

**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting  
on 24 June 2025 at 10.00 a.m.

Present  
in County  
Buildings: Councillors Martin Kilbride (Chair), Ian Cavana, and Alec Clark.

Present  
Remotely: Councillors Mark Dixon, Mary Kilpatrick and Craig Mackay.

Apologies: Councillors Alan Lamont, Lee Lyons and Duncan Townson.

Attending  
In County  
Buildings: K. Briggs, Service Lead - Legal & Licensing; C. Iles, Service Lead – Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning); A. Brown, Solicitor - Legal & Licensing; G. Senior, Ayrshire Roads Alliance; D. Delury, Planner - Planning and Building Standards, J. Chapman, Committee Services Officer; and E. Moore, Clerical Assistant.

Also Attending: C. Cox, Assistant Director - Planning and Development.

**Chair's Remarks.**

The Chair

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

**1. Sederunt and Declarations of Interest.**

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

**2. Minutes of previous meetings.**

The Minutes of previous meeting of 3 April 2025 ([issued](#)) and 5 June 2025 ([issued](#)) were submitted and approved.

**Decided:** to approve these minutes.

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

There was submitted a report (issued) of June 2025 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following application: -

**(1) [24/00928/APP](#) GIRVAN PRIMARY SCHOOL WESLEY ROAD GIRVAN SOUTH AYRSHIRE KA26 9D (Planning permission is sought for a replacement primary school which will include additional supports needs (ASN) and early years provision).**

Following discussions,

The Panel

**Decided:** to approve, subject to the following conditions, including an amendment approved for condition 18C: -

(1C) 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.

(1R) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

(2C) That prior to the commencement of construction of the buildings, 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.

(2R) To ensure that materials are appropriate for the site and in the interests of visual amenity.

(3C) That prior to the construction of the sprinkler tank on the western side of the application site, full details of the appearance of the tank (including its dimensions, exterior finishes and colour) and means of visually screening the tank from the west, shall be submitted to and approved by the planning authority and thereafter implemented as approved.

(3R) in the interest of visual amenity, full details of the tank having not been submitted with the application.

(4C) That the landscaping works detailed on approved drawing number GIVR-HLA-XX-XX-DR-I-00001 Rev P18 shall be implemented in full within one growing season following completion of the demolition of the former school building on the site. The landscaping

shall be undertaken in accordance with the specification notes in approved drawing 1680-HLA-XX-XX-DR-L-90-004 Rev P01.

(4R) To ensure landscaping works are completed at an appropriate stage in the development of the site.

(5C) That all landscaping works and open space areas shall be maintained in accordance with the Landscaping Maintenance Notes on approved drawing 680-HLA-XX-XX-DR-L-90-004 Rev P01 for a period of 5 years following implementation of the approved landscaping plan. Notwithstanding the approved landscaping maintenance details, any dead or diseased species shall be replaced with similar species and sizes during the maintenance period.

(5R) In the interests of visual amenity; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

(6C) The ecological mitigation measures contained within Table 3.1 of the submitted document "Girvan Primary School Biodiversity Enhancements for NPF4 November 2024" shall be adhered to/implemented in full during the construction phase.

(6R) in the interest of biodiversity enhancement and in accordance NPF4 Policy 3.

(7C) That the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with BS 5837:2012 (or as may be amended) Trees in relation to Construction, to the satisfaction of the Planning Authority.

(7R) In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site.

(8C) That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

(8R) In order to ensure that no damage is caused to the existing trees during development operations.

(9C) The development shall be undertaken in accordance with the recommendations, including the proposed finished floor levels for all buildings, contained within the submitted Flood Risk Assessment dated December 2024 prepared by Kaya Consulting, unless otherwise agreed in writing with the Planning Authority.

(9R) In order to ensure that the proposed buildings are free from risk of flooding and to ensure that the development does not increase the risk of flooding out with the site.

(10C) That the mitigation measures contained in the approved Noise Impact Report 023640-R03-A dated 5 December 2024 shall be implemented in full.

(10R) To avoid noise disturbance in the interests of residential amenity.

(11C) Prior to the commencement of construction of any of the buildings superstructures hereby approved, full details of the proposed acoustic barrier to be erected around the air-source heat pumps shall be submitted to and approved by the planning authority.

(11R) To avoid noise disturbance in the interests of residential amenity.

(12C) The mitigation measures for ground contamination contained within the submitted Stage 2, Geo-environmental Development Appraisal Project N02023-1022 report shall be implemented in full. A report verifying that the mitigation measures have been completed satisfactorily shall be submitted to the Planning Authority prior to either of the school buildings being brought into use.

