevation of the extension at the neighbouring property at 61 Greenfield Avenue, it is understood that this window serves a stairwell. Given the unauthorised nature of the window, and that this window does not serve a habitable room, it is considered that the blocking up of this window by the proposed extension does not have an unacceptable impact on amenity at the neighbouring property.

With regard to off-street parking provision, it is noted that there is no off-street parking available within the site at present, and off-street parking provision has not been proposed as part of this application. The Ayrshire Roads Alliance has recommended refusal of the application on the basis that off-street parking provision is not available within the site.

It is understood that the extract flue serving the kitchen at 61 Greenfield Avenue is also unauthorised, and non-compliant with building regulations.

Parking of vehicles for deliveries and for contractors during construction is not a material planning consideration.

**9. Development Plan:**

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of

an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

#### National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/national-planning-framework-4):

- Policy 14: Design quality and place; and
- Policy 16: Quality homes.

With regard to householder development proposals, Policy 16(g) outlines that such proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

As assessment of the proposals against the provisions of NPF4 is set out below.

#### South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/local-development-plan-2):

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management; and
- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

An assessment of the proposals against the provisions of LDP2 is set out below.

### **10. Other Relevant Policy Considerations (including Government Guidance):**

South Ayrshire Council's Guidance on House Alterations and Extensions indicates that alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:

- The height, width and general size should normally be smaller than the house, and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original.

In terms of the form and detailing, the main points considered are:

- Generally, roofs should be pitched at an angle that reflects the original building. Flat roofed extensions are rarely encouraged as they have potential to adversely impact on the character of the dwelling and the surrounding area; and
- Extensions should normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture.



With regard to two-storey extensions, the guidance indicates that these should be designed so as not to cross a 45-degree line from the quarter point of the nearest window of the adjoining house.

South Ayrshire Council's Guidance on Open Space and Designing New Residential Developments states that terraced properties should be provided with garden ground in proportion to their size. Rear gardens will be expected to be a minimum of 1½ times the size of the ground floor area for terraced dwellings and no less than 70sqm. This will generally include rear and side dwellinghouse gardens enclosed by fence / wall / hedge.

An assessment of the proposals against the provisions of the above guidance is set out below.

#### 11. **Assessment (including other material considerations):**

Planning permission is sought to erect a two-storey flat-roofed extension in lieu of the existing single-storey extension to the rear of the dwellinghouse. It is noted from the submitted plans that the proposed extension, which projects approximately 3.7 metres from the rear wall of the dwellinghouse and set 25mm off both side boundaries, will generally match the design, massing, scale and finishes of the two-storey flat-roofed extensions present at the adjoining properties at 61 and 65 Greenfield Avenue.

With regard to residential amenity, it is noted that no side-facing windows have been proposed to the extension and, given the depth of the proposed extension in such close proximity to the existing extensions at both adjoining properties, the installation of side-facing windows would be unlikely to gain building warrant approval in any event. Whilst a window and French Doors have been proposed to the ground floor and a Juliet balcony at first floor on the rear elevation of the proposed extension, these aspect the rear garden area of the application property and the communal open space beyond. It is important to note that the application site and adjoining properties are served by small garden areas with the communal open space located beyond, and that all gardens within the terrace of properties currently open to views between each other. As such, it is considered that the proposed extension will not introduce any new or exacerbate any existing overlooking concerns over and above those which already exist at the locale.

In respect of overshadowing concerns, the extension does not project beyond the rear wall of the extensions at either of the neighbouring properties. As such, the extension does not overshadow any windows on the rear elevations of the neighbouring properties. It is noted that there is a window at first-floor level on the side of the two-storey extension at 61 Greenfield Avenue, and that the proposed extension would completely overshadow this window (there would only be a 25mm separation between the proposed extension and the existing window).

There is no record of a building warrant having been obtained for the installation of this window. Notwithstanding, it has been established that the window in question does not serve a habitable room but provides natural light to a stairwell. Given the circumstances, it is not considered that the proposed extension has an unacceptable impact on the amenity of 61 Greenfield Avenue by way of overshadowing.

In terms of potential escape from the window, as previously suggested, there is no record of a building warrant having been obtained. Given the position of the window immediately on the boundary, the Council's Building Standards Service has advised that such a window would not meet with current or past building regulations.

With regard to garden provision within the application site, the remaining private garden ground at the property is considered commensurate with the immediate neighbouring properties, and adequate enough to ensure that an appropriate level of amenity is retained.

Given that the extension largely replicates the design, massing, scale and finishes of the extensions to either side, it is not considered that the proposals give rise to visual amenity concerns.

Whilst the extension is considered to be acceptable in terms siting, design, massing, scale and finishes, and is not considered to have such an adverse impact on amenity to warrant refusal of the application on grounds of overlooking or overshadowing, there are concerns in respect of off-street parking provision.

The Ayrshire Roads Alliance was consulted on this application on the basis that the proposals result in the creation of additional living accommodation (specifically a bedroom), and a recommendation of refusal has been provided due to there being no off-street parking provision to serve the property, to the

detriment of road safety in the locale. Whilst it is noted that none of the properties in the terrace have any off-street parking provision within their respective curtilages, and that no parking provision is available within the communal space beyond, the Ayrshire Roads Alliance have maintained their objection in this regard as the proposals would worsen the existing parking situation at the locale.

Clarification was sought from the Ayrshire Roads Alliance following their consultation response given that the adjoining properties both have two-storey rear extensions, and neither have any off-street parking provision within their respective curtilages. The current application seeks to replicate these arrangements. However, the Ayrshire Roads Alliance have responded advising that the adjoining extensions pre-date current guidelines. The current proposal requires to be assessed against current guidelines and, as parking cannot be achieved, the guidelines cannot be satisfactorily met.

Given the above assessment, and having balanced the rights of the applicant against the general interest, it is recommended that the application be refused due to the absence of off-street parking provision to serve the property.

## 12. **Recommendation:**

It is recommended that the application is refused.

### **Reasons:**

- (1) That insufficient off-street parking provision has been provided within the curtilage of the dwellinghouse to serve the property as extended, to the detriment of road safety in the locale. As such, the proposals are contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically Strategic Policy 2: Development Management.

### **List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** 2023-01-010

Drawing - Reference No (or Description): **Refused** 2023-01-001

Drawing - Reference No (or Description): **Refused** 2023-01-002

### **Equalities Impact Assessment:**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

<b><i>Decision Agreed By:</i></b>	<i>Appointed Officer</i>
<b><i>Date:</i></b>	<i>9 August 2023</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE            100620659-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1  
(Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

You must enter a Building Name or Number, or both: \*

Other Title:

Building Name:

First Name: \*

Building Number:

Last Name: \*

Address 1  
(Street): \*

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

Extension Number:

Country: \*

Mobile Number:

Postcode: \*

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

63 GREENFIELD AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4NT

Please identify/describe the location of the site or sites

Northing

619055

Easting

232700

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Proposed Rear Extension

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The application was refused on consultation with Ayrshire Roads Alliance as two on-site car parking spaces were (cannot) provided. Numerous properties around South Ayrshire have and are being extended and cannot provide off road parking.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

The Officer did not apply the consultation correctly as all Ayrshire Roads Alliance consultations for extensions creating additional accommodation will require two or more off-road car parking spaces and this can be mitigated as the other houses and many more in South Ayrshire and beyond cannot provide these spaces but permission is given.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Report attached later.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00189/APP

What date was the application submitted to the planning authority? \*

10/03/2023

What date was the decision issued by the planning authority? \*

09/08/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Andrew Brown

Declaration Date: 20/10/2023

<b>Project</b>	<b>Proposed Extension at 63 Greenfield Avenue, Ayr</b>
<b>Client</b>	<b>Mr. Roy Howat</b>
<b>Planning Reference</b>	<b>23/00189/APP</b>



Image from Greenfield Avenue (No Car Parking!)



Image from Doonfoot Road (No Car Parking!)



## **Situation**

Planning Application for rear extension at 63 Greenfield Avenue, Ayr refused on 9<sup>th</sup> August 2023 after a lengthy time where neighbours 'objections' were dealt with correctly by the Planning Department Officials. The reason being the inability to provide two off-street car parking spaces as noted in the Ayrshire Roads Alliance consultation.

## **Background**

When purchasing the property at 63 Greenfield Avenue Mr Roy Howat planned to extend the dwelling to match the properties on both sides at 61 and 65 Greenfield Avenue knowing that there is currently no off-street parking for any of the properties in the terrace.

It was also considered that in 'matching' the other rear extensions would improve the rear elevation view of the terrace and enable Mr Roy Howat to extend the property at 63 Greenfield and provide the required additional Bedroom.

The 'other' houses at 61 and 65 have been extended and as far as we can investigate did not have Planning Permission, have 'never' had any on-site (off-street) parking and now have the potential for more residents.

## **Assessment**

It our assessment that we, as citizens of South-Ayrshire, have been unfairly compromised by applying, correctly, for Planning Permission and having the statutory authority consider this.

If this proposal for an additional Bedroom was in a village like Straiton or Crosshill outwith Conservation Areas, or in areas where traditionally terraced houses were built close to roads with no front space for car-parking or access to rear areas for car-parking it would likely attract a similar consultation from Ayrshire Roads Alliance but would be approved. Examples can be provided but a few photographs show this has happened previously.

There is also an opportunity for some buildings using 'Permitted Development' rights where dormer windows fall within guidance, or roof windows are used to create additional accommodation then the Planning Consultations are not required.

This is unfair and disingenuous as we comply with, and understand, the principles but feel that we should be considered similarly knowing that this car parking issue exists, as elsewhere.



Example 1 – (No Car Parking!)



Example 2– (No Car Parking!)



Example 3– (No Car Parking!)

## **Recommendation**

We would suggest that as part of this review of the Planning Application Refusal that the rights of all citizens of South Ayrshire be considered equally and not use a 'standard' Consultation from Ayrshire Roads Alliance as the 'reason' for refusing and application which conforms with statutory regulations, matches adjacent 'approved' developments and improves the accommodation appearance.

It is obvious from general observation within areas of Sout Ayrshire, and other Planning Authorities, that road safety is extremely important, but also pragmatism must be taken into account given the oldest properties, and probably the best architecturally, have limits as when they were designed and built thoughts of car parking were not their foremost design thought!

# We await your review!



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100620659-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Demolition of existing single storey rear extension and construction of new two storey rear extension to match adjacent properties

Has the work already been started and/ or completed? \*

No  Yes - Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Andrew

Building Name:

Dulverton

Last Name: \*

Brown

Building Number:

75

Telephone Number: \*

Address 1  
(Street): \*

75 Saint Quivox Road

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

PRESTWICK

Fax Number:

Country: \*

United Kingdom

Postcode: \*

KA9 1JF

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:

Mr

You must enter a Building Name or Number, or both: \*

Other Title:

Building Name:

First Name: \*

Roy

Building Number:

63

Last Name: \*

Howat

Address 1  
(Street): \*

Greenfield Avenue

Company/Organisation

Address 2:

Telephone Number: \*

Town/City: \*

AYR

Extension Number:

Country: \*

United Kingdom

Mobile Number:

Postcode: \*

KA7 4NT

Fax Number:

Email Address: \*

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

63 GREENFIELD AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4NT

Please identify/describe the location of the site or sites

Northing

619055

Easting

232700

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

≤ Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

≤ Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

≤ Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

≤ Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Andrew Brown

On behalf of: Mr Roy Howat

Date: 09/03/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

Existing and Proposed elevations.

Existing and proposed floor plans.

Cross sections.

Site layout plan/Block plans (including access).

Roof plan.

Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Andrew Brown

Declaration Date: 09/03/2023

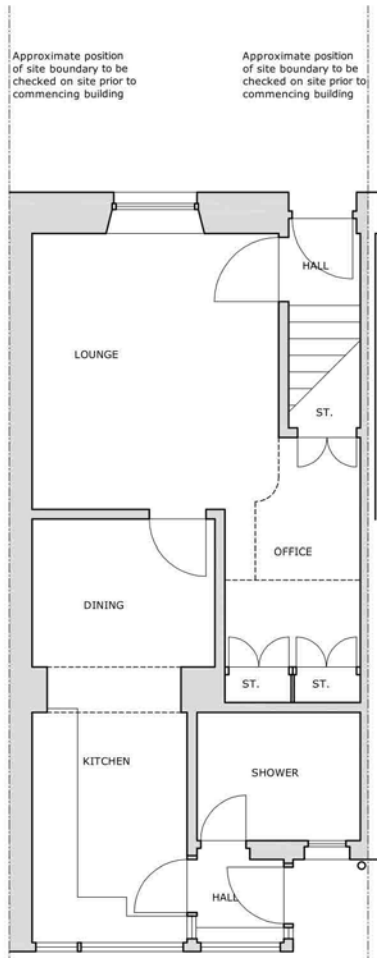


## Payment Details



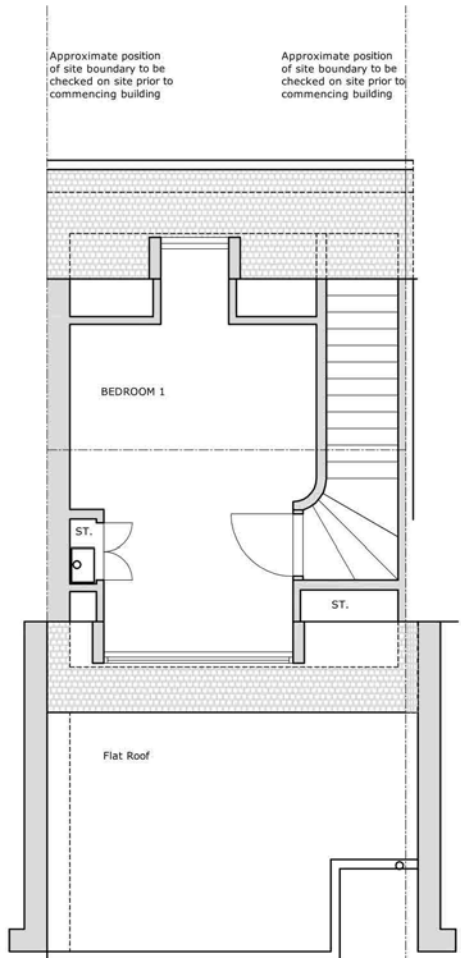
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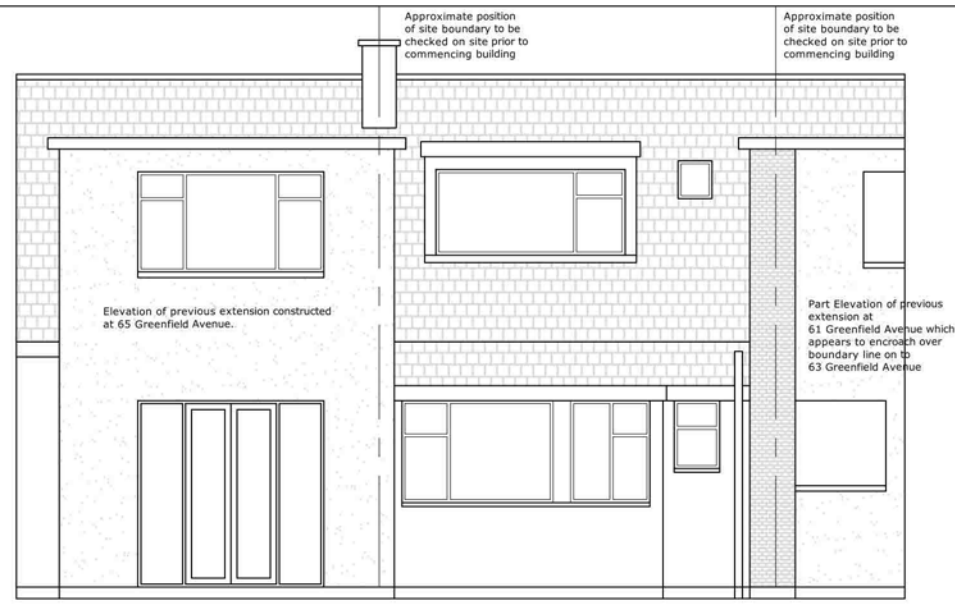
GROUND FLOOR PLAN - EXISTING

Approximate position of site boundary to be checked on site prior to commencing building

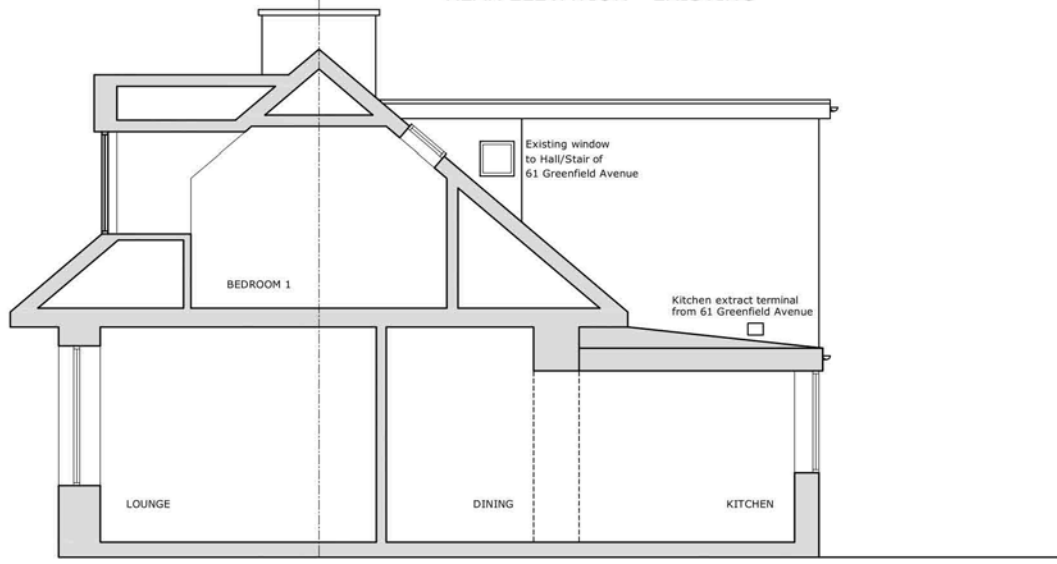


FIRST FLOOR PLAN - EXISTING

Approximate position of site boundary to be checked on site prior to commencing building



REAR ELEVATION - EXISTING



CROSS SECTION - EXISTING

**South Ayrshire Council  
Planning Service**

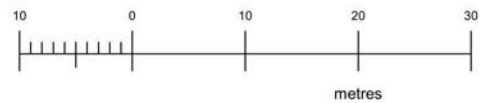
Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.

REV.	DATE	DESCRIPTION
CLIENT MR & MRS R. HOWAT		
PROJECT ALTERATIONS AND EXTENSION AT 63 GREENFIELD AVENUE DOONFOOT, AYR		
TITLE GROUND FLOOR PLAN, CROSS SECTION AND REAR ELEVATION - AS EXISTING		
DRG. SCALE 1:100 @A4	DRG. NO. 2023-01-001	REVISION NO.

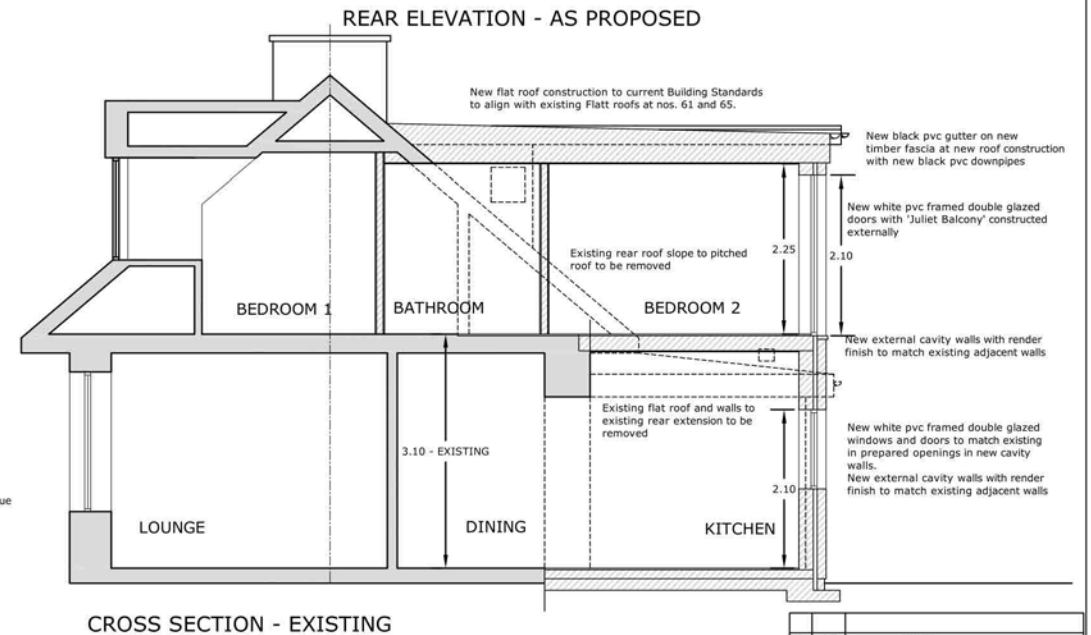
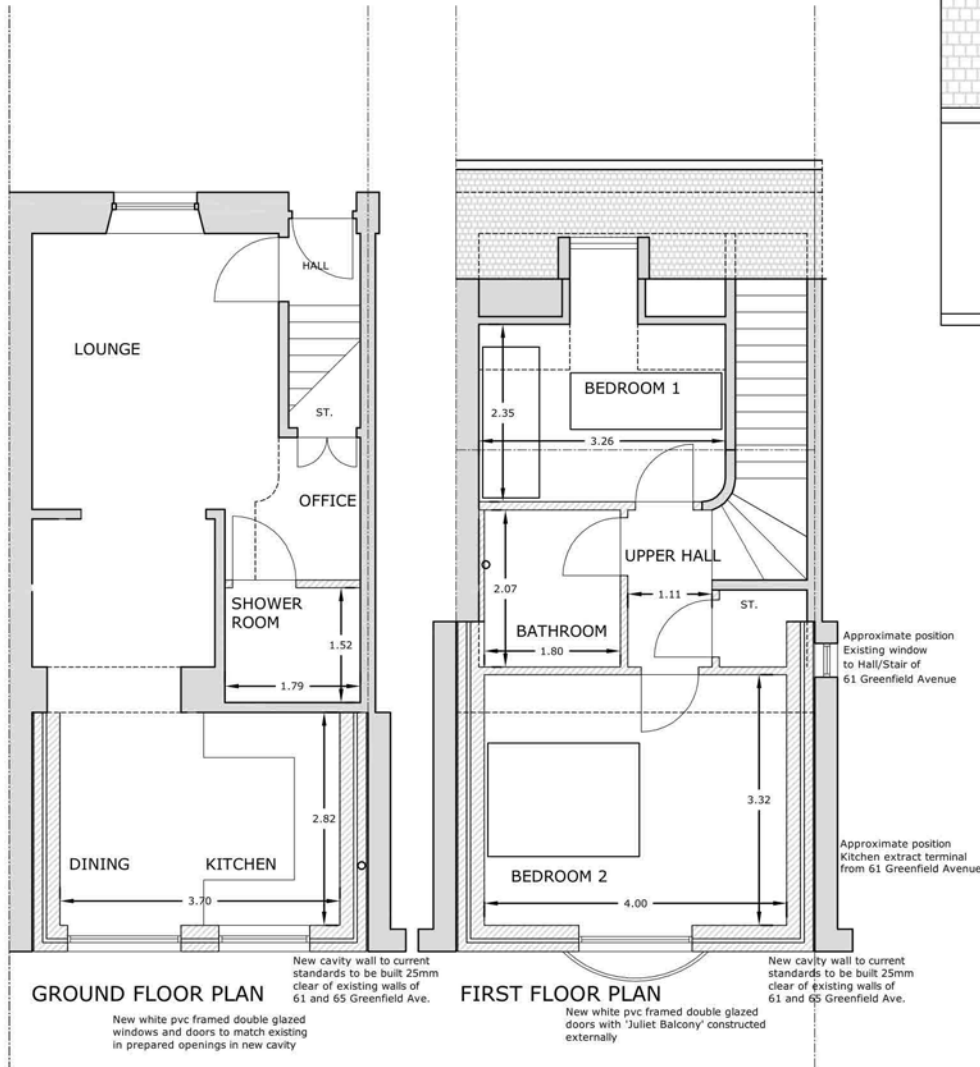


**South Ayrshire Council  
Planning Service**

Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



REV.	DATE	DESCRIPTION
CLIENT MR & MRS R. HOWAT		
PROJECT ALTERATIONS AND EXTENSION AT 63 GREENFIELD AVENUE DOONFOOT, AYR		
TITLE SITE LOCATION PLAN		
ORG. SCALE AS SHOWN	ORG. NO. 2023-01-010	REVISION NO.



**South Ayrshire Council  
Planning Service**

Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.

REV.	DATE	DESCRIPTION
CLIENT MR & MRS R. HOWAT		
PROJECT ALTERATIONS AND EXTENSION AT 63 GREENFIELD AVENUE DOONFOOT, AYR		
TITLE GROUND FLOOR PLAN, CROSS SECTION AND REAR ELEVATION - AS PROPOSED		
ORG. SCALE 1:100 @A4	ORG. NO. 2023-01-002	REVISION NO.

**LOCAL DEVELOPMENT**

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION  
(Delegated)**

Ref No: 23/00189/APP

**SOUTH AYRSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: Mr Roy Howat  
per Andrew Brown  
Dulverton  
75 St Quivox Road  
Prestwick  
KA9 1JF**

With reference to your **Application for Planning Permission** dated **10th March 2023**, under the aforementioned Regulations, for the following development, viz:-

**Alterations and extension to dwellinghouse**

**at: 63 Greenfield Avenue Ayr South Ayrshire KA7 4NT**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **refuse** the Application for Planning Permission for the said development in accordance with the following reasons as relative hereto and the particulars given in the application. The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above these and represent the refused scheme.

**The reasons for the Council's decision are:**

- (1) That insufficient off-street parking provision has been provided within the curtilage of the dwellinghouse to serve the property as extended, to the detriment of road safety in the locale. As such, the proposals are contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically Strategic Policy 2: Development Management.

**List of Plans Determined:**

Drawing - Reference No (or Description): **Refused 2023-01-010**

Drawing - Reference No (or Description): **Refused 2023-01-001**

Drawing - Reference No (or Description): **Refused 2023-01-002**

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

**Dated: 9th August 2023**

.....  
**Craig Iles**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**



Contact: [ARA.TransportationPlanningConsultations@ayrshireroadsalliance.org](mailto:ARA.TransportationPlanningConsultations@ayrshireroadsalliance.org)

ARA Case Officer: AP

Planning Case Officer: D Delury

Planning Application No: 23/00189/APP

Location: 63 Greenfield Avenue, Ayr

Date Received: 26/05/2023

Date Returned: 07/06/2023

Recommendation: Refuse

The following response has been prepared following a review of the information made available through South Ayrshire Council's Planning portal website at the time of writing.

**Expository Statement (if applicable):**

The proposed increase from 1 bedroom to 2 bedrooms results in an increase in the minimum parking requirements set out in South Ayrshire Council's adopted standards from 1 off road parking space to 2 spaces. As the proposed development doesn't provide an increase to the existing off street parking provision in line with the councils standards, the ARA recommend refusal until an adequate off street parking layout is provided.

MEMORANDUM

Tel: [REDACTED]  
Our Ref: /BS/23/01528/PLNAPP  
Your Ref: 23/00189/APP  
Date: 15 May 2023

From: Service Lead: Trading Standards & Environmental Health  
5 – 7 River Terrace  
Ayr  
KA8 0BJ

To: Planning Service  
County Buildings  
Wellington Square  
Ayr  
KA7 1DR

**SUBJECT: Planning Application Reference No. 23/00189/APP**  
**The Town and Country Planning (Scotland) Acts**  
**Proposal: alterations and extension to dwellinghouse**  
**Site address: 63 Greenfield Avenue Ayr south Ayrshire KA7 4NT**  
**Grid reference: (e) 232700 (n) 619055**  
**Planning application 23/00189/APP**

I refer to the above planning application consultation submitted to this section on 10 May 2023 and can advise as follows.

There are no objections to this application so far as this Service is concerned.

It is noted that the proposal will affect the extract outlet from the neighbouring property which will require some mitigation.

This response with recommendation(s) was prepared by Brian Seditas, to whom any further enquiries can be made on [REDACTED]



Building Standards Email Dated 15 May 2023

Hi Del,

Further to our earlier discussion I can confirm the following;

- The works will require to the subject of a building warrant application, at this stage the proposals will be fully assessed for compliance with the Domestic Technical Handbook. An extension can be constructed on the boundary so long as it complies with all aspects of the building regulations i.e. fire/sound etc.
- The neighbouring property appears to have a window opening, and service penetration on the boundary - this would not be compliant with building regulations in respect of fire separation.
- There is no requirement in the building regulations for a hall to be provided with natural daylighting.

I trust this addresses your queries, and this would appear to be more of a civil matter to be addressed between the neighbours.

Kind Regards;

Katy

**Katy Rodgers** | Building Standards Co-ordinator | Building Standards | Housing, Operations and Development Directorate | [katy.rodgers@south-ayrshire.gov.uk](mailto:katy.rodgers@south-ayrshire.gov.uk) | Tel: [REDACTED] | South Ayrshire Council | County Buildings | Wellington Square | Ayr | KA7 1DR | [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

**Katy Rodgers** | Co-òrdanaiche Inbhean Togail | Inbhean Togail | Leasachadh Taigheadais agus Obraichean Togalaichean Siorrachd | [Katy.Rodgers@south-ayrshire.gov.uk](mailto:Katy.Rodgers@south-ayrshire.gov.uk) Tel: [REDACTED] [REDACTED] [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

# Comments for Planning Application 23/00189/APP

## Application Summary

Application Number: 23/00189/APP

Address: 63 Greenfield Avenue Ayr South Ayrshire KA7 4NT

Proposal: Alterations and extension to dwellinghouse

Case Officer: Mr Del Delury

## Customer Details

Name: Mrs JANIS TEALE

Address: 65 GREENFIELD AVENUE DOONFOOT AYR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:AMENITY/ROOF

Plan indicates roof is aligned to existing flat roofs but not attached with a 25mm gap running on each side. This will allow an ingress of water and debris which would affect existing walls through dampness. There is no drainage or waterproofing identified and the gap means there is no facility for maintenance should such issues arise. Attaching the roofs to prevent this would require permission which has neither been sought nor given.

Considerations of amenity issues relate to the effect on living conditions and quality of life of residents and creating a structure where dampness could be a new and ongoing issue negatively affects the amenity of my house.

## IMPACT ON BUILT ENVIRONMENT/AMENITY

The proximity of the development in relation to my house is a major concern. Both houses are attached on the rear lower floor via a party wall. The existing framework of No 63 is to be demolished and a new cavity wall built against my existing wall which will involve the deep digging of substantial new foundations. I have it on good authority that it will be impossible to construct these new foundations and wall without affecting the integrity of my property or disturbing the foundations (including drainage) of my house given the proximity of one building to the other.

Belleisle Cottages are not run-of-the-mill buildings; they have been in place since the turn of the century and the current houses including mine have been built on and around these original structures. There is therefore an inherent fragility in their structure which would be adversely affected by the vibration and disruption caused by the digging of new foundations and the erection

of the new wall. This is likely to lead to structural problems in my own house where none have arisen previously. This is not an unreasonable concern given that the properties are joined.

Although planning considerations may not prioritise physical impact on neighbouring properties, amenity does include 'consideration of elements which contribute to the overall enjoyment of residing in a property' and 'elements relevant to the living conditions of a dwelling'. I believe the proposed development will affect quality of life and living conditions through the adverse effects on structure from the build as already detailed including drainage concerns such that my house could become unattractive to live in. Best practice in Planning should support sustainable development; it should not negatively impact on current structures.

## SITE CONSTRAINTS

There are significant issues relating to access to the site and the space available for construction. There is restricted parking on the street outside the cottages for one vehicle which is time limited to 30 minutes with yellow lines on either side of the road due to the proximity of the roundabout. The lane adjacent to the rear of the houses is privately owned and stakes are in place to prevent parking on either side; in any case this is a single track road with no turning facility. The ground to the rear of the houses is all common ground (pathway and grass) which is well used by other residents and could not be commandeered as a parking facility for vehicles and equipment related to this proposed build. The site area would therefore be limited to the applicant's own rear porch which is around 6x10 feet.

## SUMMARY

Despite the age of the original building and the upper extension developed on my property over 50 years ago, there have never been any concerns relating to dampness or drainage. I believe the proposed development would lead to negative amenity due to roof construction, drainage, dampness and maintenance concerns as detailed.

Professional advice has confirmed that the construction of new foundations and the wall to be attached to my house are extremely likely to undermine the structure and foundation of my property. Although the Party Walls etc Act 2006 does not apply to Scotland, a new party wall should not undermine the structural integrity of shared walls or a neighbouring property. It is reasonable to assume that South Ayrshire Council is committed to sustainable developments which do not undermine or reduce the amenity or living conditions of another property which this proposed development is likely to do.

Given site constraints as detailed it is difficult to see how this development could practically be progressed.

## CONCLUSION

The proposals are therefore not in accord with the requirements of South Ayrshire Local Development Plan 2 Strategic Policy Development Management nor with the relevant policies of National Planning Framework 4.

j Teale 30 March 2023

## Planning Development

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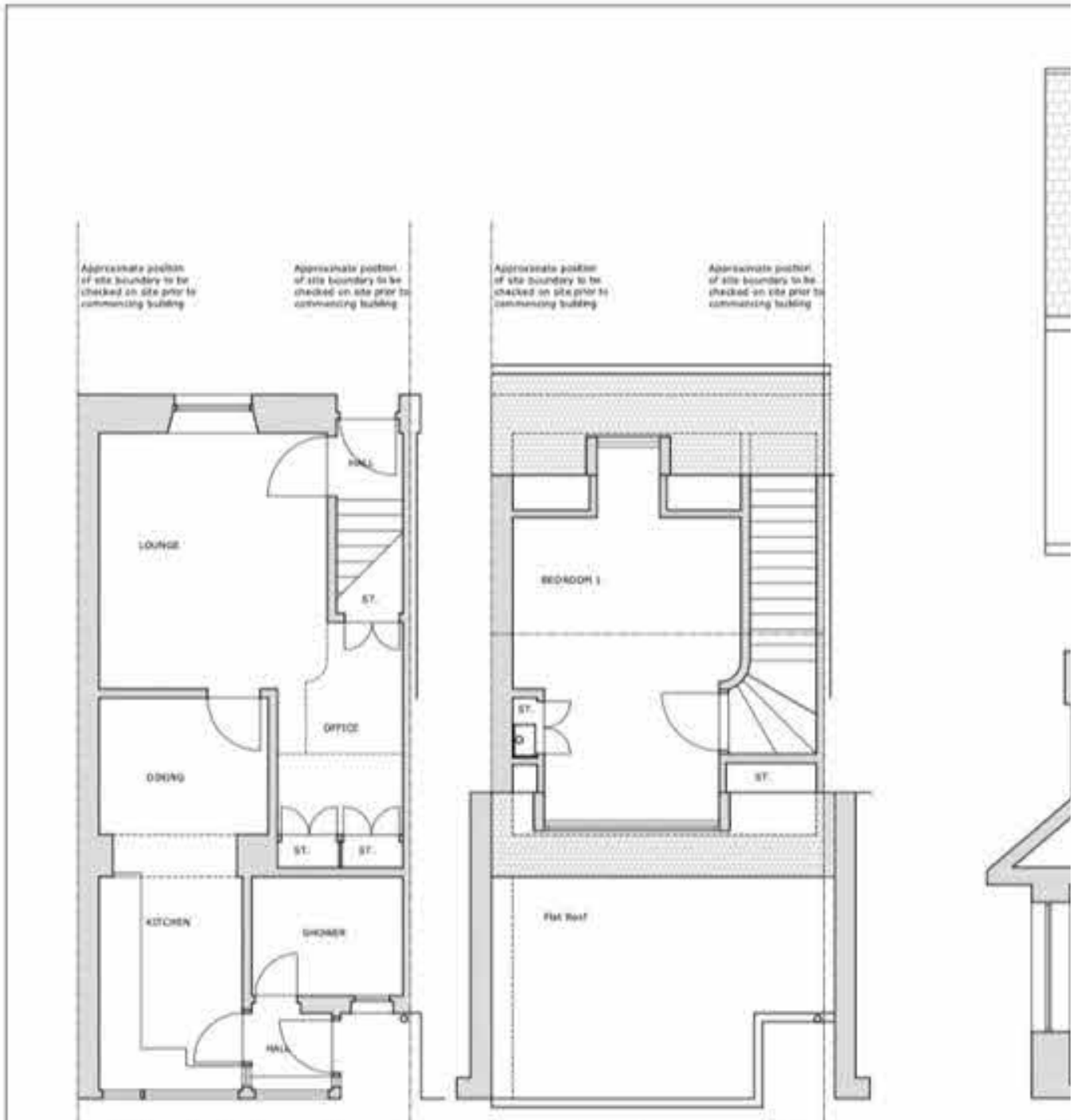
**From:** vivian stephens [REDACTED]  
**Sent:** 04 April 2023 14:10  
**To:** Planning Development  
**Subject:** Re: Planning Application Ref 23/00189/APP - 63 Greenfield Avenue Ayr South Ayrshire KA7 4NT  
**Attachments:** OBJECTION - 2300189APP Alterations and extension to dwellinghouse .pdf

Hello,

Please let me know if you have received both documents this time.

