

SOUTH AYRSHIRE LOCAL REVIEW BODY

Minutes of a hybrid webcast meeting held on
3 September 2024 at 2.00 p.m.

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

Remote: Councillor Craig MacKay

Apology: Councillor Martin Kilbride and Councillor Duncan Townson

Attending: L. McPartlin, Solicitor, Legal and Licensing (Legal Adviser); J. Hall, Planning Strategy Co-ordinator (Planning Adviser); 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 25 June 2024 (issued) were submitted and approved.

3. Continuation of Review following a site visit – 24/00031/APP - Application for the Erection of a Dwellinghouse at site of Locks ups on 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 erection of a dwellinghouse at site of Lock Ups at Sandfield Road, Prestwick.

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:

By a majority, to overturn the appointed officer's decision and grant planning permission for the erection of a dwellinghouse at site of Lock Ups at Sandfield Road, Prestwick subject to the following conditions:-

Conditions

1. That the development hereby permitted must be begun within **three years** of the date of this permission.
2. That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
3. That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority and thereafter implemented as approved.
4. That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Class(es) 1A-3E; shall be undertaken without the prior written permission of the Planning Authority.
5. That a minimum of 2 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).
6. That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as 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. In the interests of visual amenity.
4. To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.
5. In the interest of road safety and to ensure adequate off-street parking provision.
6. In the interest of road safety.

List of Approved Plans

1. Drawing - Reference No (or Description): L01
2. Drawing - Reference No (or Description): L02
3. Drawing - Reference No (or Description): P001 Rev A
4. Drawing - Reference No (or Description): P01 Rev A
5. Drawing - Reference No (or Description): P02 Rev A
6. Drawing - Reference No (or Description): P03 Rev A
7. Drawing - Reference No (or Description): P04 Rev A
8. Drawing - Reference No (or Description): P05 Rev A
9. Drawing - Reference No (or Description): P06
10. Drawing - Reference No (or Description): COVER LETTER
11. Drawing - Reference No (or Description): REVISED SUPPORTING STATEMENT

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. In particular that the proposal would not result in an unacceptable sense of enclosure, loss of outlook and daylight, that it would not result in town cramming, that it would not have a detrimental impact on the existing character, pattern and layout of area, and that it is not a strong material consideration that the new house's garden will be overlooked and that the proposed vehicular access will not have an adverse impact on the amenity of 10 Sandfield Road.

The meeting ended at 2:38 p.m.