

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid meeting held
on 25 June 2024 at 2.15 p.m.

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

Remote: Councillor Craig MacKay

Apology: Councillor Duncan Townson

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

Opening Remarks.

The Chair confirmed to Members the procedures to conduct this meeting and advised that the meeting would not be recorded for future viewing due to technical issues. There were no objections from Members of the Body or members of the public in attendance. The Chair proceeded with the meeting at 2.15pm.

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 30 April 2024 (issued) were submitted and approved.

3. New Case for Review – 24/00070/APP – Application for Alterations and Extension to a Dwellinghouse at 22 Gailes Road, Troon, South Ayrshire, KA10 6TA

There were submitted the relevant [papers](#) (issued) relating to a request to review the conditions imposed on a planning application granted for 22 Gailes Road, Troon, South Ayrshire, KA10 6TA

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

The Body

Decided:

to vary the Appointed Officer's decision, remove condition 3 and grant the application for alterations and extension to the dwellinghouse at 22 Gailes Road, Troon, South Ayrshire, KA10 6TA, subject to the following conditions:-

Conditions

1. 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.
2. That the development hereby permitted must be begun within **three years** of the date of this permission.

Reasons

1. *To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.*
2. *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.*

List of Plans Determined:

Plan Type	Reference No (or Description)
Drawing	Location Plan
Drawing	L(01)01 - Elevations and section As existing
Drawing	L(01)01 - Floor plans As existing
Drawing	L(--)01
Drawing	L(2-)01
Drawing	L(2-)02

Advisory Notes:

(1) A site notice to be displayed in accordance with Section 27C (1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details.

(2) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of Planning control under Section 123 (1) of The Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of Planning

Legislation as contained in Section 27A of The Town and Country Planning (Scotland) Act 1997 (as amended).

(3) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the Planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) of The Town and Country Planning (Scotland) Act 1997 (as amended).

(4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written Notification of Completion of Phases of Development as soon as practicable after completion of each phase of the development and subsequently a 'Notification of Completion of Development' as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the Planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) and Section 27B (2) of The Town and Country Planning (Scotland) Act 1997 (as amended).

(5) The development could be in an area where there are gas mains and services. Please see the link below for further information and actions required of you:

Planning decisions - South Ayrshire Council (<https://www.south-ayrshire.gov.uk/planning-decisions>)

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.

It should be noted that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

4. **New Case for Review – 24/00031/APP – Application for the Erection of a Dwellinghouse at site of Lock Ups, Sandfield Road, Prestwick, South Ayrshire.**

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision to refuse planning permission for the erection of a dwellinghouse at Site of Lock Ups, Sandfield Road, Prestwick, South Ayrshire.

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 2:45 p.m.