(12R) to ensure that the identified ground contamination is appropriately treated.

(13C) That the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested, and which shall be submitted to for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution '*The investigation of potentially contaminated sites - Code of Practice*' (BS 10175: 2001, or as may be amended). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33 (or as may be amended). Any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, shall be the subject of a detailed remediation strategy which shall be submitted for the formal prior written approval of the Council as planning authority. Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the occupation of the development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.

(13R) To ensure all contamination within the site is dealt with.

(14C) Ventilation within the kitchen requires to be adequate and suitable for the food handling/cooking carried out therein. In order to prevent the occurrence of a smell nuisance, the ventilation system in this area shall be provided with suitable means of filtration e.g. grease and charcoal filters and extended ducting terminating at least one meter above eaves level of any building within 15m of the building housing the commercial kitchen, or alternatively the operation of the premises is limited to enclosed unit cooking.

(14R) in order to prevent the likelihood of a smell nuisance.

(15C) That before occupation of the school, a Travel Plan shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance. The Travel Plan shall include:

I. Information on pedestrian facilities on the principal walking routes to and from the school, including estimated walking times to key residential areas within the school catchment. This should include details of crossing facilities, school crossing patrollers, etc;

II. Information on cycling and scooting facilities on the principal routes to and from the school, including estimated journey times to key residential areas within the school catchment. This should include details on cycle/scooter parking facilities within the curtilage of the school;

III. Information on public transport services available in the vicinity of the school (including stops/ stations and their associated facilities);

IV. Details of any "Park and Stride" arrangements or initiatives, including highlighting areas where parent/ carer parking should be discouraged or avoided;

V. Details of all other measures and initiatives to be implemented to encourage modes of travel to and from the development other than by private car;

VI. The identification of a Travel Plan Coordinator who shall be responsible for the day to day running, promotion and implementation of the Travel Plan.

The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan.

(15R) To encourage sustainable means of travel.

(16C) That before occupation of the school a School Travel Pack shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance. The School Travel Pack shall promote sustainable travel to and from the school, and shall include information on walking, cycling and public transport facilities and services along principal routes within the school catchment area. The Travel Pack shall be distributed to all pupils prior to the initial opening of the school and thereafter shall be reviewed and updated and distributed annually to all existing and new pupils.

(16R) To encourage sustainable means of travel.

(17C) The applicant shall make provision of pedestrian guardrail at each point of pedestrian access from the school onto an adjoining public road (Wreck Road and Wesley Road) prior to occupation of the development. The precise details and specifications of all infrastructure improvements shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance.

(17R) For the purposes of road safety and the functional operation of the local road network.

(18C) The applicant shall make provision of 2 controlled pedestrian crossing facilities at locations to be determined on Wreck Road in the vicinity of the site frontage and 1 controlled pedestrian crossing facility to be determined on Wesley Road in the vicinity of the site frontage prior to occupation of the development. The precise details and specifications of all infrastructure improvements shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance.

(18R) For the purposes of road safety and the functional operation of the local road network.

(19C) That the points of proposed vehicular access from the site onto Wesley Road and Wreck Road shall be constructed in accordance with the specifications in the SCOTS National Roads Development Guide. Each point of access shall require to be a minimum of 5.5 metres wide over the initial 10.0 metres as measured from the rear of the public roadway and be formed with a minimum of 6 metre radius curves. Each point of access shall be constructed, as approved by condition and in conjunction with any necessary road opening permits, prior to occupation of the development.

(19R) In the interest of road safety and to ensure an acceptable standard of construction.

(20C) That prior to occupation of the development any gates shall be set back a minimum of 6 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway.

(20R) In the interest of road safety.

(21C) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance, before any work commences on site.

(21R) In the interest of road safety and to avoid the discharge of water onto the public road.

(22C) That notwithstanding the approved plans, 60 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the SCOTS National Roads Development Guide. This provision shall include the following:

- o 54 x general parking spaces;
- o 6x accessible parking spaces.

(22R) In the interest of road safety and to ensure adequate off-street parking provision.

(23C) Prior to the commencement of development, a revised site layout plan shall be submitted to and approved by the Planning Authority, in consultation with Ayrshire Roads Alliance, including full details of parking layouts, including dimensions of the parking bays and aisle widths, designed to comply with the guidance set out in the Council's National Roads Development Guide and which accord with the requirements of Condition 23 of this permission.

(23R) In the interest of road safety and to ensure adequate off-street parking provision.

(24C) That defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council.

(24R) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.

(25C) That cycle parking accommodating a minimum of 40 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance. The approved cycle parking facilities shall require to be installed prior to occupation of the school.

