

SOUTH AYRSHIRE LOCAL REVIEW BODY.

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

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

Remote: Councillor Lee Lyons and Councillor Duncan Townson.

Apology: Councillor Craig Mackay.

Attending: M. Vance, 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 5 November 2024 (issued) were submitted and approved.

3. Continued Case for Review – 24/00298/APP - Application for Planning Permission for Alterations and Extension to Dwellinghouse at 3 Cunningham Street, Tarbolton, South Ayrshire, KA5 5QF.

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 3 Cunningham Street, Tarbolton, South Ayrshire, KA5 5QF.

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 overturn the Appointed Officer's decision and grant planning permission for Alterations and Extension to Dwellinghouse at 3 Cunningham Street, Tarbolton, South Ayrshire, KA5 5QF 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) The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

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 order to allow reasonable access to a nominated archaeologist for the purposes of archaeological investigation and/or recording.

List of Approved Plans

Plan Type	Reference	Version No.	Received Date
Drawing	0871 E 01	Rev. C	23.04.2024
Drawing	0871 PP 01	Rev. A	23.04.2024

Reason for Decision

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.

4. **New Case for Review – 24/00127/APP - Application for Planning Permission for Erection of Dwellinghouse and Replacement of Animal Isolation Unit at Laigh Kyleston Farm, A719 from Dunure Road to Ayr Road, Fisherton, Ayr, South Ayrshire, KA7 4LD.**

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision to refuse Planning Permission for Erection of Dwellinghouse and Replacement of Animal Isolation Unit at Laigh Kyleston Farm, A719 from Dunure Road to Ayr Road, Fisherton, Ayr, South Ayrshire, KA7 4LD.

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.