Kind regards,

Vivian Stephens



- >
- > On 30 Mar 2023, at 14:01, [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk) wrote:
- >
- > Dear Sir / Madam,
- >
- > Please find attached correspondence confirming receipt of your comments in respect of the above-referenced application
- > .
- >
- > Kind regards,
- >
- > For and on behalf of Service Lead Planning and Building Standards

>  
> South Ayrshire Council  
>  
> Housing, Operations and Development Directorate  
> Planning Service  
> County Buildings, Wellington Square, Ayr, KA7 1DR  
> E: Planning.Development@south-ayrshire.gov.uk  
> T: 01292 616 107  
> W: [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

>  
> \_\_\_\_\_

> \*\*\*\*\*

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> South Ayrshire Council, 0300 123 0900.

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> This footnote also confirms that this email message has been swept by websense for the presence of computer  
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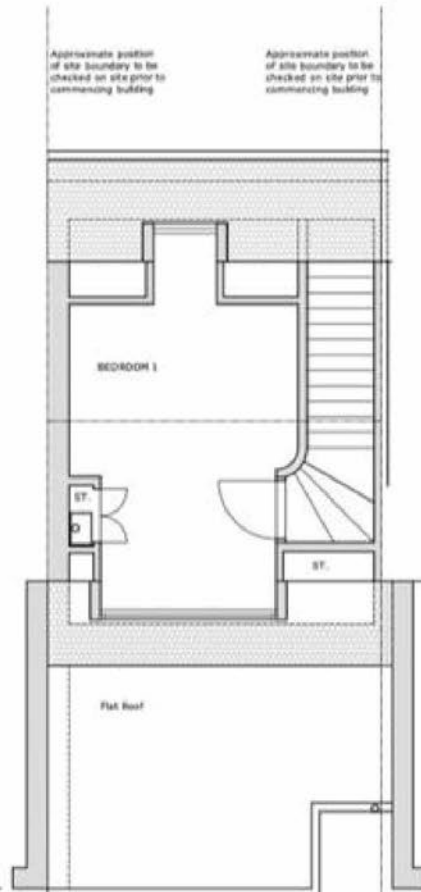
> Visit our web site at [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)  
> <ufm3\_Representtee\_Acknowledgement.pdf>



GROUND FLOOR PLAN - EXISTING

Approximate portion of site boundary to be checked on site prior to commencing building

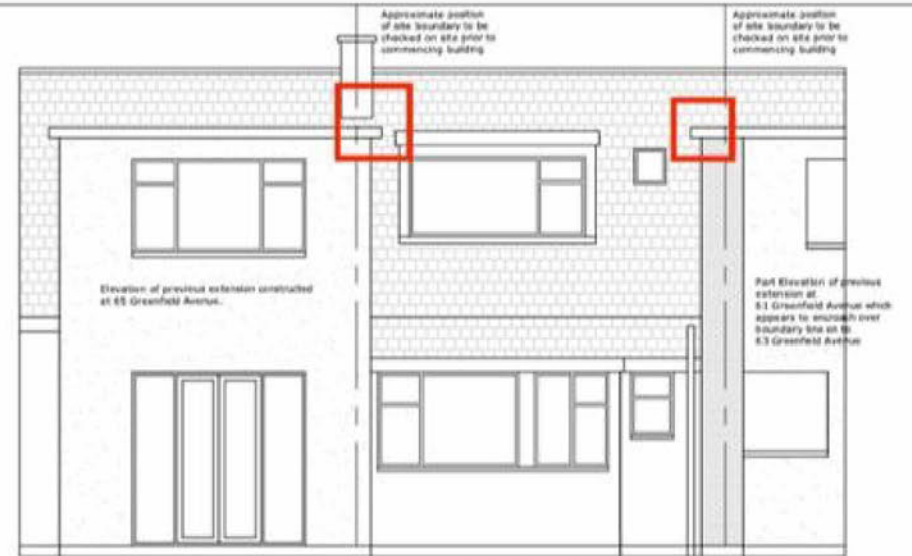
Approximate portion of site boundary to be checked on site prior to commencing building



FIRST FLOOR PLAN - EXISTING

Approximate portion of site boundary to be checked on site prior to commencing building

Approximate portion of site boundary to be checked on site prior to commencing building



REAR ELEVATION - EXISTING



CROSS SECTION - EXISTING

NO.	DATE	REVISION
CLIENT MR & MRS R. HOWAT		
PROJECT ALTERATIONS AND EXTENSION AT 63 GREENFIELD AVENUE DOONFOOT, AYR		
FILE GROUND FLOOR PLAN, CROSS SECTION AND REAR ELEVATION - AS EXISTING		
DWG. SCALE 1:100	DWG. NO. 044	ISSUE NO. 2023-01-001



23/00189/APP | Alterations and extension to dwellinghouse | 63 Greenfield Avenue Ayr South Ayrshire KA7 4NT – OBJECTION  
Mrs Vivian Stephens  
61 Greenfield Avenue  
Ayr  
South Ayrshire  
KA7 4NT

Dear Sir/Madam,

I refer to your letter dated 10<sup>th</sup> March 2023, regarding Proposal of Alterations and Extension to dwellinghouse at 63 Greenfield Avenue.

From the plans there is uncertainty regarding the existing window on the upper landing of number 61. I can only assume Mr Howat, plans to block my window up, with the proposed extension. This would cause much concern in my property-

Lack of ventilation

Natural light loss

Increased noise/sound

It is already a dark space, and provides light down the dark stairwell, which is rather steep.

The Kitchen Extractor Fan also appears to have been overlooked. My cooker is situated on the wall, that the proposed wall is adjacent to, the extractor would have to be relocated to extract to another location, this would cause severe disruption and cost to my property. Externally and internally.

Connection between roofing at 61 and 63, no reference has been shown as to how this connection would be constructed. Severe disruption to the old buildings and chimney heads could give added problems that have not been considered.

The proposed plans for the build, show a gap of 25mm on either side, of the extension. I feel this gap could cause severe concern-

I would be unable to reach my extractor fan to maintain.

I would be unable to maintain the render, should it need maintenance.

A channel for debris to gather, potentially causing rising damp.

Adding another bedroom to the property, number 63, would create a small family home. In doing this, it then would allow the property to house more people. More people, more traffic, more cars, and no added parking for them. Parking is already a major issue at 61, 63, 65, 67.

I hope these points will be considered and looked at carefully.

Your sincerely,  
Vivian Stephens

Environmental Health Email of 1 November 2023

I have no comments to make on this case.

Regards

Brian

Brian Seditas | Coordinator Environmental Health | Chief Executives Office | [brian.seditas@south-ayrshire.gov.uk](mailto:brian.seditas@south-ayrshire.gov.uk) | [REDACTED] | South Ayrshire Council | 5-7 River Terrace, Ayr, KA8 0BJ | [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

Brian Seditas | Oifigear Slàinte Àrainneachd | Taic Stiùiridh CE | Àrd-oifigear Roinn Barraid na h-Aibhne [Brian.Seditas@south-ayrshire.gov.uk](mailto:Brian.Seditas@south-ayrshire.gov.uk) [REDACTED] | [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

South Ayrshire Local Review Body

Application Reference: NO 23/00189/APP

Information from Interested Party: Mrs Janis Teale 65 Greenfield Avenue, Ayr KA7 4NT

Date: 11 December 2023

### Off-Street Parking

Roads Alliance have long taken an interest in this area of Greenfield Avenue as there have been problems with unsafe parking at this busy junction for years. I myself raised concerns around 15 years ago with the Council and with local councillor Bill Grant, later MP, and he thought the matter would be addressed via the proposed installation of the roundabout and subsequent traffic restrictions but these have largely been ignored. The Council have provided one designated vehicle space time-limited to 30 minutes for drop-offs, deliveries etc (see image 1) and there has never been any intention of allowing on-street parking there hence the double yellow lines on both sides of the road.

The picture submitted by the applicant of 'No Car Parking' in this area of Greenfield Avenue is a red herring. The picture shows the road as it should be – minus any vehicles parked there – but the applicant will be well aware that his clients parked two large cars outside on the double yellow lines day and daily as there is no off-street parking. The previous residents of number 63 did likewise and the current occupier of the property now also parks there (see images 2, 3 and 4). It is reasonable to assume that if there were more residents at number 63 there could be as many as 4 vehicles parked outside on the street without taking account of random parking from customers of the nearby cafe and shop, delivery vans and so on including BT Openreach vehicles who regularly park there to service their hubs which are on the pavement. (See images 6 and 7). This illegal parking undoubtedly constitutes a safety risk as motorists travelling down Greenfield Avenue are unexpectedly reduced to one lane as they round the corner and likewise drivers turning into Greenfield Avenue face the same problem. There are regular back-ups of traffic on both sides not conducive to road safety at such a busy roundabout. Furthermore, anyone illegally parked on the double yellow lines who is consequently involved in an accident will invalidate their insurance and receive 3 points on their licence so consideration of planning applications should recognise and take account of this.

### Other Properties on the Terrace

The statement that 'there is no off-street parking for any of the properties in the terrace' is incorrect. Both number 67 and 65 have designated garages so do not require off-street parking. The applicant also makes a spurious claim that the upper storeys at numbers 65 and 61 were developed without planning permission and 'never had any off-street parking' – again incorrect – thereby implying unfair treatment of his clients. My parents lived at number 67 from 1973 and I can confirm that numbers 65 and 61 had already been extended when they moved there (with garages in place for numbers 67 and 65) so he is comparing planning regulations, such as they were, from over 50 years ago with current regulations which takes no account of the increase in traffic and required parking restrictions since then.

In relation to off-street parking related to number 61, until around the late 1990s off-street parking was available in the lane adjacent to the cottages – that is where the resident of number 61 parked. This changed when new owners of the lane took over and cars parked there were served with clamping notices and parking has been prohibited there ever since. The lane has stakes erected on each side to prevent any parking of unauthorised vehicles – ie those belonging to local residents. (see image 5)

## Perceived Unfair Treatment

The applicant also raises another issue of perceived unfairness relating to the refusal of planning permission which is not matched by evidence on the Council website. Other extension applications have been refused for the same reason and should the Local Review Body overturn this decision it would provide a prima facie case for other applicants in future to cite this as evidence that extensions can go ahead without off-street parking requirements.

Janis Teale

11 December 2023

GREENFIELD AVENUE PARKING ISSUE IMAGES



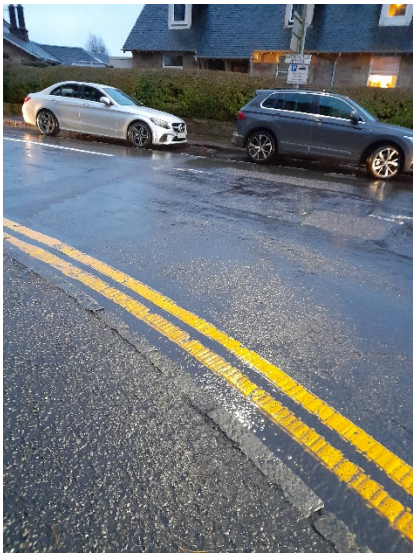
1 Restricted Parking Sign



2 Resident parking



3 Issues for through traffic approaching roundabout



4 Resident parking



5 Private lane prohibited parking



6 Open reach servicing broadband/telephone hubs on pavement outside cottages

**MICHAEL S EVANS, BA (Econ), Dip TP, MRTPI, MCM**

Planning Consultant



"TY-NEWYDD"  
11 MURCHIE DRIVE  
KINGS MEADOW  
PRESTWICK  
KA9 2ND

Tel: [REDACTED]

E-mail: [REDACTED]

Our Ref: MSE/SA

12 December 2023

To be sent by e-mail to: [localreviewbody@south-ayrshire.gov.uk](mailto:localreviewbody@south-ayrshire.gov.uk)

For the attention of Ms Karen Briggs  
Service Lead  
Legal and Licensing  
South Ayrshire Local Review Body

Dear Sirs

**South Ayrshire Local Review Body**  
**Application Ref No: 23/00189/APP**  
**Applicant: Mr Andrew Brown**  
**Site Address: 63 Greenfield Avenue, Ayr, KA7 4NT**  
**Description: Alterations and Extension to Dwellinghouse**  
**Notice of Review**

Thank you for your letter (sent by e-mail to Ms J Teale, 65 Greenfield Avenue, Doonfoot, Ayr, KA7 4NT) of 28 November 2023 confirming that you had received a Notice of Review in relation to the above-mentioned proposals.

I have been instructed by Mrs Teale to submit, for the consideration by the LRB, a statement confirming her considerable concerns about the proposals and that she is therefore formally objecting to them via this and her own submission which is attached.

In my response, I will be referring to:

1. Report of Handling of the Application
2. The Council's Decision Notice and
3. The Applicant's Additional Information (no specific title)

1. **Report of Handling**

In determining the application, a number of policies were included in the assessment.

**In relation to NPF4, they are:**

○ **Policy 14: Design, quality and place**

The emphasis in Policy 14 is the creation of successful places. The proposals are unable to satisfactorily meet the Council's requirements for car parking. That a location is able to meet these requirements must surely be an essential component in the delivery of successful places.

Criterion a) of Policy 14 states that '*Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale*'.

The consequences of additional resident on-street parking, added to the ad hoc parking by customers of the nearby café and shop, delivery vans, etc, will ensure that the proposals will not meet the requirements of criterion a).

○ **Policy 16: Quality homes**

The Report of Handling identifies criterion g) (i) and (ii) as being relevant and that the proposals are compatible with requirements.

I would argue that, in relation to (i), the effect of the creation of an additional bedroom and the parking requirements arising from this would, if implemented, '*have a detrimental impact/environmental quality ...of the surrounding area.*'

In relation to (ii), the detrimental effect on neighbouring properties would arise out of the '*physical impact*' of the competition arising from on-street parking.

**South Ayrshire Local Development Plan 2**

The three policies considered relevant are:

- (i) Strategic Policy 1: Sustainable Development
- (ii) Strategic Policy 2: Development Management and
- (iii) LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites

(i) **Strategic Policy 1: Sustainable Development**

The Report of Handling indicates a level of satisfaction with the details of the proposals and therefore its implied compatibility with the requirements of this policy.

I would maintain, nevertheless, that, if implemented, the consequences for parking would be such that the requirements for a successful place would be undermined.

(ii) **Strategic Policy 2: Development Management**

A number of criteria are relevant here:

***'We (The Council) will ensure that development proposals***

- ***do not have unacceptable impact on the amenity of nearby land uses ...'***

The parking consequences would clearly have an unacceptable impact.

- ***'are appropriate to the area in terms of road safety, parking provisions and effects on the transport network'***

Clearly, the proposals would not satisfy the requirements of this criterion.

(iii) **LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites**

The preamble refers to development that may *'threaten the character of existing residential areas'*. The residential area in this case would be that formed by the group of properties at the junction of Greenfield Avenue and Dunure Road. The potential parking implications arising out of this would have clear implications for amenity and thereby the character of the area.

2. **The Council's Decision Notice**

The sole reason for refusal was given as:

*'(1) That insufficient off-street parking provision has been provided within the curtilage of the dwellinghouse to serve the property as extended, to the detriment of road safety in the locale. As such, the proposals are contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically Strategic Policy 2: Development Management.'*

I maintain, for the reasons stated elsewhere in this submission, that the proposals do, in fact, offend the requirements of those policies of NPF4 and LDP2 as mentioned in the Report of Handling.

3. **The Applicant's Additional Information**

As I understand it, the document submitted is intended to show:

- (i) **Through the images from Greenfield Avenue/Doonfoot Road, that there is no problem?**

I am not a qualified Transport Consultant but I would suggest that two undated images hardly qualify as an objective analysis of the situation.



(ii) Decisions applied elsewhere

This is a matter for the local authority to clarify. In this case, in my opinion, the proposals have been properly and unambiguously considered within the terms of current policy.

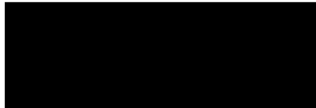
This policy applies throughout the ARA and the Council has maintained a consistent approach which, if allowed to unravel, would have widespread consequences.

Traffic flow in Greenfield Avenue has been a matter of concern for some time (highlighted in the representation made by Mrs Teale).

**Conclusions**

I would ask members of the LRB to support the recommendations made by the appointed officer to refuse this application. I would add that close scrutiny of the policies taken into account in the determination of this applicant would confirm additional reasons for refusal.

Yours faithfully



**Michael S Evans**  
**Planning Consultant**

cc: Janis Teale

Good Afternoon,

I attach our second report commenting on the Local Review Body's email.

The principal reason for refusal of the Planning remains only the Ayrshire Roads Alliance's consultation and requirement for two car parking spaces within the curtilage of the site which cannot be provided and has not been provided for the extensions at both 61 and 65 Greenfield Avenue.

Yours,

Andrew Brown

<b>Project</b>	<b>Proposed Extension at 63 Greenfield Avenue, Ayr</b>
<b>Client</b>	<b>Mr. Roy Howat</b>
<b>Planning Reference</b>	<b>23/00189/APP</b>

Response to Local Review Body letter (by email) 18<sup>th</sup> December 2023

1 The response from the Planning Consultant

Part of this response refers to the proposal having a 'detrimental Impact/environmental quality .... Of the surrounding area' is opinionated and was never raised as a concern as part of the Planning Application process.

The fundamental reason for refusal of the Planning Application derives from the Ayrshire Roads Alliance consultation which requires two off street parking spaces within the curtilage of the dwelling houses. (not garages!) which are not, and cannot be provided for properties 61, 63, 65 and 67 Greenfield Avenue!

I would also point out that no images provided are 'dated' and only a detailed transport and traffic study would provide robust information on the use of the '30 minutes with no return in 30 minutes' parking/drop-off areas. This area is dimensioned to allow on car/van to drop off but as can be seen in the undated images this is often abused. This should be referred to Police Scotland if it is an offence or to Local Parking Attendants employed by the local council.

2 Information from Interested Party

Again, this refers to the refusal being based on the inability to provide sufficient off-street parking within the curtilage.

We are interested to understand where the 'designated garages' for properties 65 and 67 are located as there is no areas within the 'curtilage of the dwellinghouse' that we can see as compliant with the Ayrshire Roads Alliance's requirements?

If the Ayrshire Roads Alliance and South Ayrshire Council Planning Department consider that renting or purchasing car parking spaces in the locality, we have spoken to an adjacent property owner with a larger site who will consider renting car parking spaces for the use of 63 Greenfield Avenue.

We can find no record of Planning Approvals for the rear extensions at 61 and 65 Greenfield Avenue and would respectfully request that if these exist, we are provided with access to them for our review.

The issue as shown in the attached undated photographs was to highlight the issue of extending properties within 'Permitted Development' limits when Planning Permission is not required therefore creating additional accommodation would not be referred to Ayrshire Roads Alliance and therefore no objections regarding the need for additional parking would be an issue.



Example 1 – Roof Windows extensions



Example 2– Roof windows extensions

## **23/00189/APP – 63 Greenfield Avenue, Ayr**

### **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 plans hereby approved, all proposed materials to be used on external surfaces shall match the existing dwellinghouse to the satisfaction of the Planning Authority.

### **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 materials are appropriate for the site and in the interests of visual amenity.

### **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.

**SOUTH AYRSHIRE COUNCIL**

**LOCAL REVIEW BODY**

**NOTE OF CURRENT POSITION**

<b>Site Address:</b>	23 ADAMTON ROAD NORTH, PRESTWICK
<b>Application:</b>	23/00594/APP Part change of use of retail unit to incorporate hot food take away

<b>Appointed Officer's Decision:</b>	<b>Refusal</b>
<b>Date Notice of Review Received:</b>	4 December 2023

<b>Current Position:</b>	Case for Review
<b>Documentation:</b>	The following documents in relation to the review are attached: Pages 1 to 6 – Report of Handling Pages 7 to 18 – Notice of Review and Appeal Statement Pages 19 to 74 – Planning Application and submitted Plans; Noise Impact Assessment; Planning Statement on behalf of Applicant; Response on behalf of Applicant to Objections to Planning Application; Page 75 to 76 – Decision Notice Pages 77 to 79 - Consultation responses from Ayrshire Roads Alliance and Environmental Health Pages 80 to 322 – Interested Parties Representations on Planning Application Page 323- Case Officer Photo Pages 324 to 394- Interested Parties Representations on Review and on Case Officer Photo; Response on behalf of Applicant to Case Officer Photo. Page 395 – Applicant's Comments in response to Interested Parties' Representations on Review Page 396 – Draft Conditions
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	

**Dated:**

30 January 2024

## Report of Handling of Planning Application

The Council's Scheme of Delegation can be viewed at <https://www.south-ayrshire.gov.uk/planning-application-process>

Reference No:	23/00594/APP
Site Address:	23 Adamton Road North Prestwick South Ayrshire KA9 2HY
Proposal:	Part change of use of retail unit to incorporate hot food take away
Recommendation:	Refusal

### REASON FOR REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### Key Information:

- The application was received on 9 August 2023.
- The application was validated on 9 August 2023.
- A Site Visit was carried out by the Planning Authority on 14 September 2023.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 14 August 2023.
- No Site Notice was required.
- A Public Notice, under Regulation 20 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was placed in the Local Press on 22 August 2023.

#### 1. Site Description:

The application site is a Class 1A retail convenience store at 23 Adamton Road North, Prestwick. The site is located within a predominantly residential area and is largely surrounded by dwellings, with a detached hairdressers' premises to the north and a vehicular access lane leading to a series of lockups which wraps around the site's rear curtilage to the east.

#### 2. Planning History:

23/00397/APP - Part change of use of retail unit to incorporate hot food take away – Refused July 2023  
20/00859/APP – Change of use and alterations of dwellinghouse to form extension to existing shop – Approved November 2020 – Implemented  
00/00392/FUL - Alterations and extension to existing shop – Approved June 2020

#### 3. Description of Proposal:

Retrospective planning permission is sought for the part change of use of the existing retail unit to incorporate a hot food takeaway. A recent application for this development (23/00397/APP) was refused in July of this year. The current application is a resubmission of the same proposal with the addition of a Planning Statement and Noise Impact Assessment.

Full details are set out in the submitted plans and supporting information.

#### 4. Consultations:



**Environmental Health** – Offer no objections. It is noted that the Environmental Health Service raise concerns regarding the previous application – 23/00397/APP – due to a lack of information being provided regarding ventilation in respect of cooking odours and the noise levels from said equipment. They have advised that they now have no objections to the current application due to the submission of the Noise Impact Statement and other information supplied directly to them in the interim.

**Ayrshire Roads Alliance** – Offer no objections, subject to parking mitigation condition. The suggested condition would require that within three months of the date of the issue of any planning consent a scheme of parking mitigation to be agreed and implemented on-street. The ARA anticipated that the scheme would consist of a combination of bollards, road marking and signage. The Planning Service sought clarity from the ARA regarding the potential parking mitigation scheme which may be considered appropriate. In response they have advised this would include the installation of approximately 36 bollards on the northbound and southbound footway opposite the shop to prevent cars mounting the footway to park.

## 5. **Submitted Assessments/Reports:**

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

### Planning Statement:

The planning statement provides a summary of the site location and development and seeks to assess these against both national and local policy/guidance. The statement sets out the operating hours of the premises and the number of staff employed. Specifically, the statement seeks to justify the operation of hot food sales from the premises for the following reasons:

- Diversification to help the shop remain competitive;
- That the use complies with National Policies 15 and 27 of National Planning Framework 4 (relating to 20 minute neighbourhoods and retail);
- That the use complies with the strategic policies of LDP2 as the premises is accessible by walking and cycling;
- That the use complies with the Retail Policies of LDP2 as can be accessed by sustainable means and is considered to be an 'unofficial' neighbourhood centre; and
- There are other convenience stores within Prestwick which sell hot food.

### Noise Impact Assessment:

The survey concludes that the noise emissions from the plant installation at the premises accords with the criteria of South Ayrshire Council's Environmental Health Service. This is subject to the mitigation measures outlined within the report.

## 6. **S75 Obligations:**

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development. None.

## 7. **Scottish Ministers Directions:**

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. None.

## 8. **Representations:**

217 representations have been received. 46 which object to the development, 169 in support and 2 neutral. All representations can be viewed online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning)

In summary, the following concerns have been raised:

- Traffic, road safety and parking concerns
- Litter, odours and noise nuisance
- Anti-social behaviour and disturbance
- Use out of character with locale
- Detrimental impact on residential amenity
- Use already in operation/previous application refused
- Concerns regarding any licenses granted/hours of operation of premises
- Detrimental impact on health and wellbeing

The following response is offered in relation to the concerns raised:

- *Traffic, road safety and parking concerns* – Adamton Road North and the surrounding streets form part of the local road network which is managed and maintained by the ARA and where existing and proposed traffic regulation orders, in addition to road lining ensure that the network operates in an acceptable manner and remains accessible to emergency vehicles. The ARA has confirmed it has no objection to the part change of use of the premises to form a hot food takeaway facility at the application site, subject to a condition requiring the submission of a parking mitigation scheme (outlined in section 4 above).
- *Litter, odours and noise nuisance* - The Council's Environmental Health Service were therefore consulted regarding this planning application and have advised they have no objections. Should any statutory noise nuisance arise, or any other matter related to air quality, lighting or health and safety issues, it is for the Council's Environmental Health Service to address such matters under their statutory powers.

With regard to the issue of litter, it is for the Council's Waste Management Service to determine if there are any concerns regarding the storage and collection of the commercial waste.

- *Anti-social behaviour and disturbance* - The application property will continue to operate as a retail shop with the hot food take away element being an additional and supplementary offering. However, as outlined elsewhere within this report, a hot food takeaway is not considered an appropriate use at this location. Notwithstanding this, the residents' perceived fear of crime and potential for anti-social behaviour are primarily matters for the police.
- *Use out of character with locale* – This matter is addressed elsewhere within the report.
- *Detrimental impact on residential amenity* – This matter is addressed elsewhere within the report.
- *Use already in operation/previous application refused* – It is noted that the planning application has been submitted retrospectively. As discussed, a previous application for the development was submitted and subsequently refused by the planning service in July 2023.
- *Concerns regarding any licenses granted/hours of operation of premises* – Matters regarding the granting of licenses and opening hours of premises are primarily for the consideration of the Council's Licensing Service.
- *Detrimental impact on health and wellbeing* – This matter is addressed elsewhere within the report.

The supporting representations received made reference to the hot food takeaway offering good quality food and reasonable prices to the local community, schools and businesses. There were also several comments relating to the convenience store itself. These are noted but are not considered relevant in the assessment of the current application, given that the use of the premises as a convenience store already has the benefit of planning permission.

## 9. Development Plan:

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) of The Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

### National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/national-planning-framework-4):

- National Policy 14: Design, quality and place
- National Policy 27: City, town and commercial centres

National Policy 14 requires development proposals to be designed to improve the quality of an area, regardless of scale. Developments should be consistent with the six qualities of successful places and if development proposals are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities, they will not be supported.

National Policy 27(c) outlines that development proposals for non-retail uses, including hot food takeaways, will not be supported if they will undermine the character and amenity of the area, or the health and wellbeing of communities.

The development proposals comprise of the part change of use of an existing convenience store to hot food takeaway. The takeaway offers a variety of hot food for consumption off the premises including chips, burgers, fried chicken and breakfast boxes/rolls. Such an offering is considered to be representative of an independent hot food takeaway, rather than a secondary offering to the retail use of the premises. The application site is situated outwith a town centre in an area predominantly comprising of residential properties. As such, it is considered that the part change of use is unacceptable in this instance due to the detrimental impact on the character and amenity of the surrounding residential area.

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

The development proposals are therefore not considered to accord with the NPF4, as set out further below.

### South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/local-development-plan-2):

- LDP 2 Strategic Policy 1: Sustainable Development
- LDP 2 Strategic Policy 2: Development Management
- LDP 2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites;
- LDP 2 Policy: Town Centres
- LDP 2 Policy: Small Town Centres and Local Neighbourhood Centres

While the principle of retail use is established and considered appropriate to meet local needs, it is considered that the inclusion of a hot food takeaway use within the premises is contrary to the provisions

of the LDP 2 on the basis that the proposed use is not an appropriate or compatible use within a residential area. In particular, LDP 2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites states that the Council will seek to protect the character and amenity of residential areas, especially from non-residential development with potentially adverse effects on the local amenity, whilst LDP 2 Policies: Town Centres and Small Town Centres and Local Neighbourhood Centres indicate that hot food takeaways should be directed to the peripheral areas of town centres or to local neighbourhood centres.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

The development proposals are therefore not considered to accord with the Adopted Local Development Plan 2, as set out further below.

**10. Other Relevant Policy Considerations (including Government Guidance):**

None.

**11. Assessment (including other material considerations):**

The development proposals under consideration comprise of the part change of use of a retail unit to a hot food takeaway. The application has been submitted retrospectively.

It is noted that the application has received 10 or more competent objections from individuals, organisation or third parties. The Council's Scheme of Delegation for the Determination of Planning Applications only requires such applications to be referred to the Planning Regulatory Panel where the recommendation is to approve. Therefore, as the recommendation is to refuse in this instance, the application has determined under delegated powers.

As outlined in section 9 above, the part change of use is considered to be contrary to both NPF4 and LDP2. The takeaway offers a variety of hot food for consumption off the premises including chips, burgers, fried chicken and breakfast boxes/rolls. Such an offering is considered to be representative of an independent hot food takeaway, rather than a secondary offering to the retail use of the premises. LDP2 Policy: Residential Policy Within Settlements, Release Sites and Windfall Sites states that within residential areas, the Council will seek to protect the character and amenity of the area, especially from non-residential development with potentially adverse effects on the local amenity. NPF4 National Policy 14 outlines if development proposals are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities, they will not be supported. A hot food takeaway is not a residential use, and it is considered that the proposal will create adverse impacts in terms of residential amenity, particularly noise and disturbance during early morning and evening hours. Additionally, LDP 2 Policy: Town Centres indicates that hot food shops should be directed to the peripheral areas of town centres or to local neighbourhood centres, not a predominantly residential area such as the immediate locale of the application site.

It is considered that the change of use will result in an increase in and concentration of the number of people who frequent the area during the early mornings and late evenings. The proposed hot food takeaway will result in potential additional noise and disturbance. As outlined above, there are a number of residential properties in close proximity to the proposed development, and it is considered that the hot food takeaway would have a significant adverse impact on the amenity of those properties. It is considered that the hot food takeaway use is unacceptable within a predominantly residential area.

It is noted that the submitted Planning Statement seeks to justify a hot food takeaway use operating at the locale for a number of reasons. These include reference to Policies 15 and 28 of NPF4. It is argued that the use of the premises as a convenience store is in line with Policy 15, however this is not considered to be relevant as the use of the property as a convenience store is already established. Specific reference is made to paragraph c of Policy 28 which refers to proposals for new small scale neighbourhood retail development. Again, this is not relevant as the application relates to a hot food use, not retail. Reference has also been made to the retail policies of LDP2. However, no evidence of the use of a sequential test has been demonstrated to justify the a hot food use at this location. Reference has also been made to other convenience stores in Prestwick which sell hot food. However, some of the examples are in locations with different characteristics (e.g. industrial areas and mixed use areas) which are not directly comparable to

the residential setting of the current application or are relate to locations for which there is no planning history relating to such a use.

The comments of the Planning Statement made in support of the application are noted, however, they do not out-weigh the provisions of the NPF4 and LDP2 discussed above and against which the proposals require to be considered.

Therefore, it is considered that the development is contrary to the policies of NPF4 and the provisions of the South Ayrshire Local Development Plan 2, and that the development will have a significant adverse impact on residential amenity. Given the above assessment, and having balanced the rights of the applicant against the general interest, it is recommended that the application is refused.

## 12. **Recommendation:**

It is recommended that the application is refused.

### **Reasons:**

- (1) That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of National Planning Framework 4, specifically National Policy 14: Design, quality and place, National Policy 23: Health and safety and National Policy 27: City, town and commercial centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, as such a use shall undermine the established residential character of the surrounding area and result in a detrimental impact on amenity of residential properties by way of increased noise and disturbance.
- (2) That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically LDP 2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites and LDP 2 Policy: Town Centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, that the proposed hot food takeaway will have a significant adverse impact on the amenity of residential properties as a result of increased noise and disturbance particularly during early morning and late evening, and that the hot food takeaway has not been located within a peripheral town centre area or local neighbourhood centre, both of which are identified as suitable for hot food takeaways.

### **List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** Location Plan  
Drawing - Reference No (or Description): **Refused** KK/FP1  
Drawing - Reference No (or Description): **Refused** KK/FP-02  
Drawing - Reference No (or Description): **Refused** Ground Floor Plan  
Other - Reference No (or Description): **Refused** Noise Impact Assessment

### **Equalities Impact Assessment:**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

<b>Decision Agreed By:</b>	<i>Appointed Officer</i>
<b>Date:</b>	<i>7 November 2023</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100653669-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Planning Services UK		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Philip	Building Name:	The Circle
Last Name: *	Landa	Building Number:	<input type="text"/>
Telephone Number: *	01412666666	Address 1 (Street): *	Westerwood Business Park
Extension Number:	<input type="text"/>	Address 2:	69-71 Aberdalgie Road
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G34 9HJ
Email Address: *	planning-applications@planning-services.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Kulwinder	Building Number:	23
Last Name: *	Kaur	Address 1 (Street): *	Adamton Road North
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Prestwick
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	KA9 2HY
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

23 ADAMTON ROAD NORTH

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 2HY

Please identify/describe the location of the site or sites

Northing

625739

Easting

235869

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Notice Review against the decision notice

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.