(25R) To ensure adequate provision of cycle parking on site and encourage sustainable means of travel.

(26C) That designated bin collection points shall be located a maximum of 15 metres from the public carriageway, before occupation of the development. Details and specification of the siting and design of bin collection points shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance. Prior to any work commencing on site.

(26R) In the interests of road safety.

(27C) Prior to the commencement of works on site, a Service Management Plan (SMP) shall be submitted to and approved in writing by the Planning Service in consultation with Ayrshire Roads Alliance as the Council's Roads Service. The SMP shall provide details of all management measures associated with vehicular movements required in the regular servicing activities on the application site and the operation of the development and provide details of measures to limit the impacts that servicing activity may have on the adjacent local road network, and to minimise risks to pupils. Thereafter, the approved SMP and associated details and arrangements shall be implemented as approved prior to occupation of the development and shall be maintained as such for a period of 1 year from that date, unless otherwise agreed in writing by the Planning Service (in consultation with Ayrshire Roads Alliance as the Council's Roads Authority). Following a period of 1 year from that date, an updated SMP reflecting and responding to the initial year of operation shall be submitted to and approved in writing by the Planning Service (in consultation with Ayrshire Roads Alliance as the Council's Roads Authority). Thereafter, the approved updated SMP shall be implemented as approved for the lifetime of the development unless otherwise agreed in writing by the Planning Service (in consultation with the Ayrshire Roads Alliance as the Council's Roads Authority).

(27R) For the purposes of road safety and the functional operation of the local road.

(28C) No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority in consultation with the Ayrshire Roads Alliance. The CTMP shall be required to include:

- I. Full confirmation of the approved/agreed routes for use by construction traffic movements;
- II. A full breakdown of all vehicle numbers anticipated to be generated by the development over the construction period, broken down by vehicle classification. The detail provided shall require to be sufficient to highlight periods of peak development traffic generation, and provide both estimated daily and weekly trip number estimates;
- III. Full details of any mitigation and/or control measures required on the public road network to facilitate construction traffic. Where this requires public road layout or alignment mitigation this requires to include full detailed design/ construction details;
- IV. Details of parking facilities to accommodate all construction traffic throughout the construction programme to avoid placing the adjacent road network under undue pressure;
- V. Details of alternative parking facilities/ measures/ arrangements to accommodate displaced parking associated with ongoing school operation throughout the construction programme to avoid placing the adjacent road network under undue pressure;
- VI. Details of measures/ contractual agreements to be put in place to manage the compliance of contractors and sub-contractors with using agreed/approved construction traffic routes and vehicle parking. This shall include any associated monitoring procedures, and any specific training and disciplinary measures to be established to ensure the highest standards are maintained;
- VII. Details of all public road signing and lining arrangements to be put in place during both the construction period, and for the operation of the site thereafter. This detail shall include any additional advisory/warning signage and/or temporary traffic control measures which may be required during the construction period;
- VIII. Full details of all arrangements for emergency vehicle access;
- IX. Full details of measures to minimise traffic impacts in existing road users where practicable, including consideration of avoiding busy road periods, avoiding movements corresponding with the timings of the start and end of the school day, and requirements for all drivers to always drive in a safe and defensible manner;

- X. Measures to accommodate pedestrians and cyclists where appropriate, and details of a nominated road safety person;
- XI. All materials delivery lorries (dry materials) to be sheeted to reduce dust and spillage onto the public roads;
- XII. Details of wheel wash facilities to be established at the site entrance or an alternative suitable location to ensure no tracking of mud onto the public highway;

### **Advisory Notes:**

- (1) Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: [www.sepa.org.uk](http://www.sepa.org.uk).
- (2) Scottish Power Distribution PLC advise that there is a substation with HV / LV underground cables within the vicinity of the proposal. SP Distribution PLC reserve the right to protect and/or deviate their apparatus at the applicant's expense. For a plan of the apparatus please contact request for [plansscotland@spenergynetworks.co.uk](mailto:plansscotland@spenergynetworks.co.uk). For advice on working near our apparatus please visit [http://www.spenergynetworks.co.uk/pages/working\\_near\\_our\\_network.aspx](http://www.spenergynetworks.co.uk/pages/working_near_our_network.aspx) or contact [customer.resolution@spenergynetworks.co.uk](mailto:customer.resolution@spenergynetworks.co.uk).
- (3) The Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits.
- (4) 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.
- (5) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer.
- (6) 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 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.
- (7) The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- (8) The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2002 are permitted within public road limits.
- (9) The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 1&2 Combined Road Safety Audit in compliance with GG 119 of the Standard for Highways Design Manual for Roads and Bridges shall be submitted for the approval of the Planning Authority in consultation with ARA. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.
- (10) The Council as Roads Authority advises that a Stage 3 Road Safety audit in compliance with GG 119 of the Standard for Highways Design Manual for Roads and Bridges shall be submitted for the approval of the Planning Authority in consultation with ARA by no later than 1 month after completion of the development unless an alternative timescale is approved. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority & the

applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.