What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Notice Review against the decision notice

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

1. Decision Notice 2. Delegated Report 3. Noise Impact Assessment 4. Planning Statement 5. Elevations Plan 6. Ground floor Plan 7. Location Plan 8. Proposed Block Plan 9. Statement in response to objections 10. Appeal Statement

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00594/APP

What date was the application submitted to the planning authority? \*

09/08/2023

What date was the decision issued by the planning authority? \*

10/11/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: The Thomas Cochrane

Declaration Date: 01/12/2023

# Appeal Statement

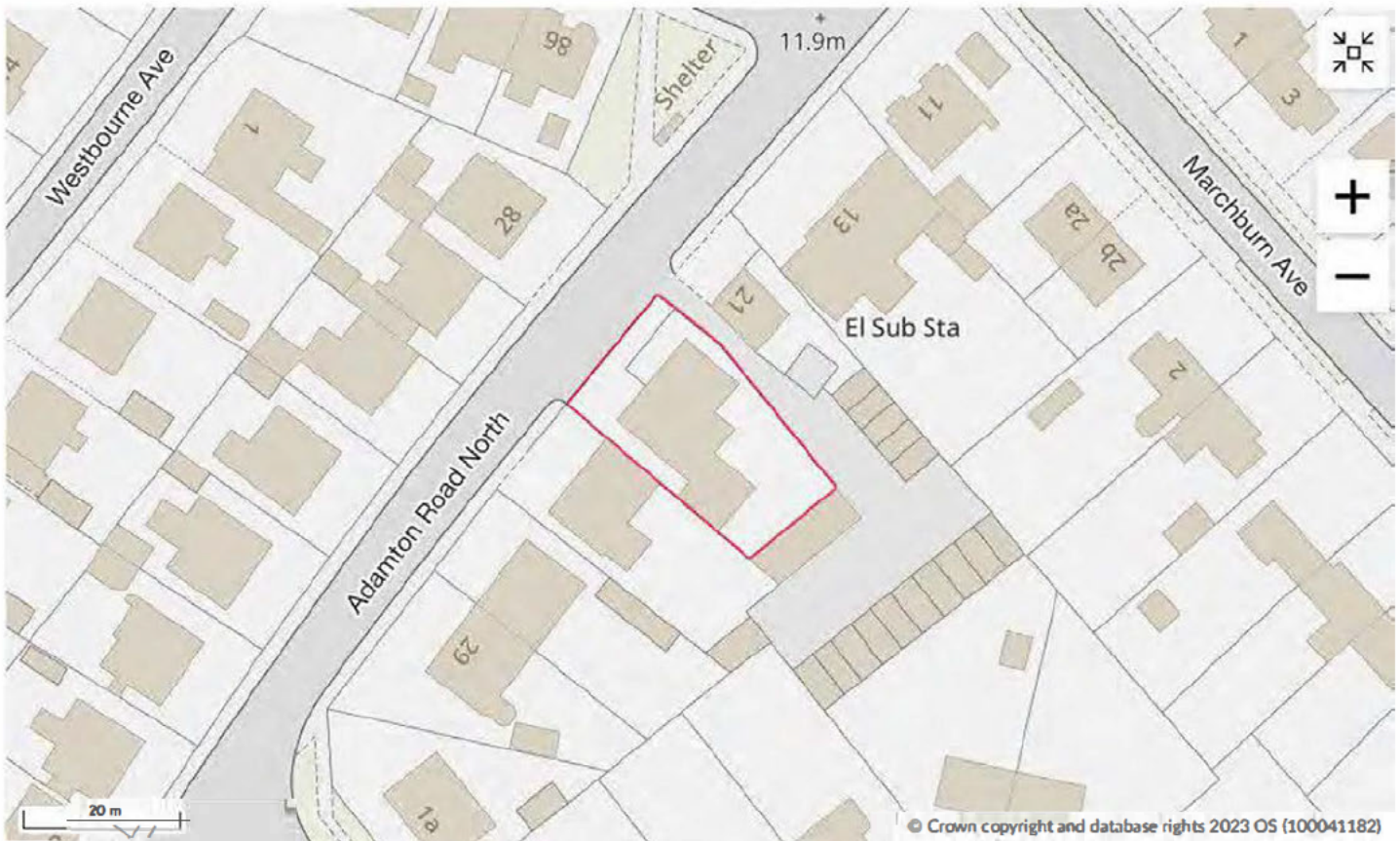
**Part Change of use of the retail unit to  
incorporate hot food takeaway at 23 Adamton  
Road North Prestwick South Ayrshire KA9  
2HY.**

Planning Services UK  
69-71 Aberdalgie Road  
Glasgow, G34 9HJ  
0141 266 6666  
[www.planning-services.co.uk](http://www.planning-services.co.uk)

## INTRODUCTION

The site in question is located at 23 Adamton Road, North Prestwick, in South Ayrshire, with a postcode of KA9 2HY. The red line on ScotLIS can distinguish the boundary of the property's area. The retail convenience store at this address is classified as Class 1A and is located in a residential area, surrounded mostly by homes.

To the north of the store is a detached hairdresser's salon, while a vehicular access lane leading to a series of lockups wraps around the site's rear curtilage to the east.



## REASON FOR APPEAL

- i. **That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of National Planning Framework 4, specifically National Policy 14: Design, quality and Place, National Policy 23: Health and Safety and National Policy 27: City, town and commercial centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, as such use shall undermine the established residential character of the surrounding area and result in a detrimental impact on the amenity of residential properties by way of increased noise and disturbance.**

### **RESPOND:**

While it is true that the proposed change of use to incorporate a hot food takeaway may raise concerns related to the provisions of National Planning Framework 4, specifically National Policy 14, 23, and 27, it is important to consider a broader perspective that considers the evolving nature of urban areas and the needs of residents.

#### **1. Diverse Urban Environments:**

Urban areas are dynamic and constantly evolving. The concept of mixed-use zoning has gained prominence in urban planning to create vibrant and diverse neighbourhoods. Allowing a hot food takeaway in a residential area can contribute to a more diverse and active urban environment. Residents can benefit from increased access to convenient food options within walking distance, reducing the need for long trips to distant commercial centres.

#### **2. Economic Benefits:**

Introducing a hot food takeaway can also bring economic benefits to the community. It can create job opportunities for local residents and stimulate economic activity in the neighbourhood. Small businesses like hot food takeaways often contribute to the local economy and help revitalize areas that might otherwise face economic stagnation.

### **3. Mitigating Concerns:**

It is possible to implement strict regulations and guidelines to address noise and disturbance concerns. Modern kitchen equipment and soundproofing technologies can significantly reduce noise levels associated with food preparation and service. Additionally, operating hours can be limited to minimise disruptions during late-night hours.

### **4. Community Engagement:**

Before dismissing the proposal outright, engaging with the local community to gather their input and preferences would be beneficial. Conducting a thorough impact assessment, involving residents in the decision-making process, and making necessary adjustments to the hot food takeaway's design and operation can help balance commercial activity and residential amenities.

In conclusion, while introducing a hot food takeaway in a residential area may initially raise concerns, careful planning, community engagement, and adherence to regulations can mitigate potential negative impacts. Encouraging a diverse urban environment and supporting local businesses can contribute positively to the overall quality of life in the neighbourhood.

- ii. **That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically LDP 2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites and LDP 2 Policy: Town Centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, that the proposed hot food takeaway will have a significant adverse impact on the amenity of residential properties as a result of increased noise and disturbance, particularly during early morning and late evening, and that the hot food takeaway has not been located within a peripheral town centre area or local neighbourhood centre, both of which are identified as suitable for hot food takeaways.**

**RESPOND:**

While it is essential to consider the provisions of the South Ayrshire Local Development Plan 2, it is also crucial to assess the specific circumstances and potential benefits associated with the proposed change of use to incorporate a hot food takeaway in this residential area.

**1. Evolving Consumer Demands:**

Consumer preferences and lifestyles have evolved. With the increasing demand for convenient and diverse dining options, adapting to these changing preferences is necessary. The presence of a hot food takeaway can cater to the needs of residents who may appreciate the convenience of nearby food options, especially during early morning and late evening hours when other food establishments may be closed.

**2. Economic Viability:**

While the Local Development Plan may suggest that hot food takeaways should be located in peripheral town centres or local neighbourhood centres, it's worth noting that these guidelines were developed based on historic urban planning norms. In some cases, rigid adherence to such guidelines may not consider specific neighbourhoods' unique characteristics and needs. The economic viability of a hot food takeaway in a peripheral location may be questionable, whereas locating it within a residential area could potentially contribute to its sustainability.

### 3. Local Business Growth:

Supporting the establishment of a hot food takeaway in this residential area can foster local entrepreneurship and contribute to the local economy. Small businesses often play a vital role in creating jobs and stimulating economic activity within communities. It's essential to weigh the potential economic benefits against concerns about noise and disturbance.

In conclusion, while the Local Development Plan guidelines are essential, they should not be applied rigidly without considering the unique context and needs of the specific location. Adapting to changing consumer preferences and fostering local economic growth should also be considered when evaluating the appropriateness of a hot food takeaway in a residential area. Careful planning and mitigation measures can help balance residential amenity and commercial activity.

## SUMMARY

In conclusion, the General Store in question has successfully established itself as a vital community hub, adeptly balancing a diverse range of products and services while adhering to regulatory standards and emphasising quality and convenience. Its operations are firmly rooted in retail, offering an extensive selection of food, beverages, alcohol, and general merchandise, aligning with the everyday needs of its customers. Although a valuable addition, the store's ancillary hot food service remains a minor aspect of the business, underscoring its primary function as a General Store rather than a food outlet.

In light of the foregoing, it is imperative to emphasise that planning consent is not a prerequisite in the present circumstance, **given that the proposed alteration remains ancillary to the primary operation of the class 1 retail shop.**

**Planning consent would only be necessitated in the event that the ancillary use assumes a dominant role within the property.**



The clarification of ancillary use, as delineated by precedents like Glasgow DC v Secretary of State for Scotland (1985) and Alexandra Transport Co Ltd v Secretary of State for Scotland (1974), reinforces the store's primary retail orientation. The careful balance maintained between the primary and ancillary uses ensures compliance with Use class order provisions, avoiding material changes in use that would require additional planning permissions.

Overall, the General Store's strategic approach to product diversity, community integration, and adherence to legal and quality standards positions it as a key player in the local retail landscape, while its careful management of ancillary services aligns seamlessly with its overarching retail objectives.

Considering this, we would ask the Local Review Body to consider granting this appeal.

**Planning Services UK Teams**  
**Planning Consultant**  
[Planning-applications@planning-services.co.uk](mailto:Planning-applications@planning-services.co.uk)



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100638528-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

PLANNING STATEMENT FOR PART CHANGE OF USE OF THE RETAIL UNIT TO INCORPORATE HOT FOOD TAKEAWAY  
On behalf of Mr. Kulwinder Kaur, at 23 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	TmC Planning and Property Development Ltd.		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Philip	Building Name:	Clyde Offices 2nd Floor
Last Name: *	Landa	Building Number:	48
Telephone Number: *	0141 266 6666	Address 1 (Street): *	West George Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G2 1DP
Email Address: *	planning-applications@tmclanning.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	KULWINDER	Building Number:	23
Last Name: *	KAUR	Address 1 (Street): *	Adamton Road North
Company/Organisation	<input type="text"/>	Address 2:	Prestwick
Telephone Number: *	<input type="text"/>	Town/City: *	South Ayrshire
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	KA9 2HY
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

23 ADAMTON ROAD NORTH

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 2HY

Please identify/describe the location of the site or sites

Northing

625739

Easting

235869

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

120.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Retail Unit

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

**Water Supply and Drainage Arrangements**

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \*  Yes  No  
(e.g. SUDS arrangements) \*

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

**Assessment of Flood Risk**

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

**Trees**

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

Provided on site

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Philip Landa

On behalf of: Mrs KULWINDER KAUR

Date: 08/08/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Please refer to attached

Provide copies of the following documents if applicable:

- |  |                              |   |
|--|------------------------------|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Thomas Cochrane

Declaration Date: 08/08/2023



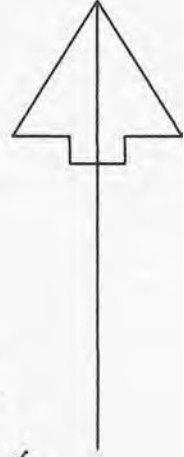


JAMES ROBERTSON ARCHITECT

B. Arch. Dip. Arch. A.R.I.B.A.

7 Park Avenue  
Prestwick  
Ayrshire  
KA9 1RG  
Tel 01292 477655  
Mob 07807073835  
E-Mail jimrobertson7@btinternet.com

NORTH



LOCATION PLAN

SCALE 1 1250

notes

scale

client Mrs Kulwinder Kaur  
63 Colonsay Drive  
Newton Mearns  
G77 6TY

project PROPOSED HOT FOOD SALE AND  
PREP AREA WITH N EXISTING SHOP  
AT 23 ADAMTON ROAD NORTH  
PRESTWICK

drawing BLOCK PLAN  
AS PROPOSED

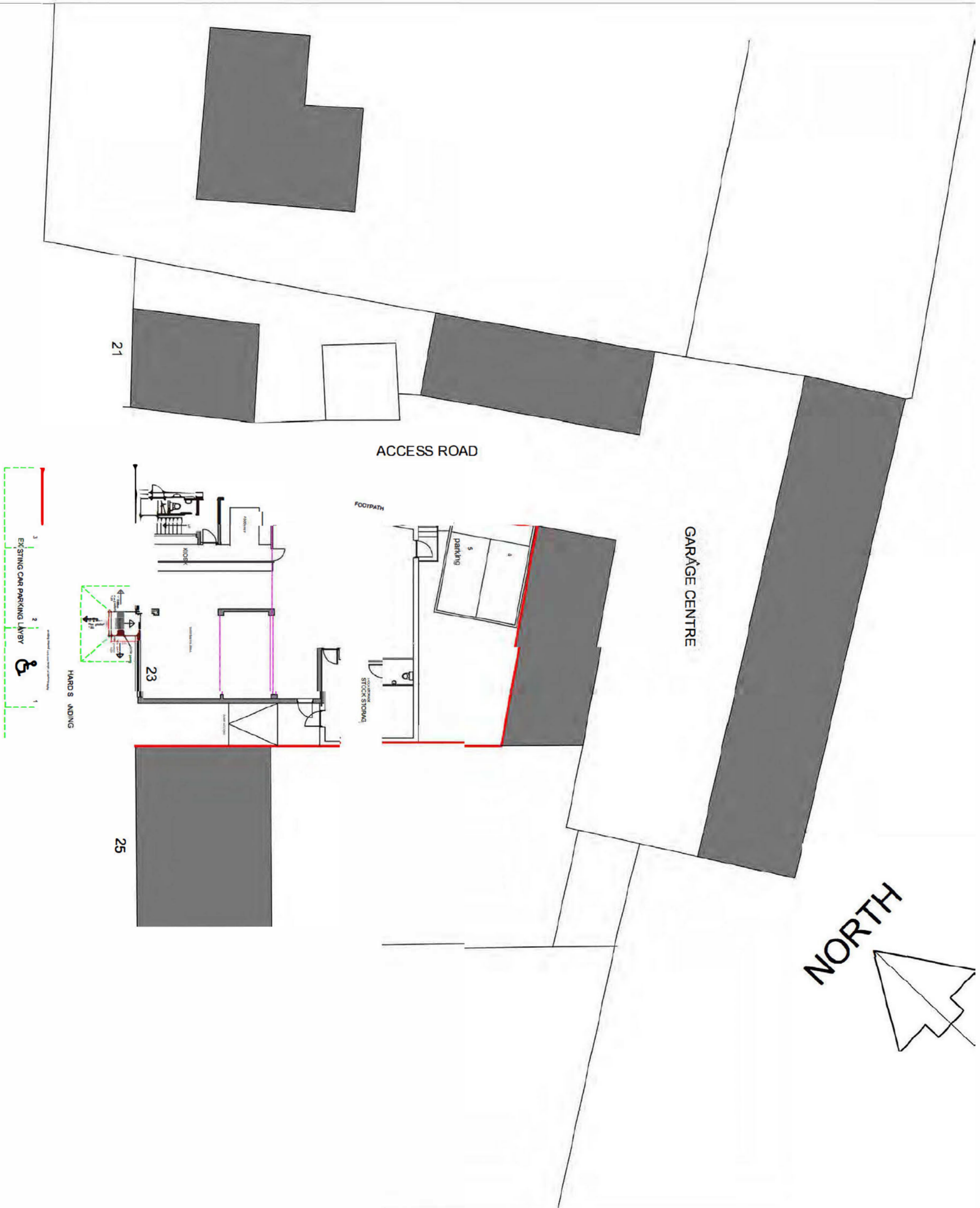
JAMES ROBERTSON ARCHITECT  
B. Arch. Dip. Arch. A.R.I.B.A.

7 Park Avenue  
Prestwick  
Ayrshire  
KA6 1RG  
Tel: 01292 477655  
Mob: 0787073835  
E Mail: jamesr@jra.co.uk

scale 1 : 200 date JUNE 2021

drawn checked

dwg no **KK/FP1**



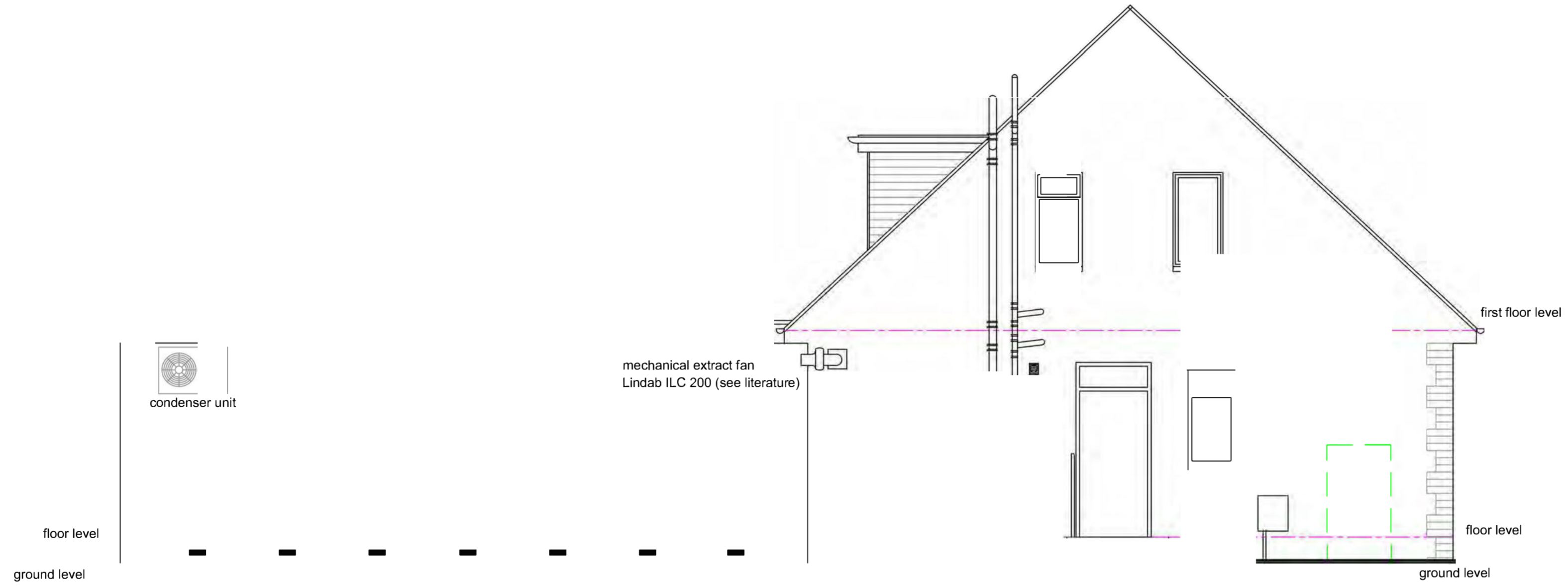
ADAMTON ROAD NORTH

BLOCK PLAN AS PROPOSED

SCALE 1 200

notes

SCALE



### ELEVATION TO NORTH ( RETROSPECTIVE APPLICATION)

client **Mrs Kulwinder Kaur**  
**63 Colonsay Drive**  
**Newton Mearns**  
**G77 6TY**

project  
 PROPOSED ALTERATIONS AND EXTENSION  
 WITH CHANGE OF USE TO SHOP  
 AT 23 ADAMTON ROAD NORTH  
 PRESTWICK

drawing  
**NORTH ELEVATION SHOWING  
 EXTRACT FAN AND DUCT**

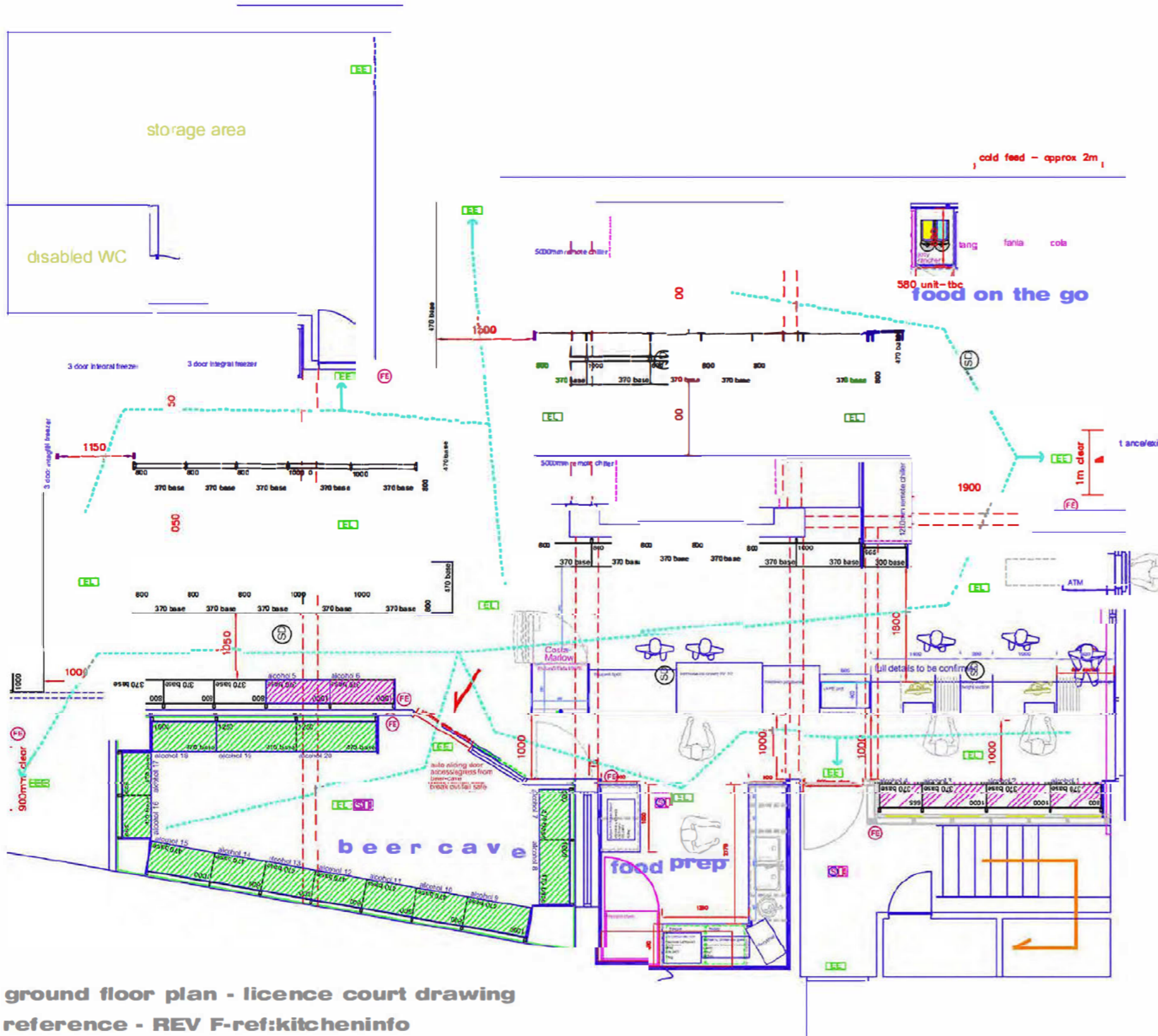
**JAMES ROBERTSON ARCHITECT**  
 B. Arch. Dip. Arch. A.R.I.B.A.

7 Park Avenue  
 Prestwick  
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 KA9 1RG  
 Tel 01292 477655  
 Mob 07807073835  
 E Mail robertsonjrm7@sky.com

scale **1 : 50** date **MAY 2023**

drawn checked

drwg no **KK/FP-02**



ground floor plan - licence court drawing  
reference - REV F-ref:kitcheninfo

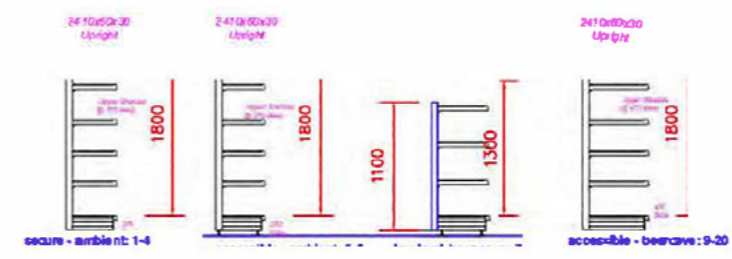
LOCATION	sq m2 display	lineal metres (length of display)	display height (height of display within bay)
secure - ambient			
ambient alcohol 1	1.44sqm	0.8m	1.8m
ambient alcohol 2	1.80sqm	1m	1.8m
ambient alcohol 3	1.80sqm	1m	1.8m
ambient alcohol 4	1.20sqm	0.665m	1.8m
<b>total secure alcohol</b>	<b>6.24 sqm</b>	<b>3.47 m</b>	

LOCATION	sq m2 display	lineal metres (length of display)	display height (height of display within bay)
accessible - ambient			
ambient alcohol 5	1.80sqm	1m	1.8m
ambient alcohol 6	1.80sqm	1m	1.8m
<b>total accessible ambient</b>	<b>3.6 sqm</b>	<b>2.0 m</b>	

LOCATION	sq m2 display	lineal metres (length of display)	display height (height of display within bay)
accessible - chilled			
chilled alcohol 7	1.04 sqm	0.8m	1.3m
chilled alcohol 8	1.30 sqm	1m	1.3m
chilled alcohol 9	1.80 sqm	1m	1.8m
chilled alcohol 10	1.44 sqm	0.8m	1.8m
chilled alcohol 11	1.44 sqm	0.8m	1.8m
chilled alcohol 12	1.44 sqm	0.8m	1.8m
chilled alcohol 13	1.44 sqm	0.8m	1.8m
chilled alcohol 14	1.44 sqm	0.8m	1.8m
chilled alcohol 15	1.80 sqm	1m	1.8m
chilled alcohol 16	1.20 sqm	0.665m	1.8m
chilled alcohol 17	1.20 sqm	0.665m	1.8m
chilled alcohol 18	1.80 sqm	1m	1.8m
chilled alcohol 19	2.25 sqm	1.25m	1.8m
chilled alcohol 20	2.25 sqm	1.25m	1.8m
<b>total accessible chilled</b>	<b>21.84 sqm</b>	<b>12.63 m</b>	
<b>total alcohol display</b>	<b>31.68 sqm</b>	<b>18.10 m</b>	

LOCATION	sqm2 area
sales area	157 sqm
beer-cave area	22.17 sqm
backshop + WC	25.52 sqm
<b>total service areas</b>	<b>204.69 sqm</b>

- ELC detector: running man
- ELC detector: emergency bulb/led
- SM ceiling mounted fire alarm sounder
- Path of escape
- FE fire equipment
- CCTV camera



REV: DRA WER DA

- EXISTING
- PROPOSED
- SERVICES
- CEILING
- RETAIL
- REAR AREA
- ELEVATION

Drawings title:  
LIC prop 01  
ADDRESS:  
23 edmonton road north  
greenhick  
gynahs

DRAWING REF: REV: C  
DATE: 10.11.22  
DRAWN BY: G.WERT

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23 Adamton Road North  
Prestwick, South Ayrshire

**2 August 2023**

**18414-NIA-01**

Noise Impact Assessment

Project Number  
18414

Issued For  
Nick Kooner



## EXECUTIVE SUMMARY

---

This noise impact assessment has been undertaken in order to assess a plant installation for commercial use at 23 Adamton Road North.

The plant installation comprises the following plant units:

- 1 No. Lindab 898461 ICL 200 Extract Fan Unit
- 3 No. JEHS-0200-B2-M-1 Condenser Units.
- 2 No. Toshiba Air Conditioning Units.

A background noise survey has been undertaken as detailed in the report, in order to determine an appropriate noise emission criterion, in accordance with the requirements of the South Ayrshire Council.

Calculations were undertaken for the nearest identified receiver, identified as 13 and 25 Adamton Road North. It should be noted that if there are closer receivers that Clement Acoustics is not aware of, a reassessment will be necessary, and this should therefore be confirmed by the Client.

It has been demonstrated that compliance with the established criterion is feasible, dependent on the following material considerations:

- The extract fan and A/C plant is only in use between 07:00 and 22:00.
- The noise emissions data for the units, as obtained from available manufacturer information.
- Plant and receiver locations are as established in this report and marked on the attached site plan.
- Mitigation is applied as recommended in this report, in the form of a suitable inline attenuator and paneled enclosure for the extract fan and the relocation of one condenser unit.

If there is any deviation from the above, Clement Acoustics must be informed, in order to establish whether a reassessment is necessary.

Clement Acoustics has used all reasonable skill and professional judgement when preparing this report. The report relies on the information as provided to us at the time of writing and the assumptions as made in our assessment.




This report is designed to be suitable to discharge typical plant noise planning conditions, as per our original scope of work.

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## LIST OF ATTACHMENTS

18414-SP1	Indicative Site Plan
18414-TH1	Environmental Noise Time History
Appendix A	Glossary of Acoustic Terminology
Appendix B	Noise Model

Issue	Date of Issue	Author	Reviewed	Authorised
0	02a/08/2023	 <b>Jamie Newton</b> Senior Consultant BEng (Hons) MIOA	 <b>Andrew Thomas</b> Principal Consultant BSc (Hons) MIOA	 <b>John Smethurst</b> Director BSc (Hons) MIOA

Issue	Comment
0	First Issue

## 1.0 INTRODUCTION

---

Clement Acoustics has been commissioned by Nick Kooner to measure existing background noise levels at 23 Adamton Road North. Measured noise levels have been used to determine noise emissions criteria for a plant installation in agreement with the planning requirements of the South Ayrshire Council.

This report presents the results of the environmental survey followed by noise impact calculations and outlines any necessary mitigation measures.

An acoustic terminology glossary is provided in Appendix A.

## 2.0 SITE DESCRIPTION

---

The site is a small local supermarket on Adamton Road North, bound by garage buildings to the south-east, No. 25 Adamton Road to the south-west, Adamton Road North to the north-west, and No. 21 Adamton Road North to the north-east. The surrounding area is predominantly residential in nature.

Six items of fixed plant have been installed, the plant is associated with refrigeration, climate control and hot-food production at the site.

No. 13 Adamton Road North to the north-east and No. 25 Adamton Road North to the south-west have been identified as the nearest affected receivers. These nearest noise sensitive receivers were identified through observations on-site. If there are any receivers closer to that identified within this report then a further assessment will need to be carried out. Therefore, the closest noise sensitive receiver should be confirmed by the client before the plant is installed or any noise mitigation measures are implemented.

Locations are shown in attached site plan 18414-SP1.

## 3.0 ENVIRONMENTAL NOISE SURVEY

---

### 3.1 Unattended Noise Survey Procedure

Measurements were undertaken at one position as shown on indicative site drawing 18414-SP1. The choice of this position was based both on accessibility and on collecting representative noise data in relation to the nearest affected receiver.



The surroundings and position used for the monitoring location are described in Table 3.1.

Position No.	Description
1	The microphone was mounted on a 1st storey flat roof at the back of the building. The microphone was positioned > 3.5 m in front of the wall. [1]

**Table 3.1 Description of unattended monitoring locations**

**Note [1]: The position was considered to be free-field according to guidance found in BS 4142: 2014, and a correction for reflections has therefore not been applied.**

Continuous automated monitoring was undertaken for the duration of the survey between 13:30 on 21 June 2023 and 13:30 on 22 June 2022.

The measurement procedure generally complied with BS 7445: 1991: 'Description and measurement of environmental noise, Part 2- Acquisition of data pertinent to land use'.

### 3.2 Weather Conditions

At the time of set-up and collection of the monitoring equipment the weather conditions were dry with light winds. It is understood that the weather conditions during the unattended survey remained dry with wind speeds below 5 m/s.

It is considered that the weather conditions did not significantly adversely affect the measurements and are therefore considered suitable for the measurement of environmental noise.

### 3.3 Equipment

The equipment calibration was verified, by means of a field verification check, before and after use and no abnormalities were observed.

The equipment used was as follows.

- 1 No. Svantek Type 977 Class 1 Sound Level Meter
- Norsonic Type 1251 Class 1 Calibrator

## 4.0 RESULTS

### 4.1 Unattended Noise Survey Results

The  $L_{Aeq: 5min}$ ,  $L_{Amax: 5min}$ ,  $L_{A10: 5min}$  and  $L_{A90: 5min}$  acoustic parameters were measured at the location shown in site drawing 18414-SP1.

Measured noise levels are shown as a time history in Figure 18414-TH1, with average ambient and typical background noise levels summarised in Table 4.1.

Position	Time Period	Average ambient noise level $L_{Aeq: T}$ , dB	Typical background noise level $L_{A90: 5min}$ , dB
1	Daytime (07:00 - 23:00)	49	43
	Night-time (23:00 - 07:00)	46	40
	Operating Period (07:00 – 22:00)	49	43

Table 4.1 Average ambient and typical background noise levels

## 5.0 NOISE CRITERIA

### 5.1 Local Authority Criteria

The South Ayrshire Council set two planning conditions relating to noise for the plant installation. These conditions are as follows:

- “(5) *Maximum Target Noise Levels within the noise sensitive receptor to be used are as follows;*  
*LAEQ16hrs 35dB (0700-2300) internal noise level*  
*LAEQ 8hrs 30dB (2300-0700) internal noise level*  
*LAMAX 45dB (2300-0700) internal noise level*  
*LAEQ 16hrs 50dB (0700-2300) outside amenity space*  
*In addition, the significance of effect to be no greater than neutral as per Technical Advice Note Assessment of Noise (TAN) Table 3.5 page 20 Insert quote here*
- (6) *prior to the commencement of development, an acoustic consultant's report or manufacturer's specifications demonstrating that the ventilation extraction system/refrigeration condenser units complies with noise rating criteria 25 when measured within a habitable room of the nearest noise sensitive dwelling with windows open sufficiently for ventilation”*

Table 3.5 of TAN is recreated below in Table 5.1

Magnitude of Impact (After – Before) $L_{Aeq,T}$ dB <sup>[1]</sup>	Major (= 5)	Slight / Moderate	Moderate / Large	Large / Very Large
Moderate (3 – 4.9)		Slight	Moderate	Moderate / Large
Minor (1 – 2.9)		Neutral / Slight	Slight	Slight / Moderate
Negligible (0.1 – 0.9)		Neutral / Slight	Neutral / Slight	Slight
No Change (0)		Neutral	Neutral	Neutral

**Table 5.1 TAN Requirements**

[1] rounded to one (1) decimal place

In order to limit the change in noise level to below 0.1 dB, the plant noise level ( $L_{Aeq,T}$ ) at the nearest noise sensitive receivers must be at least 20 dB below the existing noise level at the receiver ( $L_{Aeq,T}$ ). As the “neutral” significance is not dependent on the receiver sensitivity, the “X” value is not required to be calculated.