**List of Determined Plans:**

Drawing - Reference No (or Description): 00-DR-A-0001 GA Plan EY Level 00 P03  
 Drawing - Reference No (or Description): 00-DR-A-0001 GA Plan - Level 00 P04  
 Drawing - Reference No (or Description): 00-DR-A-0002 GA Plan EY - Level 00 Presentation P03  
 Drawing - Reference No (or Description): 00-DR-A-0002 GA Plan Presentation Level 00 P04  
 Drawing - Reference No (or Description): XX-DR-L-90-004 Proposed Fencing Layout P05  
 Drawing - Reference No (or Description): 00-DR-A-0003 GA Plan - Level 01 P04  
 Drawing - Reference No (or Description): 01-DR-A-0004 GA Plan Presentation Level 01 P03  
 Drawing - Reference No (or Description): DR-L-90-006 Existing Trees Removed and Retained P06  
 Drawing - Reference No (or Description): RF-DR-A-27001 GA Plan - Roof P03  
 Drawing - Reference No (or Description): XX-DR-L-90-004 Softworks Specification and Maintenance P01  
 Drawing - Reference No (or Description): XX-DR-L-90-007 Proposed Site Sections P02  
 Drawing - Reference No (or Description): ZZ-DR-A-00101 GA Elevations - Sheet 1 P03  
 Drawing - Reference No (or Description): ZZ-DR-A-00201 GA Sections Sheet 1 P02  
 Drawing - Reference No (or Description): ZZ-DR-A-90000 Location Plan P02  
 Drawing - Reference No (or Description): ZZ-DR-A-900003 Construction and Demolition Phase Plan 2 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90001 SITE - EXISTING PLAN P02  
 Drawing - Reference No (or Description): ZZ-DR-A-90002 SITE - CONSTRUCTION AND DEMOLITION PHASE PLAN - PHASE 1 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90004 SITE - CONSTRUCTION AND DEMOLITION PHASE PLAN - PHASE 3 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90008SITE - SUN PATH OVERLAY P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90009 3D Visual 1 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90010 3D Visual 2 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90011 3D VISUAL 3 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90012 3D VISUAL 4 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90013 3D VISUAL 5 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90014 3D VISUAL 6 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90015 3D VISUAL 7 P01  
 Drawing - Reference No (or Description): ZZ-DR-A-90201 SITE SECTIONS P01  
 Drawing - Reference No (or Description): SPRINKLER STORAGE TANK SECTION  
 Drawing - Reference No (or Description): GIRV-HLA-XX-XX-DR-L-00001 REVISED PROPOSED MASTERPLAN P18  
 Drawing - Reference No (or Description): GIRV-NOR-B2-RF-DR-A-27001 REVISED GA PLAN - ROOF EARLY YEARS P03  
 Drawing - Reference No (or Description): GIRV-NOR-B2-ZZ-DR-A-00101 REVISED GA ELEVATIONS - EARLY YEARS P04  
 Drawing - Reference No (or Description): GIRV-NOR-B2-ZZ-DR-A-00201 EY GA SECTIONS SHEET 1

Drawing - Reference No (or Description): GIRV-WHL-XX-XX-SK-C-030 TURNING MANOEUVRE SKETCH P01

Supporting Information - Reference No (or Description): 2023-1022 GIRVAN PRIMARY STAGE 1 REPORT

Supporting Information - Reference No (or Description): 2023-1022 Girvan Primary School Stage 2

Supporting Information - Reference No (or Description): Arboricultural Impact Assessment Report

Supporting Information - Reference No (or Description): Biodiversity Enhancements for NPF4

Supporting Information - Reference No (or Description): CIVIL AND STRUCTURAL STATEMENT

Supporting Information - Reference No (or Description): DRAINAGE STRATEGY

Supporting Information - Reference No (or Description): FLOOD RISK ASSESSMENT

Supporting Information - Reference No (or Description): NOISE IMPACT ASSESSMENT

Supporting Information - Reference No (or Description): GEO-ENVIRONMENTAL DEVELOPMENT APPRAISAL

**Reason for Decision:**

1. 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.
2. The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

The meeting ended at 10:32.