Based on the results of the environmental noise survey and requirements of South Ayrshire Council, Table 5.2 presents the plant noise emission criteria.

It is understood that the plant units will be for climate control use and extract for hot-food preparation, operational between 07:00 and 22:00.

	Outside Window – 07:00 – 22:00	$L_{Aeq,T}$ , 29 dB
Closest Habitable Room	Outside Window – 24 Hour	$L_{Aeq,T}$ , 26 dB
	Inside Room	$L_{Aeq,T}$ , 35 dB / NR 25
Residential External Amenity Space		$L_{Aeq,T}$ , 50 dB

**Table 5.2 Plant noise emission limits**

## 6.0 PLANT NOISE IMPACT ASSESSMENT

### 6.1 Plant Installation

The plant installation comprises the following:

- 1 No. Lindab 898461 ICL 200 Extract Fan
- 3 No. JEHS-0200-B2-M-1 Condenser Units
- 1 No. Toshiba RAV-GM1401ATP-E Air Conditioning Unit
- 1 No Toshiba RAV-GM801ATP-E Air Conditioning Unit

Noise emissions for the plant units, as provided by the manufacturer, are shown in Table 6.1. Loudest modes of operation have been used in order to present a robust worst-case assessment.

Unit		Sound Power Level in each Frequency Band, Hz								dB(A)
		63	125	250	500	1k	2k	4k	8k	
Lindab 898461 ICL 200 Extract Fan	Induct Extract Unit	62	65	77	72	72	71	62	50	77
	Unit Breakout	52	54	64	60	60	59	52	42	65
Unit		Sound Pressure Level (at 1 m, dB) in each Frequency Band, Hz								dB(A)
JEHS-0200-B2-M-1 Condenser Unit		56	56	54	51	48	42	34	29	53
Toshiba RAV-GM1401ATP-E A/C Unit		58	45	43	42	40	35	28	20	44
Toshiba RAV-GM801ATP-E A/C Unit		52	45	47	41	40	32	25	18	44

**Table 6.1 Manufacturer provided noise emissions levels**

The plant location is on the north-east and southeast façade of the site which is shown on indicative site plan 18414-SP1.

### 6.2 3D Noise Model

In order to provide an accurate and robust assessment of the plant installation, noise emissions have been considered by developing a noise map.

The plant noise emissions have been modelled using the following source types:

- Condensers, A/C Units and Fan
  - Point sources placed in the plant locations
- Ventilation Plant Duct Terminations
  - Point sources placed in the duct termination locations

The noise model was constructed using the proprietary noise modelling software package CadnaA, utilising the following assumptions and parameters:

- Noise levels modelled and calibrated using the manufacturer noise levels described in Section 6.1
- Locations of obstacles such as building envelopes
- Presence of reflecting surfaces
- Hardness of the ground between the sources and receivers
  - The site is modelled as reflective
- Attenuation due to atmospheric absorption
- Receiver height for first floor windows 4 m above ground
- Receiver heights for gardens 1.5 m above ground

It should be noted that all calculations in the CadnaA model, including those for distance and screening of intermediate building envelopes are undertaken according to International Standard ISO 9613-2:1996 '*Acoustics – Attenuation of sound during propagation outdoors. Part 2: General method of calculation*'. This standard is the preferred method stated in BS 4142 to minimise uncertainty.

The specific noise level has been derived by the use of the 3D noise map model following the calculation method stated in ISO 9613. Calculations are performed over single octave band from 63 Hz to 8 kHz.

Figure 6.1 and Appendix B show a plan view of noise propagation from the site, towards the identified receptors, with all measured noise sources operational.



Figure 6.1 Plan view of noise propagation in 3D noise mapping model

### 6.3 Proposed Mitigation Measures

#### 6.3.1 Fan Duct Attenuator

In order to meet the criteria stated in Section 5.0, it is recommended that an attenuator is installed on the atmospheric side of the extract fan ducting. The attenuator should provide sufficient performance to achieve a maximum sound pressure level of 49 dB(A) when measured at 1 m in all directions from the duct terminus.

Based on the information provided, an enclosure meeting the insertion losses as stated in Table 6.2 should be suitable to achieve this. The attenuator should be fitted directly after the fan.

Mitigation	Required Insertion Losses (dB) in each Frequency Band, Hz							
	63	125	250	500	1k	2k	4k	8k
Duct Attenuator	3	7	14	21	27	26	17	12

**Table 6.2 Required insertion losses from mitigation**

#### 6.3.2 Fan Enclosure

In order to meet the criteria stated in Section 5.0, it is recommended that either the fan is relocated inside the envelope of the building or an enclosure is installed around the fan unit. The enclosure should provide sufficient attenuation to achieve a maximum sound pressure level of 39 dB(A) when measured at 1 m in all directions.

Based on the information provided, an enclosure constructed of 50 mm acoustic panelling meeting the sound reduction indices as stated in Table 6.3 should be suitable to achieve this.

Mitigation	Required Attenuation (dB) in each Frequency Band, Hz							
	63	125	250	500	2k	2k	4k	8k
Fan Enclosure	21	19	22	30	42	49	57	57

**Table 6.3 Required attenuation from mitigation**

#### 6.3.3 Re-Locating of a Condenser Unit

At present, one JEHS-0200-B2-M-1 Condenser Unit is located on the north-east façade of the site with line-of-sight to both the garden and south-west facing first floor window of 13 Adamton Road North. It is therefore proposed that this unit is re-located to the south-east façade of the site, adjacent to the Toshiba air conditioning units, with the height of the unit being no more than 1.5 m above ground level, as presented in 18141-SP2.

#### 6.4 Noise Impact Assessment

The closest receivers have been identified as 13 Adamton Road North and 25 Adamton Road North.

Screening of the nearest noise sensitive receptor is provided by 21 Adamton Road, the surrounding garage buildings and residential fences.

Taking into account all necessary acoustic corrections, the resulting noise level at the identified residential windows would be as shown in Table 6.4.

External Receiver		Design Criterion	Noise Level at Receiver (due to plant installation)
13 Adamton Road North	Nearest Window (Day time)	29 dB(A)	27 dB(A)
	Nearest Window (Night time)	26 dB(A)	18 dB(A)
	Garden	50 dB(A)	21 dB(A)
25 Adamton Road North	Nearest Window (Day time)	29 dB(A)	21 dB(A)
	Nearest Window (Night time)	26 dB(A)	21 dB(A)
	Garden	50 dB(A)	41 dB(A)

**Table 6.4 Noise levels and project criterion at noise sensitive receivers**

As shown in Table 6.4, the highest plant noise level at a noise sensitive window is 28 dB(A), a level 21 dB below the existing ambient noise level. This will lead to a change in noise level of less than 0.1 dB, leading to a “neutral” significance of effect when assessed against Table 3.5 of TAN.

Table 6.4 also shows a maximum plant noise level within an adjacent residential external amenity space of 38 dB(A), a level 12 dB below the criteria set out in the projects planning condition.

The loudest external noise levels outside a residential window of 28 dB(A) has been observed at 13 Adamton Road North, this corresponds to a noise rating level of NR 25. The planning condition states that a façade with a partially opened window is expected to provide 10 dB attenuation. The internal noise rating level has therefore been calculated to be NR 15, 10 dB lower than the NR 25 criteria stated in Section 5.1.

The plant installation with the mitigation measures proposed in Section 6.3 would be expected to meet the requirements of the proposed criteria.

## 7.0 CONCLUSION

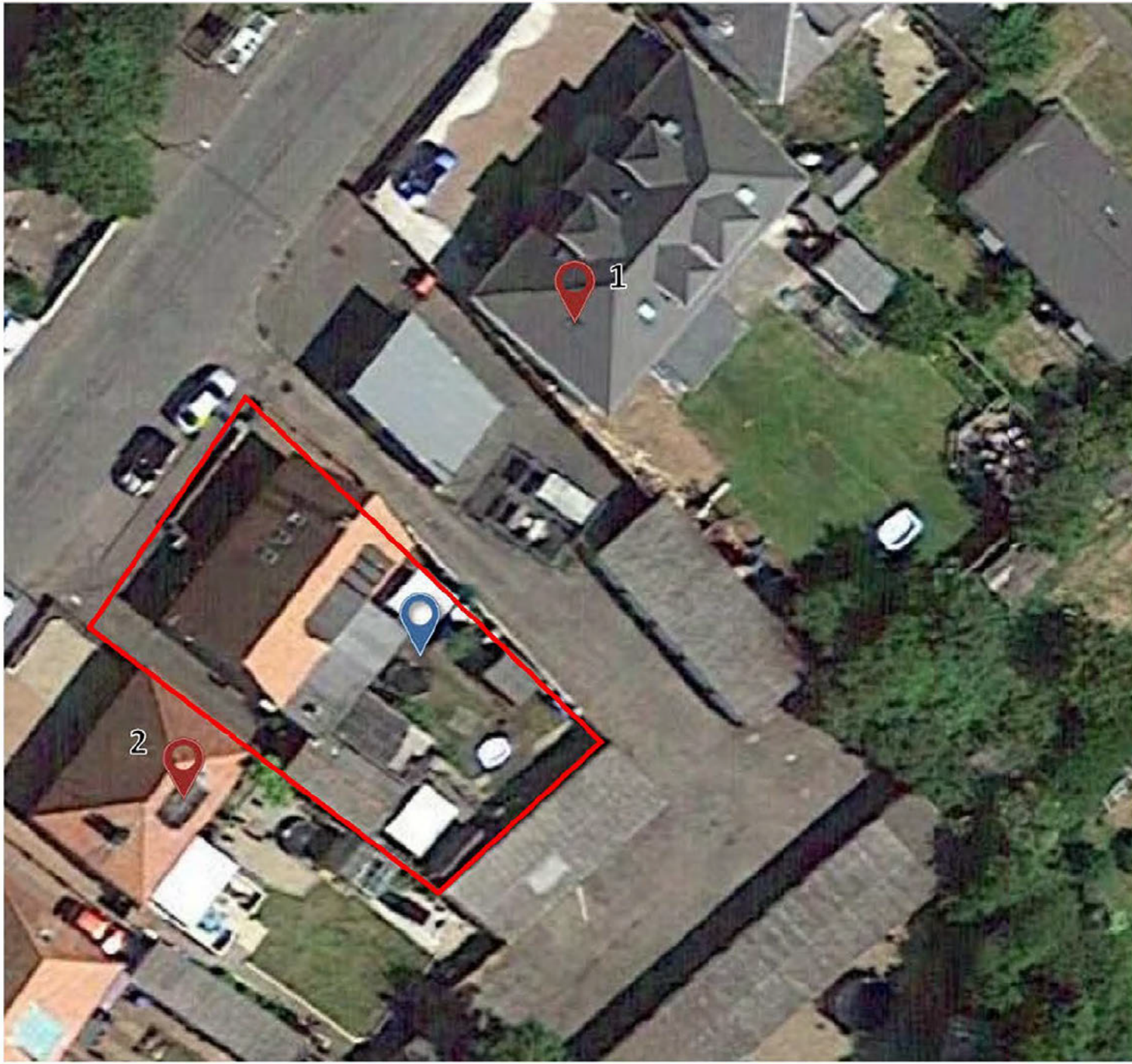
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An environmental noise survey has been undertaken at 23 Adamton Road North. The results of the survey have enabled criteria to be set for noise emissions from the plant installation in accordance with the requirements of the South Ayrshire Council.

A noise impact assessment has then been undertaken using manufacturer noise data to predict the noise levels, due to the plant installation, at the nearby noise sensitive receivers.

Calculations show that noise emissions from the units should meet the requirements of the South Ayrshire Council with the recommended mitigation installed as stated herein.





Not to scale

**Description:**

Indicative site plan showing noise monitoring position and nearest sensitive receiver

Date	02 August 2023
Reference	18414-SP1
Project Name	23 Adamton Road North, Prestwick, South Ayrshire
Image ©	Google Earth

<b>Key:</b>	
	Unattended Noise Survey Position
	Noise Sensitive Receiver
	Site Location



Not to scale

**Description:**

Indicative site plan showing noise monitoring position, plant locations and nearest sensitive receiver

Date	02 August 2023
Reference	18414-SP2
Project Name	23 Adamton Road North,
Image ©	Google Earth

<b>Key:</b>	
	Unattended Noise Survey Position
	Noise Sensitive Receiver
	Plant Locations

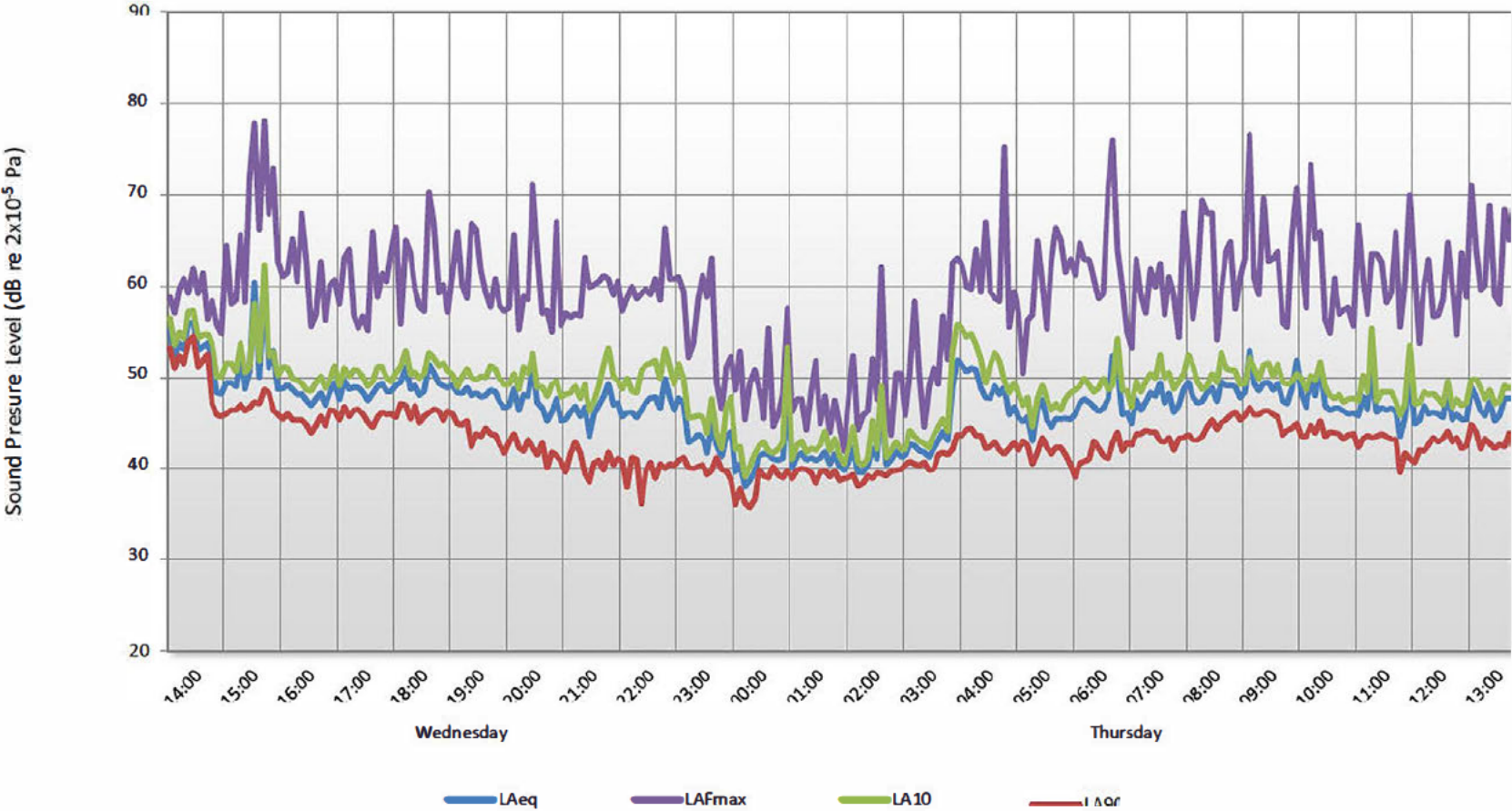
<b>Plant Locations</b>	
1	Extract Fan and Terminus
2	Current Condenser 1 Location
3	A/C 1 (RAV-GM1401ATP-E)
4	A/C 2 (RAV-GM801ATP-E)
5	Proposed Condenser 1 Relocation
6	Condenser 2
7	Condenser 3



23 Adamton Road North, Prestwick,  
South Ayrshire

Position 1

Environmental Noise Time History  
21 June 2023 to 22 June 2023



18414-TH1

## GLOSSARY OF ACOUSTIC TERMINOLOGY

### **dB(A)**

The human ear is less sensitive to low (below 125Hz) and high (above 16kHz) frequency sounds. A sound level meter duplicates the ear's variable sensitivity to sound of different frequencies. This is achieved by building a filter into the instrument with a similar frequency response to that of the ear. This is called an A-weighting filter. Measurements of sound made with this filter are called A-weighted sound level measurements and the unit is dB(A).

### **L<sub>eq</sub>**

The sound from noise sources often fluctuates widely during a given period of time. An average value can be measured, the equivalent sound pressure level L<sub>eq</sub>. The L<sub>eq</sub> is the equivalent sound level which would deliver the same sound energy as the actual fluctuating sound measured in the same time period.

### **L<sub>10</sub>**

This is the level exceeded for not more than 10% of the time. This parameter is often used as a "not to exceed" criterion for noise

### **L<sub>90</sub>**

This is the level exceeded for not more than 90% of the time. This parameter is often used as a descriptor of "background noise" for environmental impact studies.

### **L<sub>max</sub>**

This is the maximum sound pressure level that has been measured over a period.

### **Octave Bands**

In order to completely determine the composition of a sound it is necessary to determine the sound level at each frequency individually. Usually, values are stated in octave bands. The audible frequency region is divided into 10 such octave bands whose centre frequencies are defined in accordance with international standards.

### **Addition of noise from several sources**

Noise from different sound sources combines to produce a sound level higher than that from any individual source. Two equally intense sound sources operating together produce a sound level which is 3dB higher than one alone and 10 sources produce a 10 dB higher sound level.

### **Attenuation by distance**

Sound which propagates from a point source in free air attenuates by 6dB for each doubling of distance from the noise source. Sound energy from line sources (e.g. stream of cars) drops off by 3 dB for each doubling of distance.

## Subjective impression of noise

Sound intensity is not perceived directly at the ear; rather it is transferred by the complex hearing mechanism to the brain where acoustic sensations can be interpreted as loudness. This makes hearing perception highly individualised. Sensitivity to noise also depends on frequency content, time of occurrence, duration of sound and psychological factors such as emotion and expectations. The following table is a reasonable guide to help explain increases or decreases in sound levels for many acoustic scenarios.

Change in sound level (dB)	Change in perceived loudness
1	Imperceptible
3	Just barely perceptible
6	Clearly noticeable
10	About twice as loud
20	About 4 times as loud

## Barriers

Outdoor barriers can be used to reduce environmental noises, such as traffic noise. The effectiveness of barriers is dependent on factors such as its distance from the noise source and the receiver, its height and its construction.

## Reverberation control

When sound falls on the surfaces of a room, part of its energy is absorbed and part is reflected back into the room. The amount of reflected sound defines the reverberation of a room, a characteristic that is critical for spaces of different uses as it can affect the quality of audio signals such as speech or music. Excess reverberation in a room can be controlled by the effective use of sound-absorbing treatment on the surfaces, such as fibrous ceiling boards, curtains and carpets.



+ Point Source Building Barrier Receiver Calculation Area	18414-Appendix_B
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Notes:

- The noise model was constructed using the proprietary noise modelling software package Cadna A.
- The potential noise mitigation of a barrier at the nearby proposed buildings has been predicted using the calculation methodology outlined in ISO 9613-2.
- The noise model was constructed utilising the following assumptions and parameters:
  - Locations of obstacles such as screens or barriers in the propagation path
  - Presence of reflecting surfaces
  - Hardness of the ground between the sources and receivers
  - Attenuation due to atmospheric absorption



# PLANNING STATEMENT FOR PART CHANGE OF USE OF THE RETAIL UNIT TO INCORPORATE HOT FOOD TAKE AWAY

On behalf of Mr. Kulwinder Kaur, at 23  
Adamton Road North, Prestwick, South  
Ayrshire KA9 2HY



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## 1.0 INTRODUCTION

TmC Planning and Property Development Ltd have been tasked with preparing and submitting a planning statement and application to obtain Planning permission for a partial change of use of the retail unit located at 23 Adamton Road North Prestwick, South Ayrshire KA9 2HY, to incorporate a hot food takeaway.

The site's location can be on the site location plan, as depicted by the red line in Figure 1.

The purpose of this planning statement is to provide a thorough summary of the site location, development proposal, relevant planning policies, and supplementary guidance. It serves as a valuable point of reference for the planning proposal.

Furthermore, this statement aims to offer a comprehensive overview of all the critical information concerning the development and assessment in accordance with The National Planning Framework 4, Adopted Local Development Plan, Supplementary Guidance, and other applicable policies.

It should be noted that a previous application was denied, primarily due to environmental concerns that have since been addressed. The remaining grounds for refusal are disputed, and this planning statement intends to address them.

## 2.0 SITE BACKGROUND

### 2.1 Location of site

The site in question is located at 23 Adamton Road, North Prestwick, in South Ayrshire, with a postcode of KA9 2HY. The red line on ScotLIS can distinguish the boundary of the property's area. The retail convenience store at this address is classified as Class 1A and is located in a residential area, surrounded mostly by homes.

To the north of the store is a detached hairdresser's salon, while a vehicular access lane leading to a series of lockups wraps around the site's rear curtilage to the east.



Figure 1: Site Location, ScotLIS



## 2.2 Current Use

The building is currently a one-and-a-half-storey general grocery store, constructed around 60 years ago. A planning application was approved in 2020 for converting the adjacent house to form an extension to the retail unit.

This property is currently being utilised as retail premises, which include a sales area, two storerooms, and a staff restroom.



Figure 3: External Views

## 2.3 Surrounding Area

The area surrounding the grocery store is mainly residential. The Map below shows the location of the retail unit. The red line indicates a ½ mile radius.



*Figure 4: The surrounding area*

### 3.0 PLANNING HISTORY

A few planning histories have been recorded for this property, 23 Adamton Road North Prestwick Ayrshire KA9 2HY.

No	Application	Reference No.	Status
1.	Erection Of Illuminated Fascia Board & Hanging Signs	96/00069/ADV	Historic Approval
2.	Formation Of New Shopfront	96/00607/FUL	Historic Approval
3.	Erection Of Internally Illuminated Projecting Box Sign	96/00058/ADV	Unknown
4.	Alterations and extensions to existing shop	00/00392/FUL	Approved
5.	Alterations and extensions to the existing shop	00/00392/FUL	Unknown
6.	Change of use and alterations of dwellinghouse to form an extension to existing shop	20/00689/APP	Unknown
7.	Change of use and alterations of dwellinghouse to form an extension to existing shop	20/00859/APP	Unknown
8.	Part change of use of the retail unit to incorporate hot food takeaway	23/00397/APP	Refusal + Enforcement

## 4.0 PROPOSAL

### 4.1 Proposal for Development

The proposal is for retail diversification by converting part of the premise to sell hot food. The intended time of service is from 7 am to 3 pm. The owner wants to close before school children are on their way home from school.

The hot food part of the retail premises employs five people with a mixture of part-time and full-time roles.

#### Employment



Figure 4: Employment

The visual representation depicted above, from *Getting the Right Change – retail strategy for Scotland*<sup>1</sup> illustrates a notable decrease of 30,000 employees within the retail industry since 2008. It is widely acknowledged that retail enterprises that fail to broaden their scope of operations may encounter difficulties in retaining their customer base. Our client's judicious strategy of diversifying their business operations will ensure profitability and sustain their current workforce.

<sup>1</sup> (Scottish Government, 2022)

Due to the recent expansion of grocery delivery services, small retailers, such as the applicants, are compelled to maximise the utilisation of their premises. To remain competitive, small grocers must contend with established companies like Store2door, Snappy Shopper, One Shop, and even transportation giants like Uber and Eat that have begun to offer grocery delivery services.

Additionally, larger grocery store chains such as Tesco Local, Spar, Coop, Scotmid, One to One, and Morrisons have also entered the small grocery store market, adding to the challenge small grocers face. Moreover, these larger companies offer hot food items, increasing competition for small grocery stores.

## 5.0 RELEVANT POLICIES

According to Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications should follow the Local Development Plan unless material considerations suggest otherwise. The planning statement aims to identify the policies that the proposed development complies with within the South Ayrshire Local Development Plan.

## 5.1 NATIONAL PLANNING FRAMEWORK 4

### Local Living and 20 minute neighbourhoods

#### Policy Principles

##### Policy Intent:

To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

##### Policy Outcomes:

- Places are planned to improve local living in a way that reflects local circumstances.
- A network of high-quality, accessible, mixed-use neighbourhoods which support health and wellbeing, reduce inequalities and are resilient to the effects of climate change.
- New and existing communities are planned together with homes and the key local infrastructure including schools, community centres, local shops, greenspaces, health and social care, digital and sustainable transport links.

#### Local Development Plans:

LDPs should support local living, including 20 minute neighbourhoods within settlements, through the spatial strategy, associated site briefs and masterplans. The approach should take into account the local context, consider the varying settlement patterns and reflect the particular characteristics and challenges faced by each place. Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system.

#### Policy 15

- a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development

with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

#### Policy impact:

- ✔ Just Transition
- ✔ Conserving and recycling assets
- ✔ Local living
- ✔ Compact urban growth
- ✔ Rebalanced development
- ✔ Rural revitalisation

#### Key policy connections:

- [Tackling the climate and nature crises](#)
- [Climate mitigation and adaptation](#)
- [Sustainable transport](#)
- [Design, quality and place](#)
- [Infrastructure first](#)
- [Quality homes](#)
- [Blue and green infrastructure](#)
- [Play, recreation and sport](#)
- [Community wealth building](#)
- [City, town, local and commercial centres](#)
- [Retail](#)

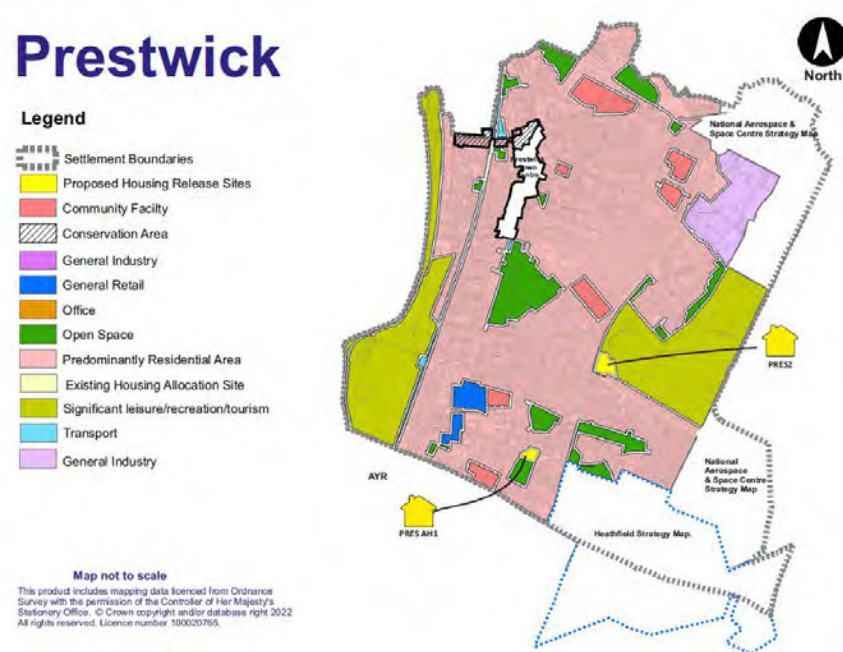
The support of a local grocery store will help with local 20-minute neighbourhoods as supported by Policy 15 of NPF4.



Policy 28 C of the NPF4 States, Proposals for new small-scale neighbourhood retail development will be supported where the proposed development:

- i. contributes to local living, including where relevant 20-minute neighbourhoods.

## 5.2 SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN 2022



### 5.2.1 POLICY 1: SUSTAINABLE DEVELOPMENT

#### STRATEGIC POLICY 1: Sustainable Development

We will support the principles of sustainable development by making sure that development meets the following standards

- Respects, protects and where possible, enhances natural, built and cultural heritage resources.
- Protects and safeguards the integrity of designated sites.
- Protects peat resources and carbon rich soils.
- Does not have a negative effect on air or water quality
- Incorporates sustainable urban drainage and avoids increasing (and where possible reduces) risks of, or from all forms of flooding.
- Respects the character of the landscape and the setting of settlements.
- Respects, and where possible contributes to the Central Scotland Green Network.
- Makes efficient use of land and resources.
- Ensures appropriate provision for waste water treatment, avoids the proliferation of private treatment systems and connects foul drainage to the public sewerage system wherever feasible.
- Contributes to an efficient use of, or provision for public services, facilities and infrastructure.
- Embraces the principles of 'place-making' and the '6 qualities of Place'
- Wherever possible, is in an accessible location, with opportunities for the use of public transport, and other sustainable transport modes including cycling and walking.
- Designed to maximise energy efficiency through building siting, orientation and materials,
- Helps mitigate and adapt to the effects of climate change.
- Includes the use of micro-renewables, wherever appropriate
- Wherever possible, Incorporates or facilitates the development of District heating / heat networks.
- Respects the Scottish government's Zero waste Objectives.
- When considering development proposals, due weight will be given to the consideration of net economic benefit.

The inclusion of small-scale hot food sales within retail premises can make a significant contribution towards reducing carbon emissions. By providing customers with the convenience of finding all their necessities in one location, walking and cycling are encouraged. Additionally, this approach can reduce the need for motorised transport to travel to other locations to obtain hot food provisions, promoting sustainable development.

### 5.2.2 Retail Outside of the Town Centre

#### **Retail outside of the town centre**

We will only consider locations outside of town centres if the development proposed is less than 1000 square metres gross floorspace and meets local neighbourhood needs or where there are no other sites that would suit the sequential approach, and:

- a. the scale, design and access arrangements are appropriate, and there will be no significant negative effect on the vitality and viability of existing centres (a retail impact assessment will have to be carried out if the proposal is for more than 2500 square metres gross floorspace)
- b. the development site is well connected to public transport and walking and cycling networks; and
- c. where there is clear evidence that the proposal will meet a quantitative or qualitative deficiency.

*Note: Please see LDP Policy: small town centres and local neighbourhood centres for development proposals relating to retail development at South East Ayr.*

As evidenced by previous planning applications, the proposed partial change of use has been deemed feasible within a building that satisfies the appropriate scale and design requisites. Including a hot food takeaway within the premises is not expected to harm the overall character of the immediate local community or the Prestwick town centre. Furthermore, the store's location is highly convenient, being situated across from a bus stop and easily reachable by local community members on foot or by bicycle.

### 5.2.3 POLICY: SMALL TOWN CENTRES AND LOCAL NEIGHBOURHOOD CENTRES

## Small Town Centres and Local Neighbourhood Centres

Not all shops are based in town centres – corner shops and shops in neighbourhood centres and smaller settlements also serve local needs. Pubs and hotels are also valuable, commercially and to the community.

### **LDP policy: small town centres and local neighbourhood centres**

We aim to keep our local shops, pubs and community facilities so that people do not have to travel for goods and services. This will help prevent areas from becoming isolated from essential facilities, especially for people who are less mobile.

Within local centres and small settlements, particularly in town centres, we will protect pubs and hotels, shops and Class 2 office developments that serve local communities.

We will support proposals for new shops and offices at local centres and small settlement town centres where they provide extra services and amenities for local communities, and otherwise comply with retail policies in this LDP. We will be sympathetic to proposals for investment in new or existing businesses in these locations. We will assess the effect of proposals for amusement centres and hot-food takeaways in these areas on the character and amenity of surrounding areas and, particularly, schools and homes.

The council will prepare Supplementary Guidance, including a site design brief, which identifies land for a local neighbourhood centre and community facilities within phase 1 of the South East Ayr development (Corton), to serve the local catchment, together with provision for active, public and private modes of transport.

We will also consider the effect of the cumulative impact of the provision of retail floorspace outwith town centres, where relevant.

The presence of Neighbourhood Centres is of utmost importance to local communities. Even if an area has only one convenience store and a hair salon, it can still be considered a neighbourhood centre, albeit in an unofficial capacity. Supporting local stores can prevent the area from becoming isolated.

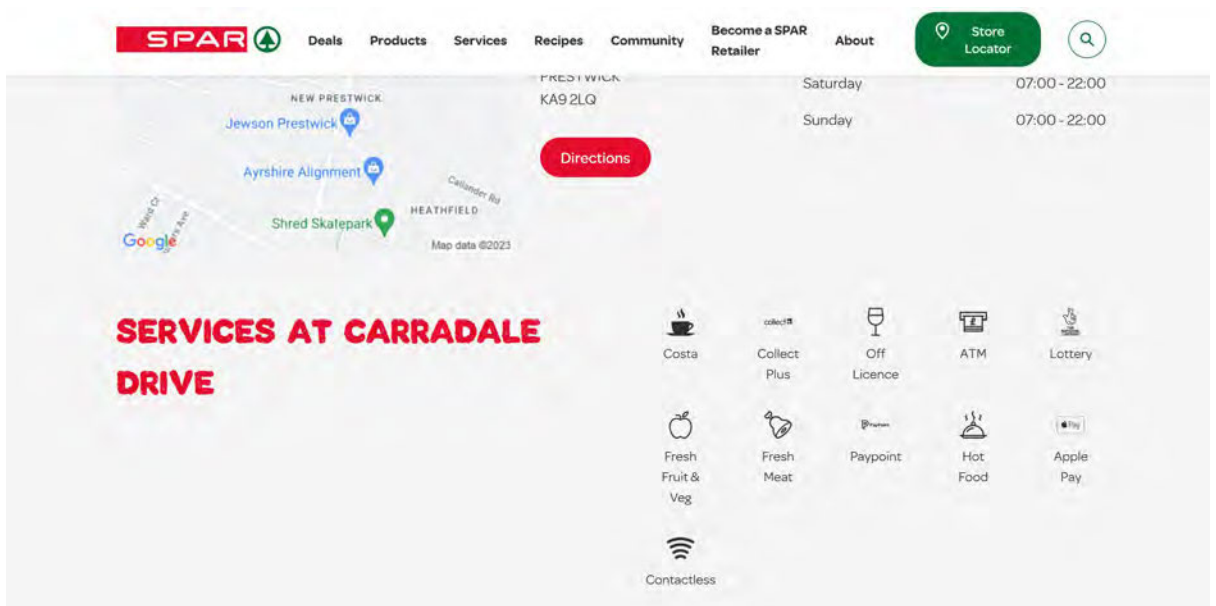
The local planning authority has expressed willingness to support investments in established businesses. That being said, the policy stipulates that the impact of hot food takeaways on the character of the area and its proximity to schools and homes will be considered during the assessment.

Our assessment of the surrounding area.



Figure 5: Del's Hot and Cold Rolls

Furthermore, other Convenience stores within the Prestwick area sell hot food. We have listed these below.



**SPAR** Deals Products Services Recipes Community Become a SPAR Retailer About

Store Locator

01292 618246

Tuesday 07:00 - 22:00  
 Wednesday 07:00 - 22:00  
 Thursday 07:00 - 22:00  
 Friday 07:00 - 22:00  
 Saturday 07:00 - 22:00  
 Sunday 08:00 - 22:00

**Address**  
 74  
 Main Road  
 Whitletts  
 Ayr  
 KA8 0LQ

Directions

**SERVICES AT WHITLETTS**

- Costa
- Off Licence
- ATM
- Lottery
- Fresh Fruit & Veg
- Fresh Meat
- Paypoint
- Hot Food
- Apple Pay
- Contactless

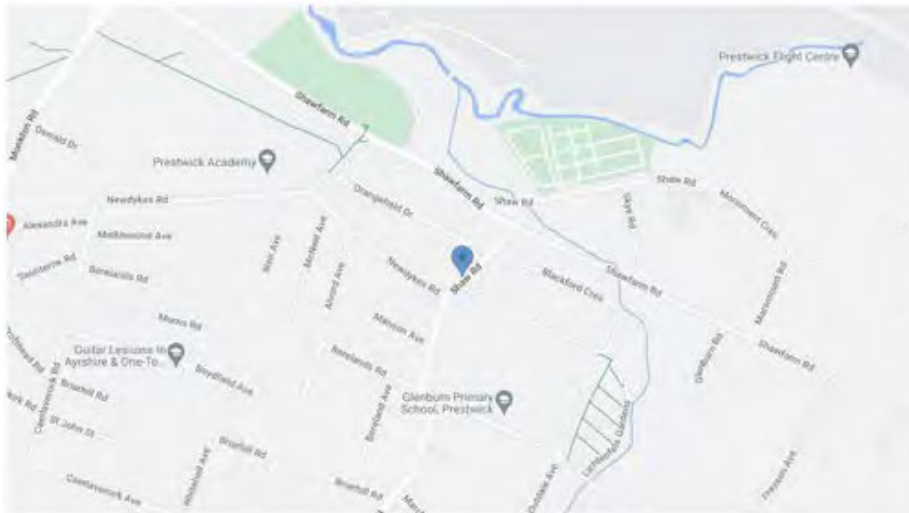
As indicated above, it is not uncommon for larger franchised convenience stores to offer hot food for sale. To ensure that planning authorities act fairly and consistently within the local area and throughout the region, this application is expected to be approved.



Figure 6: Shaw Stores, Fast Food and Take away.



There's a Shaw Stores fast food/takeaway situated at 25 Shaw Road, Prestwick KA9 2LW. The business hours are open from 8:00 am to 2:30 pm, and unfortunately, there are no parking spaces available at the location.



#### **Business Hours**

Mon: 8:00 AM–2:30 PM  
Tue: 8:00 AM–2:30 PM  
Wed: 8:00 AM–2:30 PM  
Thu: 8:00 AM–2:30 PM  
Fri: 8:00 AM–2:30 PM  
Sat: Closed  
Sun: Closed

*Figure 7: Shaw Store Location and Business Hours*

## Environmental Impact on Surroundings

The closest residential property is located next to the property in question. We observed that the occupants raised no objections to the previously rejected application. The closest residential property is located next to the property in question. We observed that the occupants raised no objections to the previously rejected application.

A commercial hairdresser currently occupies the next nearest property. As for the rear area, it is leased out as garages and houses an electrical substation.

## 6.0 NOISE IMPACT

The client engaged the services of accredited acoustic engineers to conduct a Noise impact assessment with respect to the extraction system. It is important to note that the assessment results revealed no cause for concern.

## 7.0 SUMMARIES

To summarise, the proposed change of use application has been thoroughly reviewed. It has adhered to all relevant policies and supplemental guidance to preserve the design and character of the area. This application aligns with the National Planning Framework 4 policies and South Ayrshire Local Development Plan, ensuring compliance with planning policy objectives in the region.

Additionally, the proposed development will not negatively impact residential amenities. Therefore, we respectfully request that the applicant be treated fairly and equitably in accordance with the standard procedures for all applications in the area. Unless significant and corroborated evidence is presented that would warrant the rejection of this application, we recommend its approval.

Philip M. Landa  
BSc. (Hon), MSc. In Town and Country Planning  
Planning Consultant



[philip@tmcplanning.co.uk](mailto:philip@tmcplanning.co.uk)





0141 266 6666

Response to Objections

Planning Application

23/00594/APP

23 Adamton Road North

Prestwick

South Ayrshire

KA9 2HY

Part change of use of retail unit to incorporate hot food  
takeaway.

# 1 EXECUTIVE SUMMARY

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Our client has tasked us with evaluating the submitted objections and providing a response. Upon review, we have observed a significant number of objections from individuals outside the immediate area. It is noteworthy that a small hot food take-out shop should not attract objections from locations as far away as Gorebridge, Mid-Lothian, and Grangemouth, Falkirk, as detailed in Appendix 1. While there have been some objections from the immediate area, we have addressed these in the comments section below. We believe that most of the objections lack material consideration and should not be taken into account. Furthermore, we have noticed that certain addresses have submitted multiple objections, as listed in Appendix 2. We would request that the planning authority only consider one objection per household, as is standard practice. After reviewing the response below, we are confident that the planning authority will find the application suitable for approval.

## 2 OBJECTIONS

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- 1.1 Our initial observation pertains to the objections received from areas outside the local vicinity. It is noteworthy that a small hot food take-out establishment should not typically attract objections from Gorebridge, Mid-Lothian, or Grangemouth, Falkirk, to name a few. We have presented this information in Appendix One.
  
- 1.2 Furthermore, we would like to address the issue of multiple objections originating from the same household. Our findings are documented in Appendix Two.
  
- 1.3 We will now address the contents of the objections.
  - 1.3.1 The issue of littering is not a factor that is taken into consideration in material planning, as evidenced by the presence of well-known fast food takeaway establishments. However, it is important to note that littering is illegal and can result in fines being issued by the environmental services of local councils. It should be made clear that the responsibility for littering lies solely with the individual who engages in such behavior, and not with the owner of the hot food takeaway or any other business. Similarly, the illegal dumping of tires cannot be attributed to a local Kwikfit or any other business.
  
  - 1.3.2 The applicant does not anticipate any substantial increase in traffic in relation to this application. The planning authority have not requested a traffic impact assessment, as they probably view the development as too insignificant to have a noteworthy effect on the traffic count.
  
  - 1.3.3 The presence of seagulls in the vicinity is not a material planning consideration that needs to be taken into account for this particular application. It is only relevant if it is directly associated with the operations of the shops, which is not the case with customers dropping food. It is important to note that Environmental Services have not raised any objections to this application.?

- 1.3.4 The subject property boasts a total of four parking spaces, this does not include the 2 “inner” spaces that can be used by staff that are there for long term, with two situated at the front and two at the rear. It is important to note that there are currently no parking restrictions enforced along the road adjacent to the establishment. As such, we do not believe that the availability of parking spaces poses a significant enough concern to warrant the rejection of the application. Additionally, it is worth noting that while parking on the pavement is not currently prohibited, driving on the pavement for the purpose of parking is considered a matter for law enforcement rather than a planning consideration. The potential noise generated by car doors opening and closing during nighttime hours is not a relevant factor in this application, as the applicant has confirmed that there will be no sales after 3 p.m. The fact that drivers are allegedly not taking notice of pedestrians is a police matter as it falls under, driving with undue care and attention. Obstruction of driveways is an offence of a driver causing obstruction, this again is a police matter. Finding it hard to park for visitors to residential properties is not a material planning consideration as no one has a right to park in a certain spot on the public highway. The fact that the premises is on a bus route is not a material planning consideration.
- 1.3.5 The presence of hot food being sold concurrently with the ongoing application process holds no relevance in the determination of the said application. Additionally, it is not considered illegal to operate without obtaining planning consent; rather, it is only unlawful to disregard an enforcement notice.
- 1.3.6 The issue of vehicles being damaged by cans purportedly purchased from the shop would fall under the purview of the Police rather than being a matter of urban planning.
- 1.3.7 The noise of car doors opening and closing at night are not a concern to this application as the applicant has indicated that there will be no sales after 3pm.

- 1.3.8 In the context of planning considerations, the utilization of social media by the applicant does not hold any material significance.
- 1.3.9 The matter of ensuring food safety and the qualification of staff to handle food falls under the purview of Environmental services and is not considered a material planning consideration.
- 1.3.10 In matters pertaining to fire safety, it is important to note that the Health and Safety Executive or the Fire Service are the appropriate entities to address any concerns. It should be emphasised that fire safety does not constitute a material planning consideration.
- 1.3.11 In reference to NPF 4, the Chief Planner has stated in his letter that no policy should be interpreted in isolation. The development in question is supported by other policies, such as Policy 27.

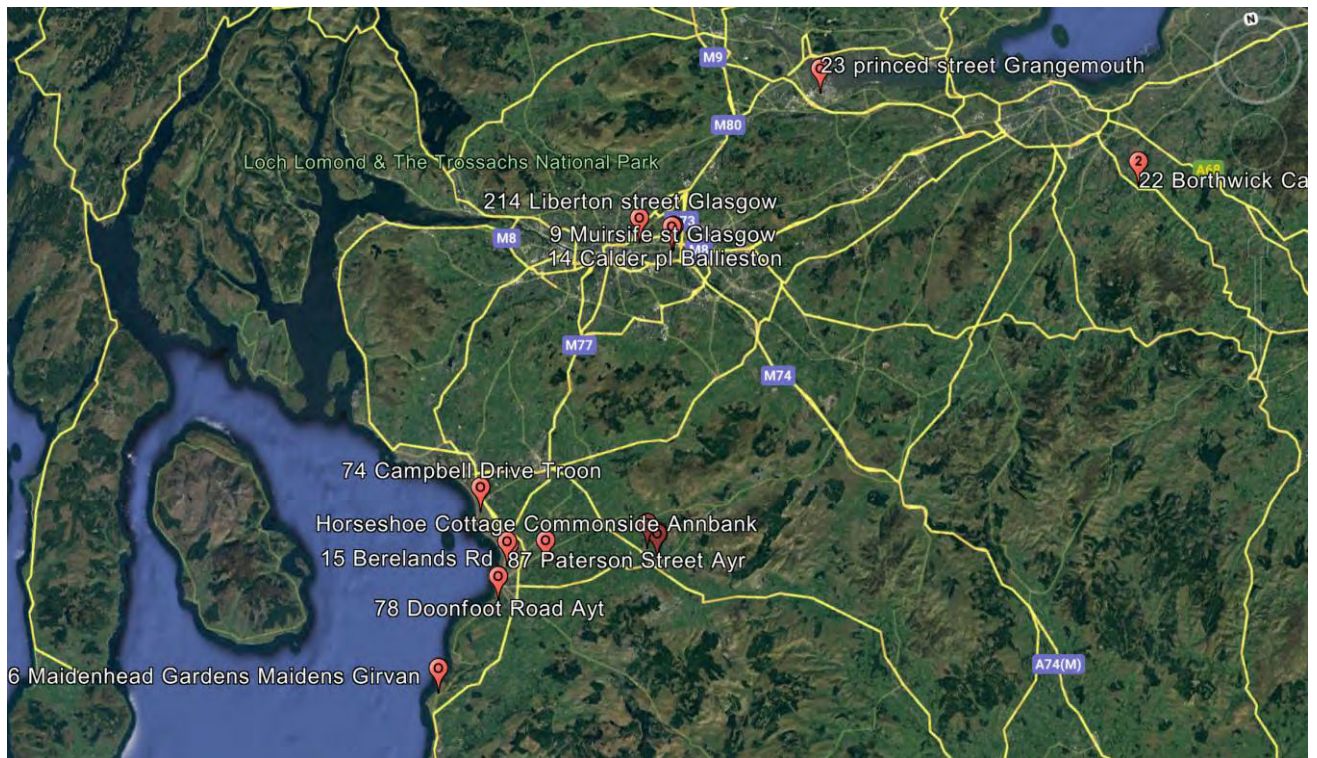
### 3 SUMMARY

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We believe that we have addressed and answered the majority of objections surrounding this application. However, the significant level of online support we have witnessed indicates that there is a consensus in favour of this development. In light of this, we respectfully request that the planning authority take this into account while determining the outcome of this application, in addition to the responses we have provided above. We are hopeful that our client's small hot food takeaway, which serves the local community, will be granted approval.

Thomas Cochrane BSc.(Hons) , HND, CPC

# APPENDIX 1



Non Local Objections,

Gorebridge, Mid Lothian 2 Objection from the same household. (counts as 1 Objection)

Grangemouth..1 Objection

Glasgow.....3 Objections

Troon.....1 Objection

Annbank.....1 Objection

Cumnock.....3 Objections

Ayr.....3 Objections

Girvin .....1 Objection

Total Non Local Objections 14



## APPENDIX 2

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- 22 Borthwick Castle Terrace North Middleton, Gorebridge, two representations  
Mr George Kay and Mrs Janice Kay
- 28 Adamton Road North, Prestwick, two representations  
Mrs Linda Falconer and Mr Gary Falconer
- 13 Adamton Road North Prestwick, two representations  
Mrs Rita Skilling and Mr Donald Skilling
- 22 Adamton road north Prestwick, one person, two objections.  
Mr Alun Wheatley 21 Aug 2023 and 22 Aug 2023
- 119 Briarhill Road, Prestwick, four representations  
Mr Luis Santo. Mrs Simone Reid Santos, Mrs Marisa Santos and Mr Cristiano Santos
- 34 Adamton Road North Prestwick, two representations  
Mr John Morrison and James Morrison

Total multiple representations 14

From 6 households

= 8 overrepresentations

**LOCAL DEVELOPMENT**

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION  
(Delegated)**

Ref No: 23/00594/APP

**SOUTH AYRSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

To: **Mrs Kulwinder Kaur**  
per TmC Planning And Property Development Ltd.  
Philip Landa  
Clyde Offices 2nd Floor  
48 West George Street  
Glasgow  
G2 1DP

With reference to your **Application for Planning Permission** dated **9th August 2023**, under the aforementioned Regulations, for the following development, viz:-

**Part change of use of retail unit to incorporate hot food take away**

at: **23 Adamton Road North Prestwick South Ayrshire KA9 2HY**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **refuse** the Application for Planning Permission for the said development in accordance with the following reasons as relative hereto and the particulars given in the application. The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above these and represent the refused scheme.

**The reasons for the Council's decision are:**

- (1) That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of National Planning Framework 4, specifically National Policy 14: Design, quality and place, National Policy 23: Health and safety and National Policy 27: City, town and commercial centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, as such a use shall undermine the established residential character of the surrounding area and result in a detrimental impact on amenity of residential properties by way of increased noise and disturbance.
- (2) That the proposed part change of use of the retail unit to incorporate hot food takeaway is contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically LDP 2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites and LDP 2 Policy: Town Centres, by reason that a hot food takeaway does not represent an appropriate or compatible use within a residential area, that the proposed hot food takeaway will have a significant adverse impact on the amenity of residential properties as a result of increased noise and disturbance particularly during early morning and late evening, and that the hot food takeaway has not been located within a peripheral town centre area or local neighbourhood centre, both of which are identified as suitable for hot food takeaways.

**List of Plans Determined:**

- Drawing - Reference No (or Description): **Refused** Location Plan
- Drawing - Reference No (or Description): **Refused** KK/FP1
- Drawing - Reference No (or Description): **Refused** KK/FP-02
- Drawing - Reference No (or Description): **Refused** Ground Floor Plan
- Other - Reference No (or Description): **Refused** Noise Impact Assessment

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

**Dated: 7th November 2023**

.....  
**Craig Iles**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**

Contact: [REDACTED]  
ARA Case Officer: AP  
Planning Case Officer: E McKie  
Planning Application No: 23/00594/APP  
Location: 23 Adamton Road North, Prestwick

Date Received: 16/08/2023  
Date Returned: 19/10/2023  
Recommendation: No Objection subject to Conditions

The following response has been prepared following a review of the information made available through South Ayrshire Council's Planning portal website at the time of writing.

**Expository Statement (if applicable):**

Required for Major applications, or where the recommendation is for refusal or deferral.

**Advisory Notes:**

**Road Opening Permit:**

That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

**Roads (Scotland) Act:**

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

**New Roads and Street Works Act 1991:**

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

**Costs of Street Furniture:**

The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

**Costs of TROs:**

The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.

**Signage to TSRGD 2016:**

The Council as Roads Authority advises that only signs complying with the requirements of ‘The Traffic Signs Regulations and General Directions 2016’ are permitted within public road limits.

**Conditions:**

**Parking Mitigation**

That within three months of the date of issue of planning consent a scheme of parking mitigation shall require to be agreed and implemented on-street. The parking mitigation scheme shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). It is anticipated that the scheme would consist of a combination of bollards, road marking and signage.

**Reason:**

In the interest of road safety.

**MEMORANDUM**

Tel: [REDACTED]  
Our Ref: EL/23/02919/PLNAPP  
Your Ref: 23/00594/APP  
Date: 28 August 2023

From: Service Lead: Trading Standards & Environmental Health  
5 – 7 River Terrace  
Ayr  
KA8 0BJ

To: Planning Service  
County Buildings  
Wellington Square  
Ayr  
KA7 1DR

**SUBJECT: Planning Application Reference No. 23/00594/APP**

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
PROPOSAL: PART CHANGE OF USE OF RETAIL UNIT TO INCORPORATE HOT  
FOOD TAKE AWAY  
ADDRESS: 23 ADAMTON ROAD NORTH PRESTWICK SOUTH AYRSHIRE KA9 2HY**

I refer to the above planning application consultation submitted to this section on 16 August 2023 and can advise as follows.

There are no objections to this application so far as this Service is concerned.

This response with recommendation(s) was prepared by Elaine Little [REDACTED], to whom any further enquiries can be made on .

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Avril Dante

Address: 15 Berelands Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a resident in the local area and have already experienced negative impact from the key store serving food during the day:

\* polystyrene like take away food packaging and large plastic drink cups discarded in the street.

\* takeaway food (half eaten in containers and drink cups) dropped into our garden on a regular, often daily occurrence.

\* rise in seagull activity due to the food containers littering the street.

I understand this is currently more apparent during school terms as it is clearly more young people on their lunch break, and way to school who are causing the issue eating on their way.

We would appreciate bins available for public refuse.

The parking of cars for the store is also problematic, making safe vision for leaving and entering Briarhill Road for drivers increasingly hazardous. At peak times vehicles are parked on both sides of the road for the shop leaving only a middle space for one way traffic on a very busy thoroughfare and bus route. This includes pedestrians (adults and children) and having to run on the road between parked cars causing more safety issues. Perhaps a review of crossing facilities and yellow lines for safer parking would be useful.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Jon Beckett

Address: 6 Maidenhead Gardens Maidens Girvan

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I travel along Adamton Road several times daily and have found since the latest convenience store has reopened, that the parking of customer cars/vans has impacted the safe flow of traffic along Adamton Road.

As a main arterial/local route through Prestwick, I would object to the hot food take away being open during peak hours especially the early morning/afternoon rush.

If this application is approved I would like to see a condition that SAC implement parking and traffic control measures along Adamton Road, in order to mitigate the current bottlenecks that customers are causing by parking on both sides of the road.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Sylvia Beckwith

Address: 13 Culzean Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are still ongoing issues with the premises as hot food is still being sold.

Parking by customers using the shop continues to cause problems for pedestrians walking along Adamton Road, especially with young children & buggies.

Litter can be seen from discarded wrappers many metres from the shop encouraging seagulls & other vermin.

Car doors shutting especially in the evening causing disturbance to locals living in the vicinity.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr James Devlin

Address: 11 Berelands Avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am in total agreement with Mrs Avril Dante 15 Berelands Ave about the mess created by used food and drinks containers in our street the school children throw the food about the street and on cars and in gardens and when the seagulls come in for the discarded food they are damaging the car paintwork with their beaks and excrement. when the kids are done with their meal the containers are discarded and left for the residents to pick up so for the shop to claim it does not affect the community is nonsense. [REDACTED]

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Jackie Alexander

Address: 4 dundonald terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: They have the best salt n chilly chicken the price are amazing I have seen a lot of oap getting hot meals because they can't cook young kids get a £2 lunch let them keep the fryers

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Tracy Challis

Address: 103 adamton Road South Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop is exactly what the area needed, especially for older people and disabled people who are unable or find it difficult to cook for themselves, as there isn't anywhere else they could buy breakfast, lunch and dinner for under £10. I regularly use the deli as it's more affordable for families than other takeaways, in the area, and £2 kids meals are totally unheard of in 2023. The quality and prices of food sold at the deli speak for itself as it's always busy.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Linda Patterson

Address: 53 Westwood Avenue Dalmling Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this business in many ways... It brings so much to the community and surrounding areas. Many people I have spoken to comment on how it's been needed. Many elderly residents are actually getting out to the shops and not needing to depend on people going for them any longer. As for the food and deli area of the shop this is such a great thing for some people. I for one support this business and hope to see it grow

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Holly Goldie

Address: 18 Clune Drive Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Maureen Murdoch

Address: 66 dalharco avenue Patna

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have been in the shop several times for hot food and have always found the food they serve and the staff to be very good and is definitely a bonus to the community.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Dorothy Agnew

Address: 26 Adamton Road North Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great idea of hot food for local workers and elderly alike



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Cameron McCord

Address: 64 Briarhill Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Maria Shepherd

Address: 24 St john streer Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Louisa Cunningham

Address: 1 glenriddel Road ayr Ayrshire

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Support our own community this is what our town/area needs

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Amanda Mackie

Address: 22Mossbank Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This place has to be one of the most vibrant open airey well stocked shop up in the marchburn community and it has supported the local amateur football team on several occasions and the food well its amazing (ie there sausage if from a local prestwick man who run a butchers in Galston where I know go for butcher meat !! So it's a win win for me

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Aimee Ellistin

Address: 58 Waterloo Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr John Bingham

Address: 13 Sanquhar Ave Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic valued part of the community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Donna Lynch

Address: 27 shaw road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Best thing to happen in prestwick... Shop is amazing

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Lyndsey Allan

Address: 25 Garrowhill drive Drongan

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I used the kitchen on a regular basis with working in the factory round the corner where there is no canteen facility was good to get something hot to eat with working in the cold the kitchen should be allowed to open back up.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Stacey Young

Address: 31 Ferguson Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have no issues with a hot food counter being in operation. I would fully support this if some action was taken in regards to the amount of disposable vapes being sold. Unfortunately since this store has been operational we have had a significant amount of vapes not being disposed of correctly and they end up in our garden & in the surrounding streets. We have twice caught our dog chewing vapes that have ended up in our garden and that is not including the other ones we have found and disposed of correctly in the local area. Luckily no major harm has been caused.... yet. There is a bin outside the shop now but unfortunately not on the majority of the main walking routes taken by people to the shop which is increasing the amount of litter including vapes.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Zara Finnie

Address: 17c main st Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Nicole Briggs

Address: Prestwick South Ayrshire Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Gillian Reilly

Address: 10 Outdale Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Key store has been a much needed addition to our local

Community and this is the best convenience store we have had. I completely support the store and believe that the hot food service is much needed within our local community. The service is well used by our local community, schools and workplaces. I support the key store on in their application and would hope that this is granted

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Donna Walker

Address: 18 Blackford Crescent Prestwick Ayrshire

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Full support

Great shop and great for the community .

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Courtney Nicholson

Address: 2 raith terrace prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Catherine Scott

Address: 10 Langcroft Avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Nicola Wason

Address: 44g Shawfarm road PRESTWICK

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great shop brought a derelict mess back into fruition



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Lyndsay Watson

Address: 12 East Park Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The new convenience store has been such a positive to the community, we use the store frequently and the hot kitchen is an added bonus with great takeaway food options. It shouldn't be made to shut down. Support the local businesses while we still have them.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Christopher Howie

Address: 29 Loccard Park Symington Kilmarnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Shop used to be an eye sore and now with significant investment the shop is now a fantastic place to visit. Incorporating the hot food is great as I work in the local area and means it's a one stop shop for me to get everything I need and something to eat all in the one place.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Arlene Paton

Address: 17 Mainholm Rd Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fantastic job has been done to convert this building. The selection of produce and convince is outstanding

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Nicole Cahill

Address: 54 Sherwood Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Lee Holland

Address: 67 Orangefield Drive Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Chelsea Nicholson

Address: 2 Raith Terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The KeyStore has been an incredible asset to our small town and the surrounding community.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Eryn Bunyan

Address: 122 Westwood avenue Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Absolutely love coming into this wee shop for all my shopping on way to work staff are amazing and friendly and so handy for mine and my colleagues breakfast on way to work and also for lunch as we are located at the airport so such amazing food at a decent price with an amazing customer service is hard to come by in limited time!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms danielle nicholson

Address: 2 Raith Terrace prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: this is an amazing shop in the heart of prestwick, the food is amazing and i visit very regularly!



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Caitlin Parker

Address: 14 Westbourne Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Jonny McKillop

Address: 19 Newdykes Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant local business supplying food to local people. I can't understand why this should be rejected. Not to mention the food is also brilliant.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Cara Guy

Address: 12a Shaw Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Best food and retail at reasonable prices considering inflation.

A great wee asset to the community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Jamie Harris

Address: 7 Raith terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local resident I fully support this. The shop has been a breath of fresh air in the area.

The two closest shops don't offer this service. I can see there may be parking issues but this goes for all the other shops in the area as well as the local primary school campus. If traffic was as much of a concern more could have been done when building the new school I'm sure. A lot of the custom will also be by foot from the local area. I know this shop has employed several people from the local area and long may it continue.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Nicola Arthur

Address: 28 Hawkhill Avenue Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Bianca Blackwood

Address: 40 Wilson Street Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great wee shop and excellent amenities. 100% support

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Lynsey Martin

Address: 89 Obree Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Please let this shop continue with food. It is an asset to the community and it would be disgusting if sac hinder them in their business, like sac do to so many!!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Sharon Nicholson

Address: 49 Indale Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great shop



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Sharyn George

Address: Heathfield Road 17 Heathfield Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is great for the community and would hope it be fully supported

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alan skeoch

Address: 1 Macintyre Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I can't see how this should not be allowed as it's bringing a required service or it wouldn't be busy .by refusing it your also costing people their employment

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Gill Hopper

Address: 10 Maryborough Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Anita Kozicki

Address: 11 Low Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great salads and great friendly service and a thriving wee store.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Debbie Nicholson

Address: 2 Raith Terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Exactly what we need in the community, created jobs that are much needed

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Jordan Dean

Address: 64 Oaklands Avenue Irvine

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss natasha morgan

Address: 22 marchburn avenue prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i think this is very good for the community as there are not many corner shops around prestwick/ayr that provide what Keystore does!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Michaela Innes

Address: 3 mossie road Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Michelle Alexander

Address: 27 Outdale ave Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would only imagine this would help bring in more customers to already community shop

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Gillian McSherry

Address: 68 Langcroft Avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My daughter gets food for lunch every day during school.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Karen Ferguson

Address: 18 Wellington Drive Monkton South Ayrshire

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great shop for our Prestwick community.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alan Cunningham

Address: 48 St Andrews Ave Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mark Lusk

Address: 128 Adamton road south Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great shop, great food and great staff.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Diane Glass

Address: 29 outdale ave Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Will Murray

Address: 20 Anderson Crescent Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great community shop and I use it for breakfast / lunch.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Iona Mcmillan

Address: 26 Orangefield drive Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Azlan Morrison

Address: 16 Broompark Avenue Azlan Morrison Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Keep this kitchen open!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Andrea Snaddon

Address: 23 CARNELL CRESCENT PRESTWICK

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I Support these premises. I feel it has made a difference to our community in a positive manner. Its been nice to have a busy shop on our door step where I can pick up anything from all my grocery needs to a coffee or ice cold slushie on the Go but as a busy working mum it's great to pop in and grab a toastie or a breakfast roll while I shop, Its better than filling up with Chocolate and crisps or sweets. Thankyou Keystore & More Thanks for reading.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Jennifer Gowans

Address: 41 Mossbank Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Keystore is my local shop that I use regularly my son uses the kitchen for school dinners regularly also. It has been a big hit with the community and would be a shame for the kitchen to shut and people lose jobs please consider approving their application

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Audre McCaughey

Address: Main Street Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss paige cuthbert

Address: 3 raith terrace prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i say keystore should keep the fryers! i love going up to keystore to get a hot meal for my lunch the chicken poppers and chips are unreal as well as the chips cheese and curry let them keep them !!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Gillian Phillios

Address: Shawfarm place Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Karen barker

Address: 8 Outdale Ave Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been a fantastic addition to our local community, the hot food service and choice is great and very reasonably priced. I also support a lady with disabilities in the area who uses the shop regularly and would regularly use the hot food area.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Lisa Taylor

Address: 27 seaforth road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Shauni Latimer

Address: 12 Ardfin Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been the best thing to happen to the community, it has everything you need under one roof, the food is outstanding and the staff are very polite I fully support keystore and more!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Samantha hart

Address: Rowanbank road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been amazing, so handy for food, brightens Prestwick up as business is poor just now.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Emma Worrall

Address: 16 carnell terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: amazing service from all staff, had a few things from there hot food counter, this will also help take the kids away from the town centre and the older people who have suffered in the past

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Ben Mercer

Address: 65 Blackford crescent Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great store with brilliant food and drink options including everything else the keystore has to offer

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Annie Halliday

Address: 3 Abbot Court Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This fresh & modern store has provided a great service to the community since opening, it is well stocked and the products on offer are well priced, and is a convenience store in every sense of the word. The kitchen is fantastic and ideally situated to serve the local schools and businesses within the direct area.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: dionne walker

Address: 2 indale avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Megan Lowndes

Address: 34 orangefield drive prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Not only is it convenient, food is fresh & spot on every visit & kitchen staff deserve the extra hours to be available to them

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Kirstin Paterson

Address: 165 Obree Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A great addition to Prestwick, with everything you need under one roof! Hot food to takeaway would benefit the community surrounding the shop.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Kara Howie

Address: 21 Heather park Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Michael Mohan

Address: 2 Carngillan Cottage Tarbolton Roas Mauchline

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic shop and a great asset to the local community. I shop here every single day for lunch. The food is fantastic, friendly staff and I would be extremely disappointed if I wasn't able to get lunch here anymore. Thanks Michael

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr John Mackie

Address: 22 Mossbank Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the keystore in Prestwick. Is a great shop that serves fantastic food for great value. And have a great selection of products. This shop laid empty for years. The new owners have brought it back to life with a bang. And employng local people aswell. All the staff are so friendly and helpful.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Cameron Galloway

Address: Balchriston Lodge Maybole

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The shop has brilliant facilities and the kitchen provides good food for all the local community including the workers at GE Caledonian.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Irene Speirs

Address: Craigrowan Halket Road Kilmarnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Lorna Thomson

Address: 47 Indale Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is so welcome in our local area.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Lorna McIntyre

Address: Outdale Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant shop and facilities, has made a big difference to the area, provides something for everyone, the hot food is exceptional and used by lots of local business, schools and locals, love this shop and what it provides.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Burns Kirk

Address: 76 Russell Drive Ayr Atr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Stephen Harkness

Address: 23 Clune drive Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This store helps me when I'm tired after long shift at work don't want to cook or need coffee in the morning with a role before collage this shop's kitchen is a life line to me and to others who have a busy lifestyle

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Melissa Spiers

Address: 3 Alexandria Terrace Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application and welcome a new opportunity for the future.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Alison Wood

Address: 11 Briarhill Court Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will enhance the service provided by this establishment.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Tam Kean

Address: 45 MCLEAN STREET AYR

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Smashing wee shop least a run down building is in use and I for 1 use it when I regularly pass for my essential needs.

May not stay in the community but do use often and will continue to do so.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Stephanie Chambers

Address: 175 Glencairn road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great food and service and has created jobs. Overall great for the community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Laura hunter

Address: Burnbank Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: More places are needed. They are providing a great service to the local area

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Catherine Speirs

Address: ADAMTON ROAD NORTH PRESTWICJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wouldn't have normally commented but after seeing the owners Facebook post <https://m.facebook.com/people/KeyStore-More-Prestwick-Ayr/100087879079253/> I thought I must comment.

I am sure there are going to be a deluge of customers comments in favour of this. I understand it is convenient to just pull up on the pavement and run in the shop but please understand that your convenience is coming at the expense of our neighbourhood. You don't live here and don't understand what a nightmare this shop is for everyone nearby all the neighbours I've spoken to agree.

Every day I've got vans and lorries parked over my drive and sitting eating their lunch in them I feel like I now live next to a tradesman's meeting spot. There's times of the day where I know not to leave the house now because I know it'll be such a struggle to get out the driveway with lines of sight being blocked. There's also a huge increase in antisocial behaviour, litter, footfall and the smell is awful. I ask any customer reading not to be selfish and take the 1 minute drive down to prestwick for your food takeaway (every customer to the shop drives) and also how would you feel if all this was happening on your doorstep.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Jennifer Cantwell

Address: 177 Westwood Avenue Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I work in prestwick and this wee shop is great for the community.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Caroline Lindsay

Address: 19 langcroft avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The shop is very much well needed in our neighbourhood. I fully support and shop local . Parking can be an issue at times but why penalise the shop, owners and staff just because people are ignorant and don't obey common sense. The jobs that have been created are surely worthy to allow hot food to be served. The staff make this shop, so friendly and kind to there customers. Another point made by disgruntled residents, it's not the shops/staffs fault that people are discarding rubbish, maybe if the bins in the surrounding area was increased and emptied more regularly this would help. Shop local and let them keep up the fantastic work and make a success of this shop. Would you rather it was still in the sorry state it previously was , it's a few burgers and chips really!!!! It's almost as if people would rather it closed , it's a sad society. P.s the ice cream is amazing.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Gillian Thomsom

Address: 73 Mossbank Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having somewhere close to us where you can walk to and get hot food is fantastic and overdue. It would be a shame if this was stopped

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Pam Scott

Address: 2 Mossbank Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is an excellent addition to the local community. As a family who lives near to the store we have used the food outlet on several occasions and feel it offers a good local option than having to go to the high street. The shop as a whole provides affordable goods that most other small convenience stores charge a fortune for. The shop and in particular the food outlet within the store provide jobs for local residents...many who lives themselves near the store. This in turn provides a sense of community where employees and consumers know each other. As a local resident I fully support the addition of the food outlet

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Greg Russell

Address: 58 East Park Road Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Shop has been needed for years in the area. Has everything a convenient store needs and the hot food is excellent quality. This shop also provides jobs in the area. I strongly support this application

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Abbie mcintyre

Address: 52 Victoria Crescent Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Margaret-Ann Lawrie

Address: 6 Sanquhar Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This store is what the community needed large welcoming and has everything I need. I love nothing better than popping in for food when I have had a hard day or getting my lunch on the way to work. I support this shop because it is a ray of sunshine from the minute you enter

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Viktoryia Parkhamovich

Address: 16 Langcroft Avenue Prestwick

## Comment Details

Commenter Type: Petition

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Keep hot food!!

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Chris Brand

Address: 6C kings court Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Ideal venue to shopping and fast food in the area always busy when I call in



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Lauren Blackwood

Address: 1 Dalwood Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Catherine Kerr

Address: 7 Shaw Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The food area is great for the local community it is well used and supported by the people. This application should be granted.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Helen hendren

Address: 1 Sandfield Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:It's a must for community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Josh Pettigrew

Address: 84 Marchfield Quadrant Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been a fantastic addition to the community and it should be allowed the chance to grow and develop as a business

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Jennifer Browne

Address: Sandfield House 7 sandfield Road Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the proposed plans for hot food take away at the store. The established convenience store has given a new lease of life to the area and provides an exceptional service to the area. Hot food service in this area is needed and appealing to many people living in the area.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Beth Mclellan

Address: 81 Glencairn Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Fraser Johnston

Address: Adamton road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Shop clearly out of character of existing neighbourhood. Insufficient parking. Vehicles parked over drives and next to them making it unsafe to leave because lines of sight. Vastly increased footfall causing distress. Kitchen stinks constantly can't hang out washing. Owner told his customers to comment, how would they feel if they had this on their doorstep. Owner going round neighbours trying to get them not to object feels intimidating.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Margaret Campbell

Address: 21 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reasons for objections:

The owner originally broke planning rules by starting to sell hot food without permission. The owner has other retail premises and should be aware of the rules, considering a previous application at another shop was refused. It is worrying that enforcement action has not been taken bearing in mind planning permission was NOT obtained prior to selling hot food.

This application:

States they will stop selling hot food at 3pm to stop school children from coming after school. School children will still come at lunch time creating a mess with litter and noise so this does not alleviate the problems,

compares larger grocery stores such as Tesco, Spar etc. I would like to put forward that IF any of these stores sell hot food e.g. Spar they have limited hours and have the infrastructure e.g. parking, deliveries at back of stores etc,

suggests that this supports the '20 minute neighbourhood under Policy 15 of NPF4'. This is untrue as people are not walking/cycling to the shop they are driving, buying hot food and sitting in vans and cars to eating the food. Customers are coming from all over Ayr/Prestwick/Troon/Irvine/Cumnock. This does not help to reduce carbon emissions but increase them,

shows various shops that sell hot food around Prestwick - these shops have the infrastructure and parking facilities. It is noted that Shaw Stores in Prestwick is shown in the application. This has NEVER ever caused the problems that we have experienced since 23 Adamton Road opened and



started selling takeaway. The Shaw Road shop has shorter opening times and does NOT open at the weekend,

states there were no objections from the closest resident - this is untrue. They DID object.

states there is a disabled parking space - there is none,

states it can be considered a 'neighbourhood centre'. We are 10 minutes from Prestwick Main Street and the shop mostly sells vapes, booze, ice cream, and of course you couldn't get your weekly shop from there.

There is talk that the owner is thinking of starting a delivery service for food. This will create even more noise and parking/traffic issues.

The litter created is terrible. Rubbish is left on the ground and not just around the shop it is coming up Adamton Road and into resident's gardens, onto the grass area by the bus shelter and on the street.

Traffic is dangerous now. People are parking on the pavement, double parking and Adamton Road is now a 1 way street. South Ayrshire Roads needs to get involved to help solve this problem and I think they should look into this in more detail. Maybe the road should become a 1 way road for safety reasons.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Ryan Menzies

Address: Loudon terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Really good shop, friendly staff. This is now my local, as prices are better than other also,

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Gillian Montgomerie

Address: 94 Lochlea Drive Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Support the hot food in the local business it's in the perfect location for people who may have to otherwise travel further for some hot food

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Hailey Stuart

Address: 17 outdale avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Robert McCulloch

Address: 10 Sherwood Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been the best improvement in the area for a long time and provides an outlet for workers and shoppers who might not be able to mobilise too far along providing hot food can provide essential to these people

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Carol Bradley

Address: 3 Outdale ave Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The shop is a great asset to the community and is also providing a great service to the local people

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Gemma Russell

Address: 58 east park road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Stephanie Smillie-Allen

Address: 8 Marchburn Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a family we all love the new shop and fully support them.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Mandy McDowell

Address: 62 Marchburn Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Jacqueline Steele

Address: 42 Pioneer Crescent Monkton

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We use this shop daily and several times a week for food, it's great for the local community. Fairly priced and great staff

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Scott McIntyre

Address: 4 Outdale Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: An excellent community shop that serves up a first class range and friendly service.

Supply a service 7 days a week when others are closed.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Karen Robertson

Address: 120 St Quivox road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Linda Robin

Address: 4 Westbourne Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Sean Flynn

Address: 50 Kyle Street Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This store has been a much needed revelation for our community. The store has everything the residents need, with a great staff who treat us like friends. This store is greatly used and greatly appreciated by the community and further afield. We are fully behind the store and staff.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Julie Baillie

Address: 113 Briarhill Rd Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Key Store is a great local store for the neighbourhood. It is always busy and the hot & cold food available is always fresh and reasonably priced. The Key Store is popular with workers, schoolchildren & locals who buy their breakfast or lunch there.

The only negative issue is the parking which impacts on neighbourhood properties. Inconsiderate parking is not the fault of the Key Store but drivers who use the Store & it may be appropriate for consideration to be given to making marked parking bays at the store & painting double yellow lines on the nearby road to ensure the safety of pedestrians & other road users. More ordered parking would also appease neighbours who are being negatively impacted by inconsiderate & illegal parking.

I would therefore support the application but hope that SAC & ARA could work together to find a solution to the parking issues.

Regards

Julie Baillie

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Melissa Service

Address: 48 Wood Road Troon

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This store has made a wonderful impact on the community. I originally come from Prestwick and will often use this shop on my way home from work or visiting family. I am in full support of their proposal to incorporate takeaway of hot foods. This would be beneficial for those in the community who are looking for a meal at a fair price. It's nice to see the shop owners striving to help the community.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Abbie McGowan

Address: 2E Garden Court Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:i support

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Anne Kennedy

Address: Ka9 1by 46 outdale avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Fiona Gibbs

Address: 10 Biggart Rd Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This shop has been a godsend to the community & being able to grab hot food while I'm there is a welcomed addition. There are a lot of older residents around as well & having access to hot food for them is essential. This shop offering this service is a lifeline to local residents, not to mention all the school kids.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Elaine King

Address: 43 Outdale Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Sandra Laurenson

Address: 71 st quivox road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Lynn Mcfarlane

Address: 5 loudon terrace Ka91ed

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great for the community and the shop is a valued aspect to the community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Colin Gourlay

Address: 89 Briarhill Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A fantastic addition, well needed in the community

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Allison Smith

Address: 15 Loudon Terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It's a brilliant shop such friendly people and the food is good, I pass two shops just to go to this one as the prices are good as well.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Andy Scott

Address: 23 Doon avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Kevin Mcdowall

Address: 4 pleasantfield road Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great local shop which supply local product and food great to see a local store doing well will support always

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Connor Black

Address: 9 Whiteside Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Mossie

Address: 74 Campbell Drive Troon

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are continuing to find it extremely worrying the amount of traffic and parked cars accessing the shop. My elderly mother who lives across the road is infirm and cars are taking no heed of pedestrians in the vicinity of the shop. In addition to this it is becoming increasingly difficult to find any parking near her house to attend to her needs on a regular basis. The amount of traffic is dangerous as cars are double parked and parked across her driveway continuously.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Catherine McHattie

Address: 30 Adamton Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am constantly in fear of the amount of traffic parked around my house. I am finding it very difficult to move around the street adjacent to my house as drivers are taking no notice of pedestrians as they are rushing in and out of the shop and parking anywhere they can find a space. I feel there is an accident waiting to happen. In addition to this there are cars parked across my drive and family cannot gain access to visit and attend to my needs which as an elderly person living on my own is very worrying.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Henry Mcconnell

Address: 5 loudon terrace Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Ita a great shop

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Nancy Neil

Address: 78 Doonfoot Road Ayt

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application on the following grounds

There are only 3 parking spaces (additional 2 referred to in the application are behind the building and not easily accessed. These should therefore be disregarded as they are used by the store staff.

The considerable additional traffic, parking and double parking temporarily whilst buying convenience foods- very often leaving engines running - is causing excessive exhaust fumes

Cars and commercial vehicles double parking is a danger, especially to school children who frequent the shop before and after school and at lunchtime. This is a bus route.

Discarded packaging of polystyrene, cups, etc and food results in a litter issue and seagull nuisance

This residential area now resembles a busy commercial centre

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Elaine Ballantyne

Address: 22 St. Nicholas Road Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Keep it open



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss danielle kennedy

Address: 62b gould street ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:support 100% great shop great owners/employees

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Kayleigh Thorburn

Address: 27 Carrick Drive Crosshill

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Working locally in the Aerospace industry this new store has been an amazing development to the community, the staff are great and helped to accommodate us on last minute large workplace orders for breakfast and lunch. It would be a huge loss to the community, the staff and the local workers who use the services offered by the store and the kitchen on a daily basis.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Gary Falconer

Address: 28 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to this new planning application for the following reasons:

Traffic/Parking/Road Safety issues

Anti-social behaviour increase

Increase in Litter and smells

The Hot food takeaway application which has already been refused should be enforced asap and this application refused.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: James Morrison

Address: Horseshoe Cottage Commonside Annbank

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application for the change of use to incorporate a takeaway based on the increase in traffic volume this will create making it even more hazardous at this part of Adamton Road, it will also create considerably more litter and noise for residents to put up with and is absolutely not in keeping with a residential area such as Adamton Road is.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Sharon Morrison

Address: 34 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic in the area has become a major problem and a hazard, mainly due to people trying to park as close to the shop as possible, causing a bottle neck for a main road.

Large vans parking over the entire pavement, often meaning that pedestrians can't walk past unless going out onto the oncoming traffic.

People often blocking drive ways or coaches and large lorries parking and causing residents to pull out into the road to try and see past them. I've witnessed the keystore deliveries unable to safely unload as space is limited for the size of their lorries, often having to hold up the traffic before they can pull into the lay-by in front of the store.

The takeaway is and will only add to the problem, as many are coming for breakfast/lunch. Most local shops don't seem to have this problem as many are just popping in and away. Not waiting longer times for food to be prepped and then eating it in their vehicles.

The litter has been slightly addressed with the addition of the bin but still poses a problem with seagulls.

I have no issue with the shop itself and the staff/owners and I think it has been a great asset to the area and use of the old building but I don't feel the area is suitable for a takeaway.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Simone Reid Santos

Address: 119 Briarhill Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Full objection to supply of hot foods at 23 Adamton Road.

It is with disappointment that I have given the matter further consideration and since the original application was refused the premises has continued to sell hot food on a daily basis from 7am until 5pm.

I understand that they are running a business and certainly find the premises clean internally for the purpose of a convenience store, however I am not in agreement that the design is appropriate for a catering establishment.

- 1) They have been trading in hot food since opening in December 2022 without a license, this raises questions such as are appropriate health and safety and fire requirements in place, are all the staff qualified in food handling and hygiene and cross infection control.
- 2) On their recent application being denied, they have continued to trade in hot foods.
- 3) The traffic congestion outside the premises has continued to pose a danger from 7am until 10pm at night. Cars, vans and HGV's are often parked on both sides of the road, occasionally double parked, restricting the passage of traffic along Adamton Road. I know of people who are now avoiding the road and adjacent side roads because of congestion and poor visibility, particularly when turning right from Marchburn Avenue onto Adamton Road and turning right from Briarhill Road onto Adamton Road. Adamton Road is one of the busiest roads in Prestwick, running parallel to Main Street and in the event of a major incident, the emergency services would also use this as access to the airport. Congested traffic and poor parking would not permit rapid access to a major incident.
- 4) The store is near Glenburn and St Ninian's Primary schools where children may be walking, cycling or on scooters to school as they are encouraged not to use the car and take exercise as a healthy option. Sadly the traffic generated since the store has opened, in my opinion, has created an accident waiting to happen and someone will be knocked down. Living in proximity, I witness

reckless driving in and out of parking spaces, rapid U turns, and road rage here every day and have more evidence than I care to mention.

5) People then sit in their cars eating their carry out food and some just toss the rubbish out of the window onto the road or pavement.

6) Vermin- due to the massive increase in rubbish in the vicinity this has certainly attracted many more seagulls than previously to the area and perhaps other vermin.

7) Litter- Whilst I appreciate that the owners of the store have provided adequate litter bins, their clientele are not all using them. Again, every day there is evidence of discarded vapes and their wrappers, discarded polystyrene boxes and their unfinished contents and smashed glass(alcohol bottles) in the neighbouring streets and in particular at the grassy area behind the bus stop.

8) Loitering and disturbance- The bus stop, which is largely unused by the bus service, attracts youths to consume their hot food, vapes, and alcohol there, whilst physically trying to destroy the shelter with kicking it. Frequently there is loud shouting, swearing and occasional fighting.

9) Hot food options- In the West of Scotland, there is an increasing problem with obesity at a young age, Type 2 diabetes, heart disease and cancers. The food being served in the premises is fried, full of sugar and in fact you will struggle to find a single healthy option.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Marisa Santos

Address: 119 Briarhill Road, Prestwick, South Ayrshire KA9 1JD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Full objection to supply of hot foods at 23 Adamton Road.

It is with disappointment that I have given the matter further consideration and since the original application was refused the premises has continued to sell hot food on a daily basis from 7am until 5pm.

I understand that they are running a business and certainly find the premises clean internally for the purpose of a convenience store, however I am not in agreement that the design is appropriate for a catering establishment.

- 1) They have been trading in hot food since opening in December 2022 without a license, this raises questions such as are appropriate health and safety and fire requirements in place, are all the staff qualified in food handling and hygiene and cross infection control.
- 2) On their recent application being denied, they have continued to trade in hot foods.
- 3) The traffic congestion outside the premises has continued to pose a danger from 7am until 10pm at night. Cars, vans and HGV's are often parked on both sides of the road, occasionally double parked, restricting the passage of traffic along Adamton Road. I know of people who are now avoiding the road and adjacent side roads because of congestion and poor visibility, particularly when turning right from Marchburn Avenue onto Adamton Road and turning right from Briarhill Road onto Adamton Road. Adamton Road is one of the busiest roads in Prestwick, running parallel to Main Street and in the event of a major incident, the emergency services would also use this as access to the airport. Congested traffic and poor parking would not permit rapid access to a major incident.
- 4) The store is near Glenburn and St Ninian's Primary schools where children may be walking, cycling or on scooters to school as they are encouraged not to use the car and take exercise as a healthy option. Sadly the traffic generated since the store has opened, in my opinion, has created an accident waiting to happen and someone will be knocked down. Living in proximity, I witness



reckless driving in and out of parking spaces, rapid U turns, and road rage here every day and have more evidence than I care to mention.

5) People then sit in their cars eating their carry out food and some just toss the rubbish out of the window onto the road or pavement.

6) Vermin- due to the massive increase in rubbish in the vicinity this has certainly attracted many more seagulls than previously to the area and perhaps other vermin.

7) Litter- Whilst I appreciate that the owners of the store have provided adequate litter bins, their clientele are not all using them. Again, every day there is evidence of discarded vapes and their wrappers, discarded polystyrene boxes and their unfinished contents and smashed glass(alcohol bottles) in the neighbouring streets and in particular at the grassy area behind the bus stop.

8) Loitering and disturbance- The bus stop, which is largely unused by the bus service, attracts youths to consume their hot food, vapes, and alcohol there, whilst physically trying to destroy the shelter with kicking it. Frequently there is loud shouting, swearing and occasional fighting.

9) Hot food options- In the West of Scotland, there is an increasing problem with obesity at a young age, Type 2 diabetes, heart disease and cancers. The food being served in the premises is fried, full of sugar and in fact you will struggle to find a single healthy option.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Cristiano Santos

Address: 119 Briarhill Road, Prestwick, South Ayrshire KA9 1JD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Full objection to supply of hot foods at 23 Adamton Road.

It is with disappointment that I have given the matter further consideration and since the original application was refused the premises has continued to sell hot food on a daily basis from 7am until 5pm.

I understand that they are running a business and certainly find the premises clean internally for the purpose of a convenience store, however I am not in agreement that the design is appropriate for a catering establishment.

- 1) They have been trading in hot food since opening in December 2022 without a license, this raises questions such as are appropriate health and safety and fire requirements in place, are all the staff qualified in food handling and hygiene and cross infection control.
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- 3) The traffic congestion outside the premises has continued to pose a danger from 7am until 10pm at night. Cars, vans and HGV's are often parked on both sides of the road, occasionally double parked, restricting the passage of traffic along Adamton Road. I know of people who are now avoiding the road and adjacent side roads because of congestion and poor visibility, particularly when turning right from Marchburn Avenue onto Adamton Road and turning right from Briarhill Road onto Adamton Road. Adamton Road is one of the busiest roads in Prestwick, running parallel to Main Street and in the event of a major incident, the emergency services would also use this as access to the airport. Congested traffic and poor parking would not permit rapid access to a major incident.
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9) Hot food options- In the West of Scotland, there is an increasing problem with obesity at a young age, Type 2 diabetes, heart disease and cancers. The food being served in the premises is fried, full of sugar and in fact you will struggle to find a single healthy option.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Fiona Young

Address: 70 Berelands Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic and rubbish that is being generated is disgusting having to pick up discarded packaging every day, so the part change will make matters even worse.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Jennifer Don

Address: 10 Indale avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Kenny Lucas

Address: 11 morven avenue Kilmarnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I travel to prestwick regular and always pop in for a hot roll for myself and family , the staff are so friendly and helpful , I've also noticed that the shop brings locals and other customers together with the warm hospitality and I think this would change for the worst if they had to Stop hot food

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss rebecca parker

Address: 5 rowan house woodpark prestwick

## Comment Details

Commenter Type: Petition

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alun Wheatley

Address: 22 Adamton road north Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is disturbing to see the premises continue to trade in take away food outwith the granting of a licence.

Clearly there has been significant social media input by the applicant to gather support for their application from across Ayr and Prestwick who are not impacted by the trade being undertaken at the applicants shop.

The main objection to the grant of a fast food trade licence for me centres around the increase volume of traffic both vehicular and pedestrian.

In terms of pedestrian traffic additional bins and a cleaning regime by the applicant would diminish the complaints and the vermin being attracted to the area.

In terms of vehicular traffic should the council consider the grant of this application then it should be with additional measures to calm the traffic and minimise obstructions to driveways and other road users. The creation with applicant funding of traffic calming measures to provide additional parking would partially alleviate the congestion caused at peak times whilst reducing speeds making the area safer for patrons using the premises v



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Deborah Kerr

Address: 34 Fairway View Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Its only a matter of time until someone is rundown, the traffic outside the shop is unbelievable. The shop is bringing gangs of kids that are hanging around the area. They are dropping litter, running in front of passing cars, and shouting choice language. Please consider, would you like this on your front step?

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Poppy Stillie

Address: 5 Kings Park Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Food is so good don't want to see it gone

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alan Parker

Address: 6 Hillside Crescent Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We need this shop in the community as it provides jobs and support to the local residents

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Kelsey Paton

Address: 40 Sanquhar Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant asset to prestwick

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alun Wheatley

Address: 22 Adamton road north Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this application centred around the additional pedestrian and vehicular traffic created by this application.

1/ The additional pedestrian traffic is mostly school children from Prestwick Academy who attend throughout the morning to purchase take away food and drinks which they then consume outside the location or on the walk back to school which results in litter and food waste being scattered in the local area. This increases the number of gulls and other vermin which thrive on this debris.

I believe that should this application be successful that the applicant should be required to provide further litter bins and undertake litter picking in the surrounding streets to reduce the impact of the grant of this application.

2/ In terms of vehicular traffic the sale of take away food has significantly increased the number of vehicles parking on the roadway outside the premises particularly at peak times which impacts on local residents and parents and children attending the nearby Prestwick campus.

Should the application be granted I believe it should be with conditions that the applicant contributes financially to the creation of traffic calming on the roadway to create additional parking whilst minimising the impact on local residents. This traffic calming could be of the type which narrows the roadway giving priority to one direction of travel whilst giving additional parking bays for the location and reducing the risk to road users and pedestrians with abandoned vehicles restricting sight at junctions.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr James Devlin

Address: 11 Berelands Avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i would like to know why they are still selling hot food on the 21st august without proper permission to do so. the streets are littered again with the debris from the school children

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms claire leslie

Address: 25 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am the neighbour next door to the shop. I have an objection done yesterday, which in fairness was done in haste due to the damage done to my property by schoolkids, which is being handled by the school and the police. I have no objection to the shops proposal and if anyone from the council wishes to contact myself then please do so.

Nick the shopowner has tried everything to combat any issues I have had and he has done well with the shop and rejuvenating the shop itself and the area. The shop cannot be held accountable for the actions of others and how they react to the property round about and for that I am sorry.

People visiting the shop need to be mindful that that is peoples homes round about the shop, people work hard to make them nice and are proud of their property, and when people damage it, it can be heartbreaking of the lack of care shown by visitors. This is not Nick the owner, who has shown compassion, help and care for my property and for that I am thankful and its very much appreciated.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Hazel McAteer

Address: 82c St Quivox Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great wee shop and definitely an asset to the community. Mostly elderly community and lovely for us to be able to pop in to a local wee shop for bread, milk and bits and bobs. Lovely staff, very friendly and always happy to help. A wee godsend to the local community. Their fresh food is lovely, especially wee bacon rolls! My grandson loves their ice cream too.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Rosemary Auld

Address: 66 Adamton Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The increase in litter in the surrounding streets has been significant since December through no fault of the shop owners. Aware that they have launched a campaign on social media to attract support for the hot food takeaway license, the question should be raised, how would these supporters appreciate that, us, the neighbours gather up the rubbish discarded on a daily basis and place it in their gardens.

There is an increased incidence of smashed glass since the shop opened and this makes it more dangerous when walking dogs and as the daylight hours decrease in the winter months, the risks to our dogs of injury will increase whilst walking them in the darkness, potentially incurring expensive vets bills.

As a pensioner who often walks between my home and Briarhill Road, I now feel more vulnerable to large groups of youths who loiter outside the shop and the bus stop directly across from it and occasionally encounter abuse.

Traffic is horrendous, an accident waiting to happen

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Luis Santos

Address: 119 Briarhill Road, Prestwick, South Ayrshire KA9 1JD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There always been a shop of some description on this premises over the past 30 years plus, I leaved here and yet we have never had any issues with litter, traffic congestions and gathering of youths outside.

A local convenience store is welcome , however the sale of hot food is something that turned what used to be a reasonably quite residential area, in to a noisy, dirty and traffic congested area.

Therefore I do not support this hot food take away application, and hope the council sees, and considers the views of the people which will have to live with this disturbance, unlike the hundred plus supporters which are quite happy to use it the premises but do not have to put up with its inconvenience at their door step.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Rita Skilling

Address: 13 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I would like to comment on the Planning Application 23/00594/APP. (Previous application -23/00397/APP). This is the second application the shop has made, the first one has been rejected. Why was the shop allowed to submit another application? Should this not be an appeal? The shop is already selling hot food take away during the day, presumably without the permission. Why is this allowed? It makes a mockery of the whole process.

Since the shop opened we have noticed a number of negative impacts to the neighbourhood:

- Traffic - the increase in traffic is very noticeable. There is now a constant flow of traffic during the day and traffic jams in the morning, lunchtime and after 5pm. The cars are parked on both sides of the road constantly which means the rest of the traffic has to filter in single file causing road blockage. It is also nearly impossible to cross the road.

- Parking - the parking has been a complete nightmare. The customers leave the cars parked on the pavements on both sides of the road meaning that disabled people or people with buggies are not able to get by. There are constantly large lorries parked outside for long periods of time (e.g. drivers taking a lunch break) blocking half the street. Blocking road visibility for drivers and pedestrians. This is a main street for the Glenburn school traffic and there are lots of children walking to/from the school. This is now a safety issue and an accident waiting to happen.

- Access problems - due to increase in traffic and customer parking it is very difficult to get out of the drive. There were a number of instances where customers park their cars right in front of our driveway meaning we cannot get in or more importantly out of the drive. My husband has been late for work as a result of this. What if there was an emergency? We have now started taking photographs of the cars parks and would be happy to provide them as evidence. There needs to be parking restrictions implemented ASAP.

- Noise - we have noticed an increase in noise due to traffic but also due to people walking by constantly and hanging around the shop. We all (including our young children) get woken up and disturbed during the night. Lorries making deliveries very early in the morning, shop closing at

night (side entrance) and kids/teenagers hanging around the shop and bus shelter opposite shouting, swearing, singing and fighting. There were 2 instances of Police being called out which has never happened before and we have lived here for over 10 years!

- Rubbish - the amount of rubbish left behind on the streets, pavements and driveways is shocking and disgusting. We are fed up picking up the rubbish. There is now a bin next to the shop which unfortunately has not made much of a difference. There is also an increase in seagulls in the area, waiting for the rubbish and left over food. Screeching and pooping everywhere, making more mess.

- Smell - we can smell unpleasant frying smells from the shop in our garden and around the street. We had to re-wash our clothes which were drying in the garden because they absorbed the smells from the vents.

The shop owners have visited most neighbours on the street 'to introduce themselves' offering gifts. Is this an attempt to bribe us all?

This is a residential street, not a town/city centre and the shop should not be selling take away food. There is another shop on Adamton Road South, we pass it on the way home, there is never this amount of traffic, noise or rubbish around it. The issues we are experiencing are most definitely due to take away food option. This is not acceptable and the planning application should be rejected.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Donald Skilling

Address: 13 Adamton road north Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I would like to comment on the Planning Application 23/00594/APP. (Previous application -23/00397/APP). This is the second application the shop has made, the first one has been rejected. Why was the shop allowed to submit another application? Should this not be an appeal? The shop is already selling hot food take away during the day, presumably without the permission. Why is this allowed? It makes a mockery of the whole process.

Since the shop opened we have noticed a number of negative impacts to the neighborhood:

- Traffic - the increase in traffic is very noticeable. There is now a constant flow of traffic during the day and traffic jams in the morning, lunchtime and after 5pm. The cars are parked on both sides of the road constantly which means the rest of the traffic has to filter in single file causing road blockage. It is also nearly impossible to cross the road.

- Parking - the parking has been a complete nightmare. The customers leave the cars parked on the pavements on both sides of the road meaning that disabled people or people with buggies are not able to get by. There are constantly large lorries parked outside for long periods of time (e.g. drivers taking a lunch break) blocking half the street. Blocking road visibility for drivers and pedestrians. This is a main street for the Glenburn school traffic and there are lots of children walking to/from the school. This is now a safety issue and an accident waiting to happen.

- Access problems - due to increase in traffic and customer parking it is very difficult to get out of the drive. There were a number of instances where customers park their cars right in front of our driveway meaning we cannot get in or more importantly out of the drive. My husband has been late for work as a result of this. What if there was an emergency? We have now started taking photographs of the cars parks and would be happy to provide them as evidence. There needs to be parking restrictions implemented ASAP.

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- Rubbish - the amount of rubbish left behind on the streets, pavements and driveways is shocking and disgusting. We are fed up picking up the rubbish. There is now a bin next to the shop which unfortunately has not made much of a difference. There is also an increase in seagulls in the area, waiting for the rubbish and left over food. Screeching and pooping everywhere, making more mess.

- Smell - we can smell unpleasant frying smells from the shop in our garden and around the street. We had to re-wash our clothes which were drying in the garden because they absorbed the smells from the vents.

The shop owners have visited most neighbours on the street 'to introduce themselves' offering gifts. Is this an attempt to bribe us all?

This is a residential street, not a town/city centre and the shop should not be selling take away food. There is another shop on Adamton Road South, we pass it on the way home, there is never this amount of traffic, noise or rubbish around it. The issues we are experiencing are most definitely due to take away food option. This is not acceptable and the planning application should be rejected.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Tom J Falconer

Address: 87 Paterson Street SOUTH AYRSHIRE PRESTWICK

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Contradicts NPF4 - A hot food takeaway contradicts the established residential character and results in a detrimental impact on amenity of nearby homes due to increased noise and disturbance. Vans and HGVs are coming and going all day long. Causing a noise disturbance and often there for 20+ mins with engines idling and blocking the road. This is a direct result of the takeaway element of the establishment.

Contradicts SALDP2 - The Takeaway is causing a significant adverse impact on the amenity of residential properties as a result of increased noise and disturbance. The takeaway isn't located in a peripheral town centre or local neighbourhood centre. The area is less than ½ a mile from prestwick town centre so was in no danger of being 'isolated' as claimed in the application.

In the previous refused application Environmental health advised that the applicant had not addressed the matter of how it would be proposed to mitigate cooking smells or noise. There is nothing in this application that shows how smells would be minimised.

The application(s) have claimed to have 5 parking spaces. In reality 2 are behind the store and not used by customers so should be disregarded. The new application also claims to have one disabled parking space, this is false. The planning department/ARA have been taken for a ride when it comes to parking and road safety throughout these applications.

There is enough parking to accommodate 2/3 cars or one large van/HGV which is inadequate for the current establishment. There isn't even enough parking for their own deliveries - often articulated lorries just stop right in the middle of the road to make deliveries because there's no where else for them to go. The 2/3 spaces are usually unavailable - customers must park elsewhere - and as the road is too narrow for vehicles to be parked entirely on the road vehicles

have to bump up on the pavement, creating a safety hazard for pedestrians as they have to enter the road to get past. Leaving and entering driveways is difficult and dangerous as much of the customers are in vans and HGVs meaning lines of sight are blocked. Selfish customers often park directly over driveways as well. There are many other road safety implications of this takeaway - ARA is now in agreement over this. All of this is having a massive adverse impact on the amenity of nearby residential properties.

Obviously there has been social media activity by the applicant to gather support for the takeaway. The thing is, the applicants customers don't live here and are not impacted by the the disruption this is causing. For decades this had been a residential area, it now resembles a busy commercial centre.

The takeaway has been operating illegally since December 2022, questions should be asked why this has been allowed to continue so long despite being refused permission. It's not clear why this was allowed to be lodged as a new application and not an appeal of the previous one. Seems the applicant is buying themselves more time to stay open.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Malcolm Fletcher

Address: 9 Muirsife st Glasgow

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Shop clearly not keeping with the area. Vans blocking the road constantly. Can't just open a supermarket in a residential area there's no parking.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Linda Falconer

Address: 28 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Upon review there is no new information or mitigation in this application that would support permission being granted to allow the takeaway service to continue.

Furthermore, the application claims that the nearest neighbour did not object to the previous refused planning application. This is untrue.

It is claimed that the '20 minute neighbourhood policy' is relevant to this application. I would strongly disagree. This is not an isolated area - it is a 10 minute walk to Prestwick Town Centre with all its amenities. It does not reduce carbon emissions as customers use their cars/vans, sit in them while eating with their engines on therefore increasing emissions and spoiling the enjoyment for residents.

The noise assessment impact is misleading. It does not take into account the effects of vehicles coming and going, closing car/van doors and deliveries by large articulated Lorries (coming from 6.30am at times) this all causes a detrimental impact for residents. It also does not take into effect the additional noise caused by groups of people eating, drinking, vaping and causing a disturbance to the neighbourhood with youths running around, shouting and making life miserable for residents.

The application states there are 5 parking spaces. 2 of these spaces are at the rear and customers don't use them. The front offers space for 2/3 cars max however this is insufficient. Customers end up parking on the pavement, blocking residents' drives, double parking and sometimes block the access area to the lockups at the back of the shop. I have witnessed delivery lorries parking in the middle of the road and unloading due to the fact that this road is not suitable for this type of business. This is very dangerous. It would be useful if ARA could do a full survey of

this area to ensure safety of residents.

The application states they will decrease the hours of the takeaway from 5pm to 3pm to stop school children coming after school. This will not alleviate the problems of litter, noise and disturbance.

Litter in the area has vastly increased due to the takeaway, food boxes and polystyrene cups littering the surrounding area and into resident's gardens. It is a constant battle to stay on top of the takeaway litter being dropped into gardens. Seagulls arrive because leftover food is discarded in gardens, the pavements and the grassy area next to the bus shelter. The odour from the fried food is very strong and spoils sitting out on a nice day.

The owner has indicated that they intend to expand their services to include home delivery. This would have an even more detrimental impact on the neighbourhood with increase traffic, noise and pollution.

This has had a negative and detrimental impact for residents due to the increase in litter, traffic, noise and odours from the food. The quality of our life has been badly affected by this takeaway.

Finally, I believe that there is a loop hole in planning law. The applicant was originally refused permission for hot food, instead of lodging an appeal the applicant submitted a new planning application thereby delaying the process. If this new application is refused I believe the planning department should enforce this for the sake and safety of the residents.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Julie Sinclair

Address: 14 Calder pl Ballieston

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This could be a case study of what happens when planning law isn't followed. All anyone from the council planning department has to do is sit on Adamton Road North for an hour at Friday lunchtime and the issues will be immediately obvious. An accident waiting to happen, I wonder who will be held liable when the inevitable accident occurs.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Lesley Faulds

Address: 7 Robbiesland drive Cumnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because it will increase anti social behaviour in a mostly residential area , increased litter additional noise and more traffic ..

-

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Allison Green

Address: 95 Barbieston Road Auchinleck Cumnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think these sort of premises are compatible in a residential area. The noise pollution for local residents along with the increased risk of anti social behaviour and litter would be detrimental to the area. The parking issue is another reason for objection along with increased traffic in area where lots of families with young children live.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Shona Mckinnon

Address: 4 indale Avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The keystore is the best shop around my area and good prices and the staff are friendly and helpful have been going there since it open

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Resham Kaur

Address: 2 Winston avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is killing another business as there is also a hot food shop near who has been there for years



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Jack Sinclair

Address: 23 princed street Grangemouth

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Causing problems accessing mother who lives here because of vans badly parked/lack of parking in general. Often these vans are stopped a while eating breakfast lunch etc. my mother got this house because it was a quiet safe area.. not so much anymore.. Schoolkids loitering while eating food as well making the whole thing a bit of a nightmare to be honest. Throwing chips and other food around attracting seagulls as well. A fast food shop is totally out of place in this area

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Ms Julie Faulds

Address: 6 Oakbank Drive Cumnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic is already difficult in this road . It's getting out of control with cars and lorries parking wherever without care or thought for anyone else while they go in to get food from this outlet - as they are already selling fast food though I don't think they have authority to do this . Litter is everywhere around there now as a result of the food being served and there are groups of young people congregating in large numbers and demonstrating anti social behaviour . Do you not think we have enough places providing junk food to our children without adding another

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Paul Hay

Address: 48 Adamton Road North Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning application for Keystore More applies to a residential area, which already has severe traffic problems for residents as many car users use Adamton Road North as a bypass to avoid traffic and traffic lights on the Main Street.

When the store was selling hot food:

traffic increased and inconsiderate parking outside the store was an issue;

there was food and packaging strewn across the road, in the grassy area opposite the store, and on the pavements in the local area - this is a health and safety concern as it could cause a problem with vermin and also to pet owners who use the grassy area to exercise their dogs, where discarded food could be a hazard:

there are plenty of hot food outlets on the Main Street and, in order for the Council to support the Scottish Government's anti obesity strategy, children from the local schools should be encouraged to walk to same to get food.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Olim Kerr

Address: Ka67bd Drongan

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Defiantly needs to be here 100% need my breakfast and lunch and staff are absolute great support

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Connor Compton

Address: 1 Westbourne avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Don't take away ma rolls

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Robyn Smith

Address: 1 culzean avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Liam Wallace

Address: 39 Outdale Ave Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great shop

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Andrew Irvine

Address: 6 Coylebank Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Best shop in Prestwick for food service and groceries! Closest shop to work also and 95% of a 600 strong staff use it.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Andrew Baillie

Address: 113 Briarhill Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a resident who stays in close proximity to this shop, I strongly support this business and the food counter service it provides. The unit in which the shop is located has sat dormant and useless for many years and as a resident who benefits from its useful close proximity and fantastic range of offerings, I must strongly protest at any attempt to either hinder its current offerings, opening hours or hot counter food services. The main issue of parking is no fault of the shop and only demonstrates what a fantastic service the food counter has come to provide and how many local workers from surrounding industry giants and residents travel out their way to support it and have a good breakfast or lunch with a friendly and warm service from all the staff in the shop. In my opinion, the council and roads alliance must step up and mitigate any complaints about parking by installation and use of clear and coherent parking signage, re-marking the bus stop to remind people it is not for parking and exploring the use of fixed base bollards to potentially stop on pavement parking and walkway obstructions by inconsiderate drivers thus causing people to park sensibly in nearby streets if no space is available in super close proximity to the shop. Once again, the shop surely can't be held responsible for the actions of drivers who are not obeying the Highway Code. Well done to the key store and long may their success continue.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Ben McKee

Address: 4 Douglas Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Craig Boyle

Address: 20 Auchenkist PI Kilwinning

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This place is a great asset to the area and should be allowed to continue

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Mark Fitzpatrick

Address: 8 Dow Road Monkton

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Always used this street and never been a problem in the past. The food area in this shop benefits our company needs.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Jacqueline Wood

Address: 29 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wasn't going to object publicly again, as I did not want the gentleman of the shop coming to my house again.

I do feel I have to support my neighbours. It's a shame, we were all looking so forward to this business opening and supporting it, but it's the hot food side that seems to cause the most issues, people park not just for a quick in/out visit to grab some groceries, but sit outside our homes, parked up on the pavements, across drives sometimes, actually eating their hot foods, taking their full lunch breaks, eating and just looking in your windows for at least 20/30mins, we live here, it's horrible when you're in your home being watched, that you have to leave the room or shut the blinds, we're not a Main Street that has the street cleaners in through the night, cleaning up all the discarded hot food rubbish/cigarette ends and vape cartridges outside, we as neighbours all clean it up.

Many of my neighbours have been verbally abused and sworn at, by simply wanting to access their drives.

This is not the owner's fault I might add, he has now got a bin outside the shop, he has also sorted the rubbish issue from the side by putting up a fence.

But like it or not without the hot food, there wouldn't be most of these issues.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Linda Wilson

Address: 44a Shawfarm Road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live in Prestwick and often drive along Adamton Road and frequently walk there with my dog.

I wish to object to the hot food element of the shop (not the shop itself) due to the following:

Rubbish - since the shop started selling hot food the shop is much busier and there is a lot of resultant rubbish including vapes, takeaway drink and food cartons, uneaten food, uneaten crisps, sweetie wrappers, plastic pop bottles as well as smashed glass bottles.

Road safety - the road is really busy with cars parked on the pavements instead of on the road as there is not enough room to cope. I have seen traffic queues and road rage as people can't get through when cars double park. You have to dodge between parked vehicles to get across the road. It's really dangerous.

Odour - there is a distinct aroma of the fried food cooking in the neighbourhood which is unpleasant - especially in a residential area.

Nuisance - Kids hang around the shop and at the bus shelter causing a noise nuisance which can be intimidating. They eat their food and drink and 'hang around' during the day. I understand that kids have nowhere to go but it is having a detrimental effect on what was a nice residential neighbourhood.

Detrimental to neighbourhood - This takeaway has a detrimental effect on the neighbourhood and in my opinion has lowered the quality of life for the residents.

I can't see that this takeaway adds to the neighbourhood or is necessary as the area is already well provided for in respect of hot food. The shop itself is well stocked and handy for groceries etc but it should not sell hot fried food

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Julie Craig

Address: 27 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live with my elderly father 1 house away from the shop. Since it has opened it has caused a very bad impact on this residential area.

All the neighbours thought this was to be a Convenience store as this is what planning permission was granted for. We were not prepared for what we got.

Traffic - Vans and lorries are here all day every day sitting eating food, this is quite different to what the customer base would be for a neighbourhood convenience store. Getting out of the driveway is very dangerous as it's difficult to see past these vans and lorries, you have to edge out onto traffic. This worries me as my father is elderly and if we needed to get out at times we couldn't. Customers are always parking directly over driveways as well. The area clearly isn't set up for this type of shop. the noise from vehicles causes a real nuisance, a lot of the customers are in large vehicles (trucks, lorries etc) and sit with engines idling, it's very annoying. There is a lot of air pollution being generated by these large vehicles idling as well and it's really not fair to have this in what was always a residential area. Also It is becoming increasingly more difficult to walk on the pavement as vans and lorries more or less park over the entire pavement for large parts of the day. I believe if the council could come out, park up and sit for an hour or two and watch the traffic at lunchtime they would be horrified at what they see.

Litter - litter is a major issue with rubbish being thrown on the ground and into residents gardens. Broken glass bottles are now a hazard especially for dog walkers. Food is discarded all over the place it's disgusting, it also brings with it seagulls which we never had before.

Smell - the smell of fried food on the street is very strong and residents should not have to put up with this.



Nuisance - the shop has attracted a number of school children and other youths who hang around eating and drinking, vaping, shouting and fighting amongst themselves. It is scary when gangs of youth gather and the main reason is that the shop is now a takeaway rather than just a supermarket. Prestwick Main Street is less than 10 mins walk and there's plenty of junk food shops there, surely this is where this custom should be.

Permission has already been refused for this and it continues to operate. How do we know they aren't going to just keep selling food if it's refused again? Enough is enough they've had plenty of time open I think it needs to be enforced asap as it's a matter of safety.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Thomas Brown

Address: 214 Liberton street Glasgow

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What's the point in having planning if it's not enforced? If this isn't enforced ASAP it 1. sets a bad precedent (other shops staying open illegally because they know nothing will happen) 2. Will cause an accident as the area is now a ticking time bomb.

Planning permission was given for a CONVENIENCE STORE, not a sprawling supermarket/takeaway, this is a residential area and you've got people coming from all over ayrshire it's an absolute nightmare I've never seen anything like it. It's clearly marketed to attract a wide customer base from all over the place rather than to serve the local community as a convenience store, a takeaway attracts a different type of clientele (lorries, Hhvs, large vans etc) The shop getting its customers to comment is just ridiculous. OBVIOUSLY they're going to be supporting it, they don't care about the area they just care about their cheap food Workers are coming from all over for the cheap food in here because 1. they're undercutting everyone else on the Main Street 2. It's convenient to just pull up on the pavement here. There's nothing special about thsi place those are the only reasons it's busy.

Of course it's convenient to just pull up here. Just because somethings convinient and cheap does that mean it's ok? Should we just start opening McDonald's and kfc's in random residential areas?

EVERYONE drives here, no one walks(except schoolkids) big vans and lorries sit with engines idling for ages. This shop is BAD for the environment

It's notable that prestwick academy schoolchildren come here now, do we really want schoolchildren eating this junk?

I feel something needs to be done about the road even when the takeaway does shut, surely when opening a shop of this scale some consideration must be given for road safety/parking this ejem more so since it's in a residential area, inconsiderate customers park right ober driveways so

certainly would pay no attention to double yellows. Vehicles are abandoned all over the place in a free for all manner on both sides of the road, crossing the road is unbelievably dangerous. The problem isn't just that though, having a van or lorry even parked what would be considered legally next to a driveway here is dangerous because you can't see what's coming. I really don't know what could be done to stop this. The parking is honestly so bad that it can actually be funny at times, it's like watching dodgems at a theme park. The council should put a camera here and watch the traffic if for no other reason than to have a laugh at it amongst themselves. Getting into or out of a driveway is tantamount to impossible at certain times of day. There really is nothing that can be done about this, unless the owner has found some way for his customers vehicles to levitate over the shop (no mention of this in the application) there is absolutely no where to park. The road just does not have the room for all these customers. This should be refused and enforced asap before someone gets hurt as this is in fact matter of safety  
I now shrivel at the thought of visiting my daughter due to the shop.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Shaun Graham

Address: 12 James Campbell Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Road was busy before there was food

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Steven Rowan

Address: 46 Whitehall Maybole

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Lesley Bletsoe

Address: 18 mossbank Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It's a great wee place nice food

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Caryn White

Address: 76 Sillars Meadow Irvine

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I use the shop daily mostly for hot and cold takeaway food during lunch breaks due to the town being too busy and the shop being the most convenient.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alex Fernie

Address: Steps Road 38 Irvine

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great shop on a great street



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Dionne Lynch

Address: 27 Shaw road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I love this kitchen

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Danielle Lynch

Address: 27 shaw road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Use to stay here and the traffic has always been the same.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Kelly Vernon

Address: 34 crofthead road Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great addition to this area of prestwick

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Ross Gilmour

Address: 6 lngcroft avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Lorna Morris

Address: 13 Westbourne gardens Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great place

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Ayden Boyce

Address: 1 Pennant Court Irvine

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: John Samson

Address: 43 Caladonia Road Ayr

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Shop sat derelict for years. It is now well stocked, friendly staff, and the hot food is great. Taking away the kitchen would nit make any difference to parking as its still a busy shop regardless.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Mick Ure

Address: 35 Dalmilling Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I personally work close to the shop and feel it's a great asset to the community



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr David Allan

Address: 31 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Given the increased volume of passing traffic using this shop in Adamton Road North, vehicles now parking at all times of day and night on both sides of road causes congestion filtering back further on Adamton Road North - in both directions.. Furthermore it is claimed in the application that a bus stop opposite this shop is a plus point. In reality this bus stop has not been used for years.

As residents we struggle even more to exit and enter our driveway.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Debbie Kennedy

Address: 40 Fulshaw crescent Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I use this shop each and everyday my mother stays along the street and we use it for a wee hot roll each day my elderly mother and myself have learning disabilities and this shop offer so much

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Lynda Foley

Address: 10 thistle walk Ayr Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The shop is a great asset to the community, provides jobs for local people, prices are within budget. I use the shop everyday as I have no transport, the staff are great!! The kids also love the food, affordable and great when there out with friends

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Dr Paddy Dunlop

Address: Killochside Ochiltree Cumnock

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The rolls are bangin

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Lewis McCulloch

Address: 49 indale avenue Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a repeat customer of this business, and they never disappoint. The team is always friendly and helpful. I would highly recommend.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr George Kay

Address: 22 Borthwick Castle Terrace North Middleton, Gorebridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

- incompatible with a residential setting
- potential for increased anti social behaviour
- detrimental impact through additional noise, litter and smell
- parking and traffic

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Janice Kay

Address: 22 Borthwick Castle Terrace North Middleton

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is:

Incompatible with a residential setting.

Increase anti social behaviour at unsociable hours.

Will have a detrimental impact on area with additional noise, litter and smell.

Venue sits opposite a bus stop increasing the volume of foot traffic and people out with area which would disturb local residents.

Will increase volume of traffic and reduce parking spaces.

Open up avenues for future development of similar establishments.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Kerr Morton

Address: 32 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: General Observations

If the Planning Committee reviewed the comments made by the neighbours who were notified of the change of use as part of the initial planning application - Ref. No: 20/00859/APP - they will sadly find that many of the predictions of traffic chaos, increase in litter etc have sadly materialised.

It is local residents who are most impacted and who knew from the very outset that a store which has only car parking spaces in front of the shop for two cars would have a detrimental impact on what is a residential area.

As others have comments, the original planning was for a convenience store, not what is in effect a mini supermarket, that stocks an equivalent range of products to say a Tesco Express without the appropriate infrastructure to support.

There is no doubt that a convenience store can be a useful addition to the local area, however when you compare this shop with the similar commercial ventures at the top of St Quivox Road, Prestwick or Adamton Road South, there is no comparison in terms of the size and scale of operations which is not consistent with what has always been a quiet residential area.

The volume of comments from customers reflect well on their satisfaction of the takeaway food that is being served - "the rolls are banging" - but also gives an insight as to the distances people are travelling from to take advantage of this offering.



When your layer on the other customers who are making use of other aspects of the shop, then it is little wonder that at numerous times through the day, a busy thoroughfare road such as Adamton Road North is rendered a single track road at multiple points between the junctions of Marchburn Avenue and Ferguson Avenue.

The basis for my objections to this application are as below and consistent with previous submissions:-

1. Environmental Impact and disturbance - The provision of hot takeaway food - something that has been in place since December '22 - is detrimental to enjoyment of the local area for a number of reasons including noise (deliveries arrive very early in the morning for the takeaway), pungent smells (the smell of the takeaway is very noticeable while operating from 7am - 5pm) and anti social behaviour experienced, both when challenging folks blocking driveways and also groups of school children gathering.

2. Out of character with local area / Adverse impact on residential amenity / Harm to overall character - The new application states that "the proposed development will not negatively impact residential amenities". As a neighbour, the takeaway has indeed harmed the residential area, through additional traffic, footfall (which is entirely out of character with a residential area) and litter.

3. Traffic - As noted above, the takeaway offering brings with it significant additional traffic, which remains parked longer than usual grocery customers due to the nature of their purchases. From a pedestrian and road-user safety perspective, I have contacted Ayrshire Roads Alliance on this matter. It isn't something that is a theoretic objection but one which is impacting daily life while the Keystore is selling takeaway food.

4. Rubbish - as noted in the last application, the takeaway boxes and litter are visible on Adamton Road North and will only get worse once the school trade recommences. When additional bins have been provided, it doesn't prevent people from discarding their rubbish into the local environment.

5. Previous refusal - The owners have failed to follow the refused decision last month, the takeaway was to cease operating , yet it has continued to operate without any adjustments being made.

I have no issue with the shop itself or the owners seeking to make a living, but fundamentally the takeaway offering is not in keeping with a residential setting. For the reasons stated above, I object to the application

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Linda Ball

Address: 38 Adamton Road North Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Volume of traffic has increased dramatically, especially with inconsiderate drivers parking on pavement, both sides of road... I recently had visitors and they were forced to take a young child in a pram onto the road to pass a large vehicle as there was no room on the pavement, they are causing tail backs along Adamton road and difficulty in getting in and out my drive... as it is difficult to get a clear view of the road with these said parked vehicles... to say that there is a bus stop in the vicinity (directly opposite the shop...) this has not been in use for many years !!!

Closing the hot food at 3pm, well, many children are walking along this route between 8-9am both Primary and Secondary, a busy route for footfall and much traffic now using this road to avoid the busy Main Street in Prestwick.

Mornings seem to be the busiest with workmen using the hot food facilities.

I will now also report traffic/parking to Ayrshire Roads Alliance.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Craig Simpson

Address: 9a Thomson Street Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr William Craig

Address: 27 Adamton Road North, Prestwick, South Ayrshire KA9 2HY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic/Congestion - I have had to put up signs to stop people parking over my drive and at the side of my drive. This is not working. When I try to get out of my drive it is dangerous as I have not got a clear vision with all the works/vans parked up on either side of it and eating food. Customers 'park on the pavement making it dangerous for pedestrians, they park and eat their food, park over driveways and double park. Some lorries actually park in the middle of the road and unload.

The road is not suitable for this type of premises - and Adamton Road North is used in Major Incident Planning. IF a major incident happens emergency vehicles would have difficulty getting through and this should definitely be taken into account.

Litter is discarded in my garden and neighbour's gardens and along Adamton Road causing a mess in the neighbourhood and the smell when the fried food is cooked is unpleasant in the street. I have seen various neighbours picking up litter but this is really not their job.

Noise anti-social behaviour - I live one house away from the shop and can hear the disturbance when school children/youths are standing around outside singing, shouting and causing a nuisance. This is quite intimidating and I have seen school children sitting on the neighbour's wall and have already caused damage to that.

I have found out that the owner has started some kind of online petition for support and this fits in with the owner and a lady visiting my house in the evening to ask my opinion on the shop. I explained that the hot food was causing a disturbance and inconvenience to the area. He wanted to know how he could help and I explained that the shop itself is useful and well stocked - it is the hot food takeaway that has caused so much distress and something that was not expected and

people were not informed before he opened it. This seems a little bit underhand - I'm not sure planning permission would have been granted had the Council and neighbours knew what he was planning. He gave me a box of chocolates which was unexpected but I was unsure what to do as I am an elderly man and I found it uncomfortable that he visited me in the evening with this lady to canvas support.

I would ask that all these supporters please try and put yourself in mine and my neighbours' position. This has had a terrible effect on this neighbourhood through no fault of our own.

I have never had any problems with previous shops. The real problem is that the shop is selling hot fried food, workers in vans and cars use it all day, sit and eat in their vehicles spending a large amount of time parked up on the road or pavement, school children use it at lunch time and afternoon.

Finally - I found it difficult to add a complaint online as I'm not very technically minded. It would be better if we could also object by letter in future.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Sheila Hannah

Address: 117 Briarhill Rd Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- detrimental impact through additional noise, litter and smell. There is a Strong smell of cooking hot food evident when shopping in the store, clinging to clothes on leaving which is not a pleasant experience. This together with odours externally due to extractor is detrimental to the residential area where washing is hung out in gardens to dry. On the pavement and in my garden litter, emanating from takeaway, is discarded daily.

- parking and traffic. There is insufficient parking available for customers especially when buying hot food which takes time to cook and therefore longer stops in the road causing congestion, resulting in a dangers for pedestrians and those driving in the vicinity. Many cars park with wheels on the pavement narrowing the width for pedestrians.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Allan Mclean

Address: 4 fearnoch Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support this as it is a source of income for the workers.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Jordan Jenkins

Address: 29 Indale Avenue Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Mark Daly

Address: 1 culzean avenue Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Scott Piper

Address: 42 biggart road prestwick Prestwick

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Best little shop around brilliant staff and fare priced

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Andrew Steven

Address: 3 Ferguson ave Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Use shop regularly it's great to have a local shop and hot food in walking distance better than the state it used to be

## Planning Development

---

**From:** McKie, Emma  
**Sent:** 29 August 2023 11:24  
**To:** Planning Development  
**Subject:** FW: Comments for Planning Application 23/00594/APP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Morning,

I've received this notification of a new supporting rep. However when I look on the DMS I can't find it.

Is there any way to check why this has happened?

Thanks,

Emma

Emma McKie MRTPI | Planner (Place Planning) | Housing, Operations and Development Directorate |  
[REDACTED] | County Buildings | Wellington Square | Ayr | KA7 1DP |  
[www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

Emma McKie | Planner (Planadh Àite) | Leasachadh Taigheadais agus Obraichean Togalaichean Siorrachd  
[REDACTED] [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

**Please Note:**

**Planning and Building Standards Staff are now working remotely .**

---

**From:** No-Reply <No-Reply@south-ayrshire.gov.uk>  
**Sent:** 29 August 2023 10:19  
**To:** [REDACTED]  
**Subject:** Comments for Planning Application 23/00594/APP

### Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 29/08/2023 10:18 AM from Mr Allan Adair.

#### Application Summary

Address:	23 Adamton Road North Prestwick South Ayrshire KA9 2HY
Proposal:	Part change of use of retail unit to incorporate hot food take away
Case Officer:	Ms Emma McKie

[Click for further information](#)

### Customer Details

Name: Mr Allan Adair

---

Email: [REDACTED]

---

Address: 3 coronation st Monkton

---

### Comments Details

Commenter Type: Letter of Support

---

Stance: Customer made comments in support of the Planning Application

---

Reasons for comment:

Comments: A tremendous shop that is a credit to Prestwick .... Spotless,well stocked and cared for

---

Kind regards

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Robert Stark

Address: [REDACTED]

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a support worker me and many staff and service users use this local amenity

## Planning Development

---

**From:** BARBARA-ANN STARK [REDACTED]  
**Sent:** 30 August 2023 17:43  
**To:** McKie, Emma  
**Subject:** Keystone prestwick.

 External email

My postal address is 28 Bath Street Kilmarnock KA3 1HY. I WORK AT ARDFIN COURT PRESTWICK  
Sent from my iPhone

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Alan Troy

Address: 9 Alexander Fleming Avenue Kilbirnie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr Scott Reed

Address: 7 Elder Crescent, Perceton Irvine

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Best Roll shop in the town

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Harry McKenna

Address: 110 spey road Troon

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Wouldn't normally object to something like this but I am sick to death of this dragging on. This has been going on for nearly a year now this needs to be sorted asap.

I am regularly (over half the time) unable to get to the garages behind the store because of the stores customers and delivery lorries thinking it's ok to park over the access road. I shouldn't have to ask people to move and am sick of hearing 'I'll only be a minute' workmen will just sit parked over the access road for half an hour at a time eating their rolls without a care in the world it's so rude. the lay-by isn't big enough for lorries the store uses for deliveries so they're partially parked over the access road every time they get a delivery. A retractable bollard needs to be put in over the entrance to the access road ASAP to stop the shops customers and delivery drivers parking over it as i and others should not have to wait half an hour just to get to our own property.

Parking on this section of adamton road is an abject disaster because of this shop I witness near misses every day. It's farcical that something like this was allowed to open with only 2 parking spaces where did the council think all the customers were going to park???

school kids are using the access road and area behinds the shop as a place to hang out they're are throwing food around the full place is a mess. Something needs to be done about this it's been going on long enough

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Anne McCleod

Address: 22 Beagle cre. Ayr

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There's only parking for 2 cars, yes that's right - cars, not trucks and vans, there's enough space for one truck or van. Considering most of the hot food customers are in a truck or van this is a cause for concern considering the entire lay by is used up if they get one customer.

Deliveries- the delivery process further compounds the issue and this is the most dangerous part in my opinion. As mentioned the shop only has space for 2 cars, yes cars. The shop uses articulated lorries for deliveries. Unsurprisingly these lorries end up stopping in the middle of the road to make their delivery as there's no space for them. They block the road, block lines of sight, cause a danger for pedestrians, all the while you've got residents reversing into drives and schoolchildren crossing the street. Disaster waiting to happen. These lorries are designed to be reversed into large depots and supermarkets, not stopped in the middle of narrow residential streets.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mrs Jill McLaughlin

Address: 33 Orangefield Drive Prestwick

## Comment Details

Commenter Type: Letter of Support

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A very handy store and an asset to area

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr John Morrison

Address: 34 Adamton Road North PRESTWICK

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object on the following basis, which is essentially the same ground as I objected to the previous application:

1. Anti-social behaviour and disturbance - the addition of a hot food takeaway is harmful to the enjoyment of the local area for a number of reasons including noise (deliveries arrive very early in the morning for the takeaway), smell (the smell of the takeaway is very noticeable while operating) and anti social behaviour (the additional traffic and customers to the area increase the anti social behaviour experienced, particularly once the schools are back).

2. Use out of character with local / Detrimental impact on residential amenity / Harm to overall character - I note that it stated in the new application that "the proposed development will not negatively impact residential amenities". As a neighbour, the takeaway has indeed harmed the residential area, through additional traffic, footfall (which is entirely out of character with a residential area) and litter.

3. Traffic - the takeaway brings with it significant additional traffic, which remains parked longer than usual grocery customers. I have separately contacted Ayrshire Roads Alliance on this. HGV lorries / Buses (particularly at weekends) / work vans will arrive early in the morning and at lunch for filled breakfast rolls (both peak traffic times) and turn the road into, at best, a single track through road. The customers, as you would expect (given it is hot food), sit in their vehicles to eat their takeaway and block the road / driveways for significant periods. Adamton Road North is a busy through road and cannot sustain the traffic the takeaway brings. It is solely by sheer fortune that there has not yet been an accident.

4. Rubbish - as noted in the last application, the takeaway boxes and litter are visible on Adamton

Road North now and will only get worse once the school trade recommences.

5. Future use - the change of use would allow for alternative takeaways to operate in future and so the current application could, for instance, be used as the gateway for a different type of takeaway (such as a Subway shop) in future.

In addition, I would like to note the following:

6. Previous refusal - the occupiers have, unfortunately, failed to follow the refused decision last month - the takeaway was to cease operating , yet it has continued to operate.

7. Convenience / carbon emissions - the new application seeks to use carbon emissions as a reason why an additional takeaway should be permitted in contradiction to NPF4. The planning report notes the takeaway sits conveniently across from a bus stop. The planning report fails to note that the bus stop has no real active service using it, as the route was diverted a few years prior. The proposed takeaway sits less than half a mile from Prestwick main street, which is the appropriate location for a takeaway and customers are well served by the offering there. Prestwick main street is well served by public transport (both rail and bus). The sheer number of additional vehicles driving to use the takeaway and deliveries (to an additional takeaway unit) suggest additional carbon emissions rather than a reduction.

For the reasons stated, I fully object to the application. I have no issue with the shop itself, but it is simply the takeaway proposal that is not in keeping with a residential setting.

# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Mr John Morrison

Address: Adamton Road North PRESTWICK

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I noticed that a statement in response to the objections received had been lodged on behalf of TMC Planning and Property Development Ltd and thought it worth responding to that document.

- I agree with the applicant's agent that the views of those from "areas outside the local vicinity" should be given less weight and, indeed, you should (as they request) focus squarely on those who will be most directly impacted by the planning application being approved. On this point:

o It is worth noting that Adamton Road North is the most impacted by the planning application and of the 20 responses received from Adamton Road North, only 2 support the application (and, indeed, one of the supporters originally objected). I would urge you to listen to the applicant's own request that the voices of those most close to the application be given the most weight.

o Likewise, of the comments in support, a large proportion are from areas outside of Prestwick (including Kilbirnie, Irvine, Kilmarnock, Ayr, Troon, Symington, Tarbolton, Monkton, Patna, Ochiltree, Cumnock, and Drongan). I imagine the applicant's agent would also wish those to be discounted.

- the statement appears to suggest that a household can only have one view on a particular matter. In 2023, I find it a slightly worrying suggestion that a husband and wife can't have differing views. Noting that my wife and I were specifically named. I would also note that there are multiple supports from the same household (such as 1 Culzean Avenue), which the applicant's planning consultant did not comment on.

- the statement also looks to respond to the explanations given in the objections. I would like to

draw to your attention that the vast majority of the comments in support either give no reason for the support or, alternatively, focus on matters relating to the shop and not the takeaway or, alternatively, the quality of the food (such as "banging rolls"). None of these comment on why the application is appropriate for a residential setting. In the interest of fairness, I would expect the applicant's planning consultant would want these comments discounted on the grounds of lack of information / irrelevance.



# Comments for Planning Application 23/00594/APP

## Application Summary

Application Number: 23/00594/APP

Address: 23 Adamton Road North Prestwick South Ayrshire KA9 2HY

Proposal: Part change of use of retail unit to incorporate hot food take away

Case Officer: Ms Emma McKie

## Customer Details

Name: Miss Autumn Holmes

Address: 87 Paterson Street South Ayrshire Ka92hy Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site is a converted house, later hosting a newsagents as a small part of the building, which integrated fine with the area. The newsagents operated without issues. The current establishment has evolved into essentially a supermarket, generating noise and disturbances. While two parking spaces was adequate for the newsagents, they are undoubtedly insufficient for the present operation.

The lack of adequate parking is a major problem. The lay-by only provides 2 parking spaces, the application claims 4, but 2 are behind the store and not used so should be disregarded. Patrons are compelled to improperly park due to limited options, causing the congestion and visibility issues in the neighbourhood. It's common for workers in vans to be sitting with engines on for 30+ mins eating food over driveways and mere metres away from neighbouring properties front windows.

The high frequency and size of deliveries have resulted in blockages, reduced visibility, and disturbances: noisy delivery's are made every morning, disrupting residents sleep and quality of life. In the past deliveries were made to the newsagents behind the store where they could make as much noise as they wish, there were never any issues.

The proposal contradicts the nature and purpose of residential areas, causing noise/smell nuisance, and many road safety issues (there was actually a crash last week) The application does not comply with Policy 27 of NPF4, the impacts on existing centres must be thoroughly reviewed. This is not a local neighbourhood centre, as is made clear in LDP. Prestwick Main Street is a 2 minute drive, this is the appropriate location for such an establishment.

cutting|edge

unisex hair studio  
Tel: 479222

KeyStore more

KeyStore more

KeyStore more

OPEN 7 DAYS

7AM - 10PM

CASH

Shortlees  
PHARMACY  
0161 252 2200

Pharmacy  
Collection &  
Delivery

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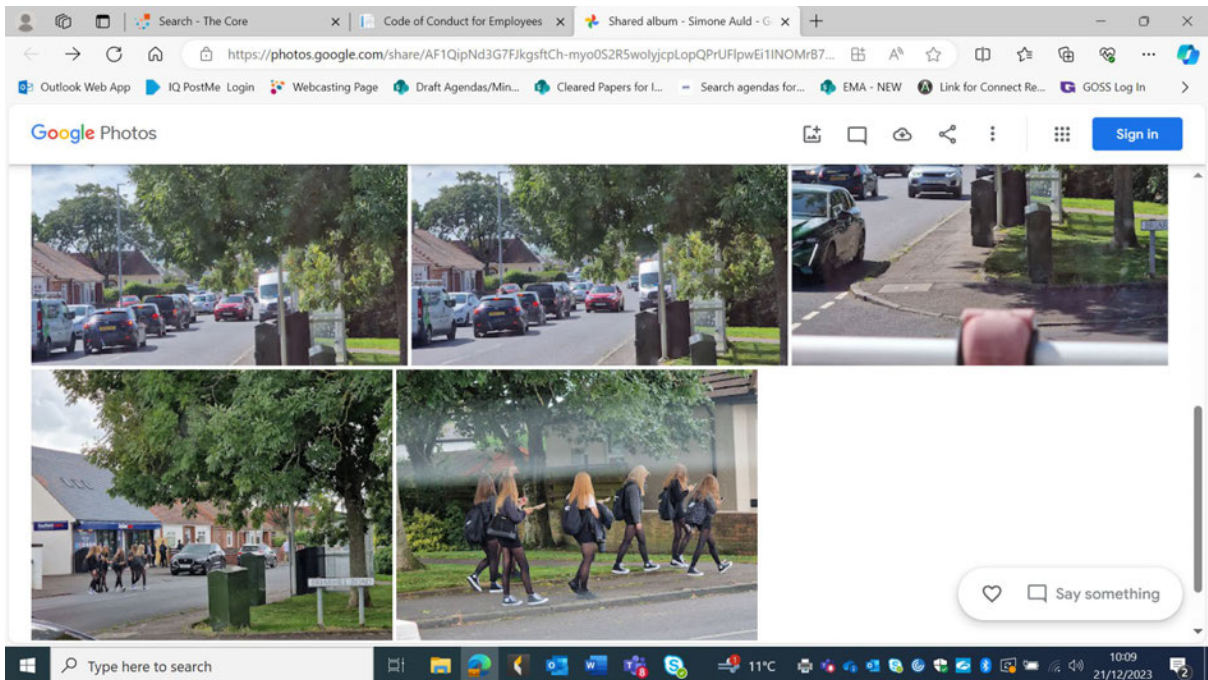
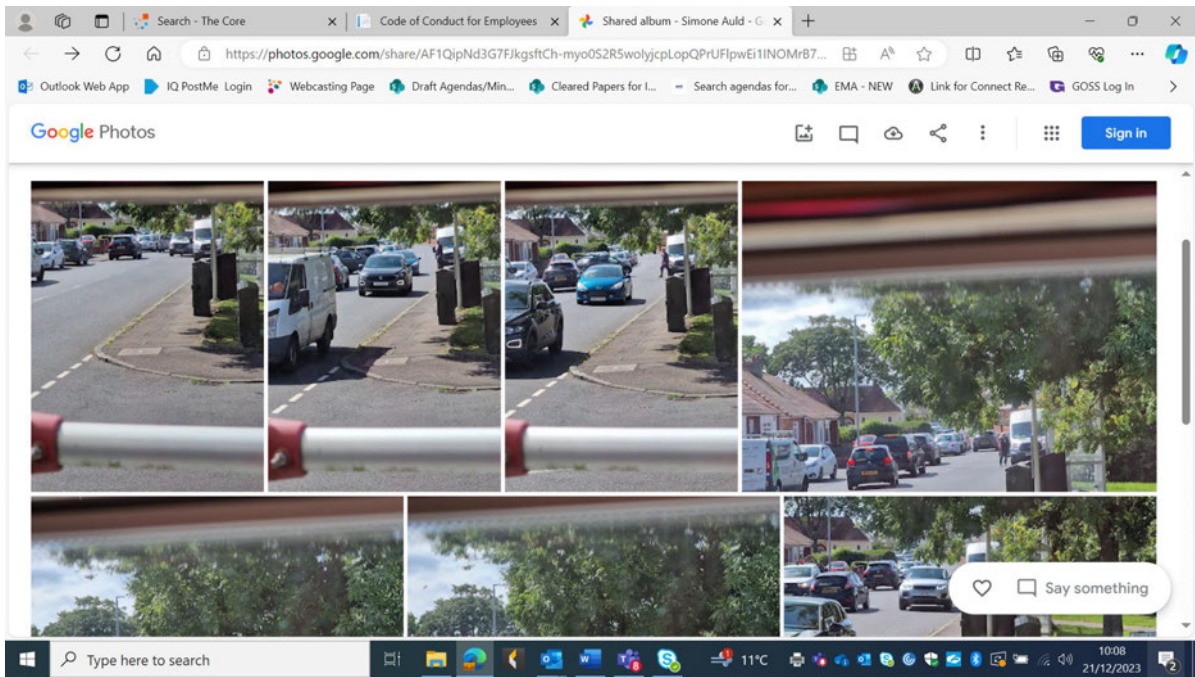
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Representation from Interested Party Simone Auld received on 21 December 2023 at 13:31pm in response to Case Officer Photograph











Prestwick Academy pupils having a picnic and litter left

Representation from Interested Party Simone Auld received on 21 December 2023 at 13:31pm in response to Case Officer Photograph



Prestwick Academy pupils having a picnic and litter left



Representation from Interested Party Gary Falconer received in December 2023 in response to Case Officer Photograph

COMMENTS ON PLANNING OFFICER'S PHOTO

This picture does **NOT** reflect the usual situation. ARA have been sent well over 100 pictures showing the opposite of this, vehicles overflowing onto the road, parking over drives, double parked, on pavements etc. Is there a particular reason this has been sent to me.

Yours  
Gary Falconer

Received on 20/12/23 at 16:57pm



"Adamton Road - 7:10 am, day after your photo"

Received on 21/12/2023 at 07:17am

Representation from Interested Party Gary Falconer received in December 2023 in response to Case Officer Photograph



Driver actually having a sleep whilst the other 2 eat their "food" in one of the 2 alleged parking spaces

Sent from my iPhone

23/12/2023 at 05:51am

Representation from Interested Party Linda Falconer Received in December 2023 in response to Case Officer Photograph

LINDA FALCONER COMMENTS ON PLANNING OFFICER'S PHOTO

Good afternoon,

Please see attached photos of what the normal situation looks like on Adamton Road North - as you can see the milk lorry simply parks across our drive in the morning as there was no-where else to park. The photo the Planning Officer has sent - what time was that taken please? That is seriously not what is happening here myself and other residents can confirm that.

Also - the residents are thinking of submitting a 'unified response' - basically all of our concerns in one letter and they would all sign it - is this a good way of doing it or would it only count as one objection please?

Kind regards.

Linda

Received on 21/12/23 at 13:54pm

Representation from Interested Party Linda Falconer received in December 2023 in response to Case Officer Photograph



From Linda Falconer - Received on 21 December 2023 at 13:54pm

Representation from Interested Party Linda Falconer received in December 2023 in response to Case Officer Photograph



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From Linda Falconer - Received on 21 December 2023 at 13:54pm

Representation from Interested Party Linda Falconer received in December 2023 in response to Case Officer Photograph

Further Correspondence below from Linda Falconer  
28/12/23  
14:56pm

#### LINDA FALCONER PHOTOS AND COMMENTS

Good afternoon I attach a photo of articulated lorry parked at the shop. It has been there since 10am this morning. Also note car blocking access to the lockups. The deliveries ought to be changed from articulated lorries to what used to happen with the old shop when deliveries were in transit vans. There was a hit and run on Christmas day. Residents lives are blighted with this shop.



Representation from Interested Party Linda Falconer received in December 2023 in response to Case Officer Photograph



From Linda Falconer on 28/12/23 at 14:56pm

Representation from Interested Party Linda Falconer received in December 2023 in response to Case Officer Photograph



From Linda Falconer on 28/12/23 at 14:56pm

# **Objection to application for hot food takeaway at 23 Adamton Road North (LRB Appeal)**

**By Tom Falconer, with input from residents of Adamton Road North.**

**24th December 2023**

**B**elow detail is given as to why this appeal should be rejected and action should be taken to enforce the ongoing breach of planning permission at 23 Adamton Road North.

### **Hot food as ancillary to primary commercial use:**

The agent's assertion that hot food option is ancillary to the primary commercial use, and so not requiring planning permission, appears inaccurate. Regular observations indicate that a substantial number of patrons, including those from a considerable distance, are solely attracted by the hot food. This is evident in the supporting comments (comments were received from: Kilbirnie, Irvine, Kilmarnock, Ayr, Troon, Symington, Tarbolton, Monkton, Patna, Ochiltree, Cumnock, and Drongan. Why would anyone travel this distance for a convenience store?) also the notable influx of workmen in vans (see appendix 1) and workers from the airport and related industries that are clearly only here for hot food. The takeaway's wide range of food offerings for off-site consumption debunk the notion of it being a minor part of the business. Indeed, the lengths that the owner appears to be willing to go to in order to ensure the continued operation of the takeaway, would suggest it may represent a material element of revenue. Granting this appeal risks establishing a dangerous precedent of permitting fully fledged hot food takeaways to operate in unsuitable locations by claiming this as secondary to commercial use.

The agent also omits the fact that Prestwick Main Street offers many hot food options and is circa 0.7 miles away. Basing the approval of hot food takeaways solely on proximity for residents would set a precedent making refusal virtually impossible, as walking distance to such establishments is not unique to this area.

There are times during the day when there are circa 10 work vans outside the shop, all for the hot food; in the past these vans would have been in Prestwick Main Street or to the retail park for their food, which are more appropriate locations for such a takeaway. As such, this business is diverting trade away from the Main Street and other centres, which appears at odds with the councils town centre first approach.

### **Community Engagement:**

The agent's request for community engagement before rejecting the proposal is at odds with the fact that they established this takeaway without permission, have continued with it despite being refused permission twice, and have been asked to stop by the Council. Their ongoing operation disregards the concerns of street residents, highlighting an apparent inconsistency between their appeal statement and their actions. The owner's son agreed (while canvassing residents for support for the application) to dim the lights from the ATM, but months later nothing has been done, in my view highlighting a lack of consideration for the neighbourhood.

The agent states: '*the proposed development will not negatively impact residential amenities*'. In reality this establishment has undoubtedly harmed the local area. This is evidenced by the fact that almost all immediate neighbours have objected to these applications. The real question is to what extent has it harmed the area? Noise and disturbance have increased drastically; it has harmed the health and well-being of the area; much of the food served is far from what would be considered healthy. The

food served is often fried and a large proportion of the store is dedicated to selling vapes, tobacco, energy drinks, 'junk' food, and alcohol. Residents are also recipients of the fumes from engines idling while customers eat their food all day long. These cumulative factors, in my opinion, impact negatively on the health and well-being of the area.

### **Smell Nuisance:**

Environmental Health has not raised objections to the application, and the general consensus is that the cooking and ventilation noises are at acceptable levels. However, the aroma of fried food (especially between 7am-9am) is highly noticeable and in fact, I understand, some of the closest residents are reluctant to even dry clothes in their gardens. While measures *may* have been put in place to minimise smells (no details of this appear to have been published) there is no such thing as a hot food takeaway with no smell. The smell nuisance persists.

### **Anti-social behaviour nuisance:**

Residents are frequently encountering abusive (often aggressive and swearing) and threatening behaviour by takeaway customers as they block driveways while eating/waiting to eat their breakfast/lunch.

The appellant's agent makes it clear that they intend to reduce the takeaways operating hours from 7am-5pm to 7am-3pm as they '*want to close before school children are on their way home from school*'. As if this is some sort of compromise that makes everything alright. However, if the takeaway is not causing any problems, why would they want to reduce the hours? You can't have your cake and eat it; it's either causing problems or not causing problems, saying they're going to shut the takeaway early to avoid schoolchildren stopping off on their way home appears to me an admission that it is causing problems. The vast majority of schoolchildren using the takeaway are here at lunchtime and weekends, so why aren't they addressing this time frame? If the appellant really wants to close before schoolchildren are on their way home from school then why is food currently still being sold every day until 5pm? This again shows a contradiction from the appeal statement and the appellants actual intentions. Similarly, the appeal supporting statement itself notes that it should be granted as "The presence of a hot food takeaway can cater to the needs of residents who may appreciate the convenience of nearby food options, especially during early morning and late evening hours when other food establishments may be closed." Again, are they opening really early and really late or intending to stick to 7am – 3pm? The contradiction continues and the early and late noise was exactly the reason as to why the original application was deemed inappropriate.

### **Carbon Emissions:**

The argument that cutting carbon emissions as a material consideration in contradiction to NPF4 is unsupported for a number of reasons.

- A large amount of customers arrive via motor vehicle (some from quite some distance as evidenced by the above mentioned location of supporting comments).
- Frequent deliveries (to an additional location outwith the Town Centre).
- Customers sitting in their vehicles while eating food with engines left idling.

This surely indicates an increase in carbon emissions rather than a reduction.

### **Deviations from approved plans:**

The actual appearance of the shop appears to me to differ somewhat from the approved 2020 drawings, depicting a smaller-scale development. The existing shop appears to exceed the specified sales space and also appears to lack the expected stock storage. In reality, it's approximately four times the size of the previous newsagents, resembling a mini-supermarket without adequate infrastructure support. The continuous illumination of the building, driven by a 24/7 ATM outside (which was never applied for in the original application) creates a neon glow impacting the surrounding area day and night, attracting additional late-night traffic and footfall. The large glass storefront compromises residential privacy, and the takeaway / shop's till position allows a direct view into homes, necessitating constant closure of blinds. Had all this been known beforehand concerns would obviously have been raised. This all again shows the divergences between the appellants submitted documents and actual intentions.

### **Litter:**

While the shop cannot personally be held responsible for its customers' actions, it is undeniable that the shop has turned what was always a nice clean area into something quite different. The shop / takeaway actually opened without even a bin outside. Litter is evident all over the street and food is dropped on the floor regularly, attracting seagulls and other vermin, this is all detracting from the well established character of the area.

### **Possible future use:**

Residents would not be surprised to see, if granted permission, the extension of the 'snappyshopper' like delivery offering for the hot food takeaway. Further detracting from the health and character of the area.

### **Parking/Traffic:**

The road safety and parking issues also remain. (see appendix 2) Inadequate parking facilities force overspill onto inappropriate locations (parking on pavements and over driveways is ubiquitous here). The application claims to have 4 parking spaces but as 2 are behind it and largely unused by customers they should be disregarded. Large delivery vehicles and customers' vehicles create noise disturbances and hazards, blocking the access road, blocking the hairdresser's car park, parking right over the hard standing and just about anywhere else you can imagine. Parking restrictions will not fully address the fundamental issues of

establishing a takeaway in a residential area. Increased footfall from non-local patrons have disrupted the historical flow of the road, warranting a thorough assessment of the location's suitability for a takeaway. A comprehensive traffic and road safety strategy is essential to effectively tackle the current issues. Resident's valid concerns regarding noise, disturbance, and safety underscore the necessity for this. Indeed, the most recent vehicle incident, was on 21 December 2023 when a parked van had its wing mirror knocked off by another passing van.

### **Deliveries:**

The road blockages and congestion caused by the shop and takeaway's delivery trucks are significant and concerning. (see appendix 3) They attempt to use the lay-by, its usually unavailable so have to either block half the road while they wait or unload at an inappropriate location. A more reasonable solution would be reverting to making deliveries behind the store in smaller vehicles as was in place with all previous incarnations of the shop without any issues. The shop (and takeaway) receives large amounts of deliveries, a large noisy delivery truck is here most mornings at or before 7am, disrupting residents sleep. In the morning it is actually common for there to be 3 deliveries at a time, as mentioned, there is barely space for one delivery lorry so when more than one arrives at the same time this compounds the issue and causes complete chaos on the road.

Deliveries are made at improper and dangerous locations almost every morning, Trying to pull out of a driveway when a huge articulated lorry is completely blocking vision could easily cause an accident here. It is actually common for the store / takeaway's own delivery lorries to unload directly over driveways. The store's snappyshopper delivery drivers have started parking over driveways as well; while there's nothing the shop can do regarding customers constantly parking over driveways, it is irresponsible for their own deliveries and employees to do the same. Large, noisy delivery lorries continually make deliveries metres from adjacent homes front bedrooms, this is clearly causing a significant adverse effect on the amenity of the area. This had always been a small newsagents and never caused any problems (all deliveries were made behind the store). What exists now is essentially a supermarket and takeaway with all the noise and disturbance that comes with it. Two parking spaces was sufficient for the small newsagents, but it certainly isn't for this.

### **Local Review Body:**

It would be helpful if the LRB could provide detail as to what the process entails if this were to happen again two years after the likely appeal to DPEA; many neighbours have concerns regarding the applicant applying retrospectively again in the future and further repetition of concerns.

In light of these challenges and given the fact that this proposal appears to violate both NPF4 and the local development plan, the LRB should thoroughly consider:

- The feasibility of the store selling any hot food whatsoever.
- Address the pressing issues related to traffic and road safety.

- A cohesive strategy for the stores deliveries (e.g. deliveries behind the building)
- A cohesive strategy for the shop to make good on the 2020 plans.
- The appropriateness of allowing a takeaway in this residential area.

It is essential that these matters are addressed comprehensively.

**More photographic evidence is available on request.**

**For any enquires please contact** [REDACTED]

.....  
 Tom Falconer  
 87 Paterson Street  
 Ayr

.....  
 I, Linda Falconer, of 28 Adamton Road have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, Linda Falconer, of 28 Adamton Road have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, John Morrison, of 34 Adamton Rd North have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, Sharon Morrison, of 34 Adamton Rd North have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, Rita Skilling, of 13 Adamton Rd North have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, D Skilling, of 13 Adamton Rd North have reviewed the above letter and support the objections raised within it.  
 [REDACTED]

.....  
 I, Charley Skilling, of 13 Adamton Rd North have reviewed the above letter and support the objections raised within it.  
 [REDACTED]



I, ALAN WHEATLEY, of 22 Adamton Road North have reviewed the above letter and support the objections raised within it.

I, Fiona You, of 70 Berelands Road have reviewed the above letter and support the objections raised within it.

I, Sim Deulin, of 11 BERELANDS AVE have reviewed the above letter and support the objections raised within it.

I, AVRIL DANTE, of 15 BERELANDS AVE have reviewed the above letter and support the objections raised within it.

I, WILLIAM CRAIG, of 27 ADAMTON ROAD have reviewed the above letter and support the objections raised within it.

I, \_\_\_\_\_, of \_\_\_\_\_ have reviewed the above letter and support the objections raised within it.

JULIE CRAIG  
I, \_\_\_\_\_, of 27 ADAMTON ROAD have reviewed the above letter and support the objections raised within it.

X  
I, DAVID ALLAN, of 31 Adamton Road have reviewed the above letter and support the objections raised within it.

I, M. CAMPBELL, of 43 Adamton Road have reviewed the above letter and support the objections raised within it.

X  
I, LINDA ALLAN, of 31 Adamton Road have reviewed the above letter and support the objections raised within it.

I, Luis Santos, of 119 Brizivil Road have reviewed the above letter and support the objections raised within it.

I, \_\_\_\_\_, of \_\_\_\_\_ have reviewed the above letter and support the objections raised within it.

.....  
, Gene Santos, of 119 Briarhill Rd have reviewed  
the above letter and support the objections raised within it.  
[REDACTED]

.....  
, Marisa Santos, of 119 Briarhill Road have reviewed  
the above letter and support the objections raised within it.  
[REDACTED]

.....  
, Cristiano Santos, of 119 Briarhill Road have reviewed  
the above letter and support the objections raised within it.  
[REDACTED]

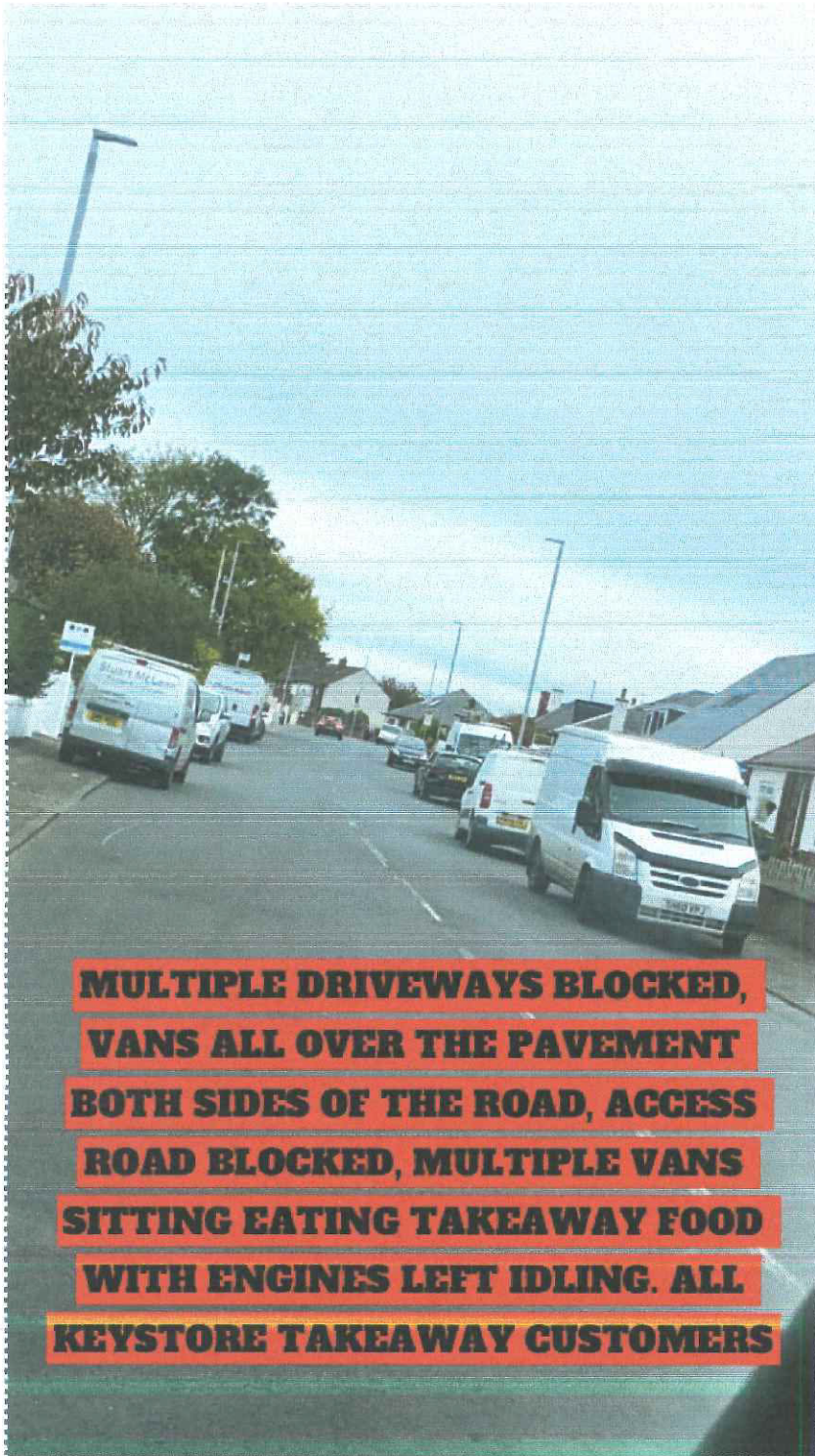
.....  
, Rosemary Auld, of 66 Adamton Road have reviewed  
the above letter and support the objections raised within it.  
[REDACTED]

.....  
MICHAELLE  
, CATHERINE, of 30 ADAMTON ROAD have reviewed  
the above letter and support the objections raised within it.  
[REDACTED]

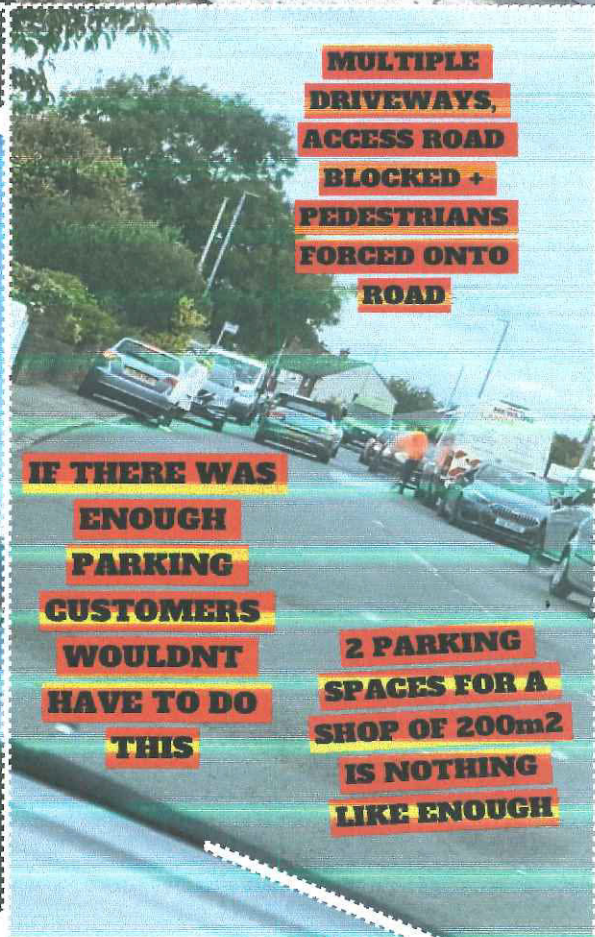
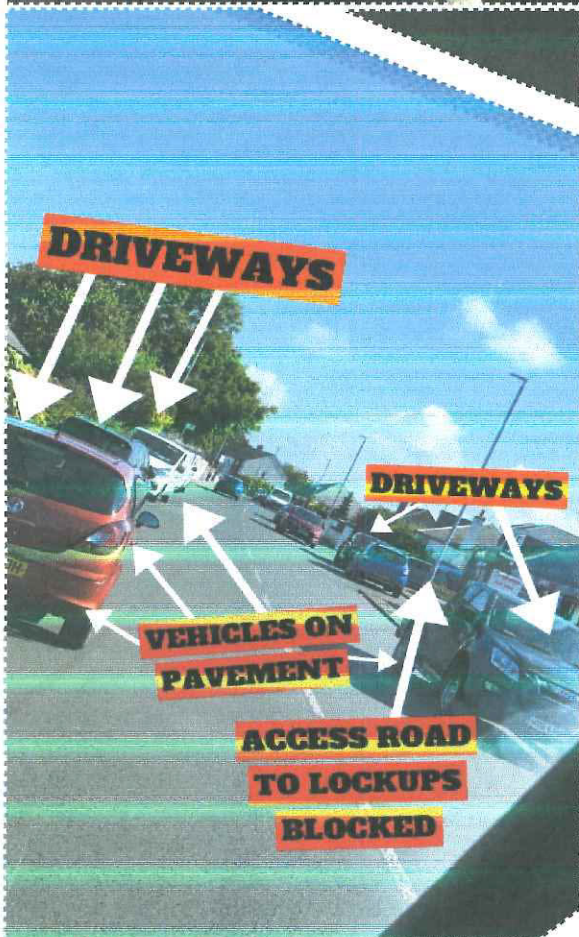
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, \_\_\_\_\_, of \_\_\_\_\_ have reviewed  
the above letter and support the objections raised within it.  
.....

.....  
, \_\_\_\_\_, of \_\_\_\_\_ have reviewed  
the above letter and support the objections raised within it.  
.....

Appendix 1: Photo shows vans clearly here for hot food.

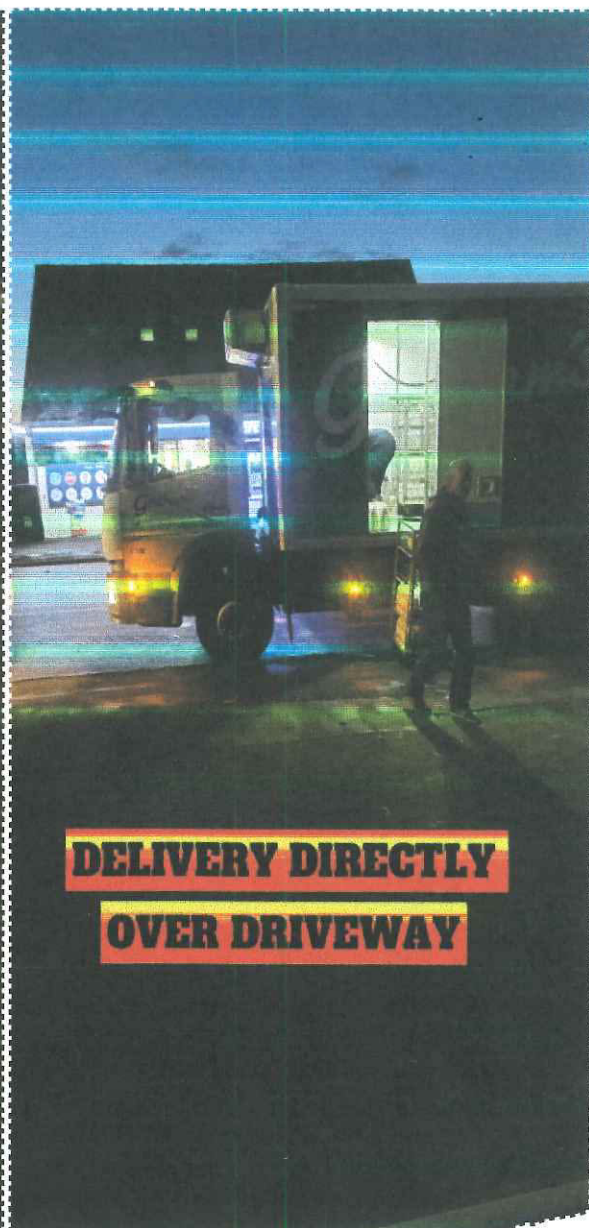
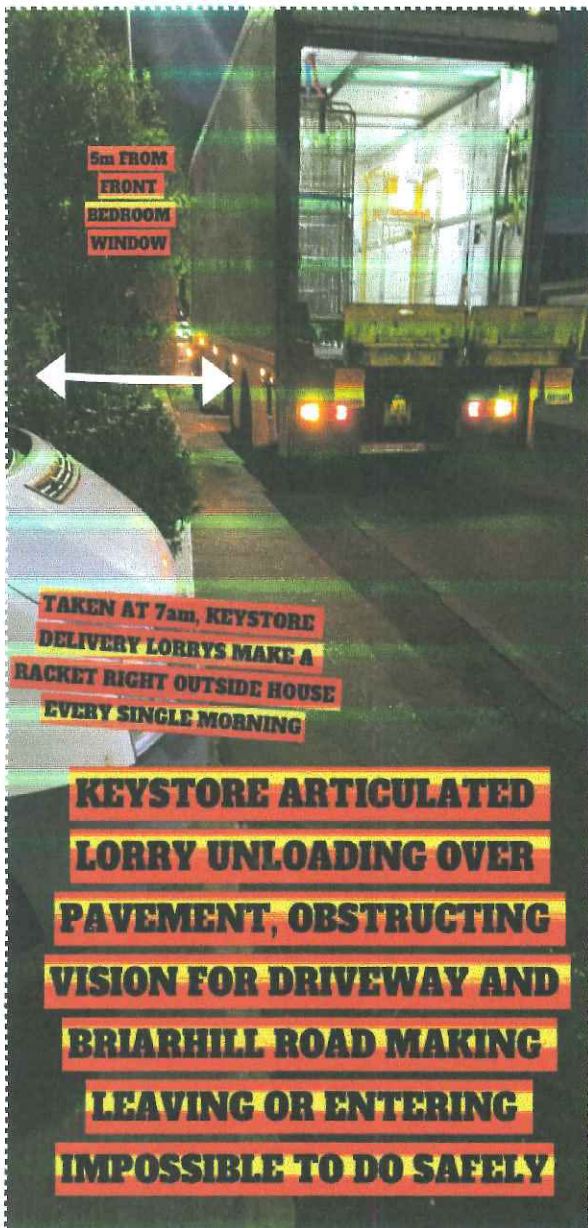


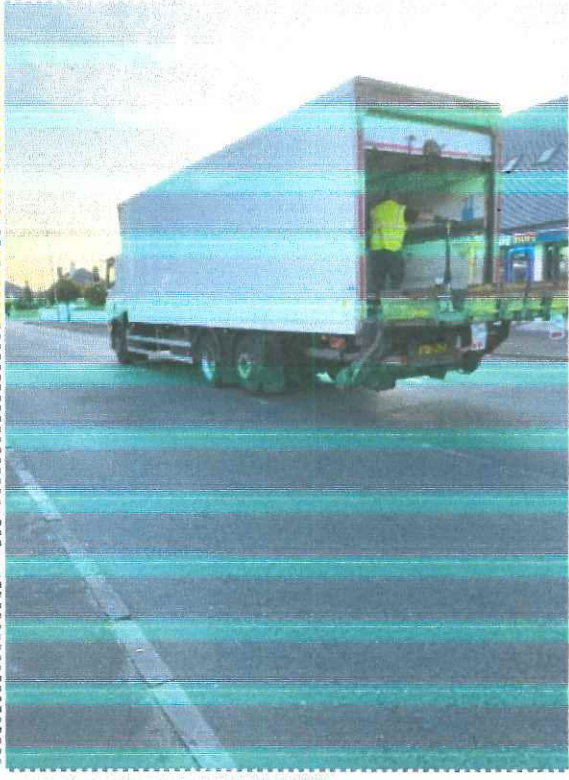
Appendix 2: Photos show parking issues/lack of parking in general.

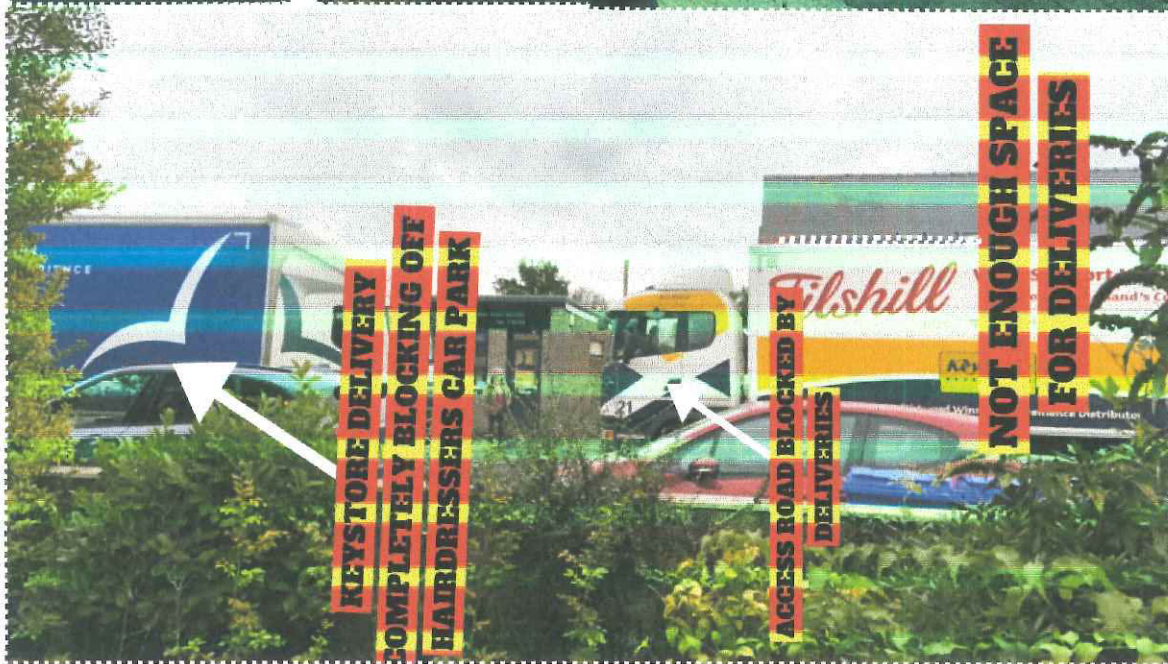




Appendix 3: Photos show delivery issues.









Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 05/01/2024 at 10:35am



Received from Tom Falconer on 05/01/2024 at 10:35am

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 05/01/2024 at 10:35am

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 05/01/2024 at 10:35am

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 05/01/2024 at 11.30am

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph

Questions should be asked as to why the council never done more checks on this before it opened. For all intents and purposes this is a fully fledged supermarket operating in a narrow residential street with only 2 parking spaces outside the shop (which aren't even the shops own parking it's just a part of the road) it's complete and utter pandemonium every day as half of prestwick now uses this as their supermarket. There's reasons we don't just allow supermarkets like this to open in random residential areas and there's also reasons we don't just allow supermarkets to open without adequate infrastructure and cohesive operating plans to support it. This is a free for all.

Email received on 05/01/2024 at 12:15pm

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 05/01/2024 at 12:44pm

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 08/01/2024 at 08:58am



Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 08/01/2024 at 09:40am

Representation from Interested Party Tom Falconer received in January 2024 in response to Case Officer Photograph



Received from Tom Falconer on 09/01/2024 at 08:49am

Further Supporting images from Tom Falconer - received 9/1/24 at 10:48am







Further Supporting images from Tom Falconer - received 9/1/24 at 10:48am



**7.10AM. MULTIPLE DRIVEWAYS  
BLOCKED, EXTREMELY NOISY  
DELIVERY TAKING UP THE ENTIRE  
PARKING BAY FORCING CUSTOMERS  
TO PARK ELSEWHERE**



Further Supporting images from Tom Falconer - received 9/1/24 at 10:48am





Further Supporting images from Tom Falconer - received 9/1/24 at 10:48am



**7.05am TAKEAWAYCUSTOMERS  
CAUSING NOISE DISTURBANCE  
(CAR DOORS AND LOUD MUSIC)  
AND IMPROPERLY PARKED (OVER  
ACCESS ROAD AND  
HAIRDRESSERS CAR PARK)**







Representation from Interested Party Johnny Morrison received in December 2023 in response to Case Officer Photograph

COMMENTS ON PLANNING OFFICER'S PHOTOGRAPH

Thanks - the photo is entirely unrepresentative of the traffic at the takeaway / shop and that would be my only observation.

Johnny Morrison

Received on 21/12/2023 at 11:12am

Representation from Interested Party Julie Morrison received in December 2023 in response to Case Officer Photograph

COMMENTS ON PLANNING OFFICER'S PHOTOGRAPH

To whom it may concern

Is this photograph supposed to represent what the traffic is normally like at this area because I can assure you that this is not the case . There is a regular bottleneck of traffic which is an absolute nightmare . Lorries parked in dangerous places as drivers go in to get hot food . Please ensure that you are representing correctly what this area normally looks like.  
Kind regards

Julie Morrison

Sent from my iPhone

Received on 20/12/23 at 16:24pm

Representation from Interested Party Simply Skin received in December 2023 in response to Case Officer Photograph



Received from Simply Skin on 21/12/2023 at 12:38pm

Representation from Interested Party Simply Skin received in December 2023 in response to Case Officer Photograph



Received from Simply Skin on 21/12/2023 at 12:38pm



Representation from Interested Party Simply Skin received in December 2023 in response to Case Officer Photograph



Received from Simply Skin on 21/12/2023 at 12:38pm

Representation from Interested Party Simply Skin received in December 2023 in response to Case Officer Photograph



Received from Simply Skin on 21/12/2023 at 12:38pm

Representation from Interested Party Simply Skin received in December 2023 in response to Case Officer Photograph



Received from Simply Skin on 21/12/2023 at 12:38pm

Representation from Interested Party Alun Wheatley received in December 2023 in response to Case Officer Photograph

Dear Sir/Madam

Re the image you sent.

From the image I can tell it was taken either on a Sunday or Monday, there is no date or time stamp on the image.

I would suggest that the image was not taken at peak times of the day those being 8-9.30, 11.45-1300 and 16.30- 1800.

I have attached two images I took after receipt of your email.

The images 1 & 3 were taken on 22/12/23 at 11.30, image 2 was taken at 24/12/23 at 11.40 all clearly show the extent of the parking issues caused by persons attending the shop premises. As you can see from the pictures there are vehicles parked on both sides of the road and on the footpaths.

Regards

Alun Wheatley



Received from Alun Wheatley on 28/12/2023 at 12:17pm

Representation from Interested Party Alun Wheatley received in December 2023 in response to Case Officer Photograph



Received from Alun Wheatley on 28/12/2023 at 12:17pm

Representation from Interested Party Alun Wheatley received in December 2023 in response to Case Officer Photograph



Received from Alun Wheatley on 28/12/2023 at 12:17pm

## JACQUELINE WOOD COMMENTS ON PLANNING OFFICER'S PHOTO – AND PHOTOGRAPH

No idea when this was taken, because it's certainly never that quiet with the hairdressers and shop open at the same time, even just early in the morning you've massive delivery trucks parked across drives, pushing their big trolleys up the streets, the street and paths are always littered, I litter pick up regularly but can never get all the litter from outside shop as it's trodden into the path.

Ive attached a photo for you to see what first thing in the morning now looks for us all.

My neighbour had to wait 15mins just to leave for work as the truck was parked fully across the drive.

Would be lovely if this was the case, we've maybe a brief moment of less cars and traffic on occasion, sure my neighbours wouldn't have any issues if it was like this.

Received from Jacqueline Wood on 20/12/2023 at 15:44pm

Representation from Interested Party Jacqueline Wood received in December 2023 in response to Case Officer Photograph



Received from Jacqueline Wood on 20/12/2023 at 15:44pm



Representation from Interested Party James Devlin received in December 2023 in response to Case Officer Photograph

COMMENTS ON PLANNING OFFICER'S PHOTOGRAPH

I don't know what this photo is supposed to represent it is certainly not the normal traffic situation , I was just told there was a RTA just the other day, and they are still selling hot food without a license.

James Devlin

Received by James Devlin on 20/12/23 at 19:02pm

Representation on behalf of Applicant received on 22 December 2023 in response to Case Officer Photograph

#### Applicant's Representative Comments

Dear Sir/Madam.

I hope you are doing well.

I want to draw your attention to the recent submission from the planning authority regarding the proposed addition of a hot food takeaway within the existing retail establishment. The provided imagery clearly illustrates that this enhancement is incidental to the retail operation and does not adversely affect the surrounding parking availability or traffic conditions.

I trust this visual evidence further supports our position and provides a clear understanding of the practical implications of the proposed development. If you have any questions or need more information, please feel free to reach out.

Thank you very much for considering this matter. I look forward to any feedback or next steps you may suggest.

Kind regards  
Philip

Received from Applicant's planning representative on 22/12/23 at 10:52am

**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 within three months of the date of issue of planning consent a scheme of parking mitigation shall require to be agreed and implemented on-street. The parking mitigation scheme shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). It is anticipated that the scheme would consist of a combination of bollards, road marking and signage.

**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) In the interest of road safety.

**Advisory Notes:**

- (1) The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (2) In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- (3) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.
- (4) The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.
- (5) The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.

**List of Plans Determined:**

Drawing - Reference No (or Description): Location Plan  
Drawing - Reference No (or Description): KK/FP1  
Drawing - Reference No (or Description): KK/FP-02  
Drawing - Reference No (or Description): Ground Floor Plan  
Other - Reference No (or Description): Noise Impact Assessment