

REGULATORY PANEL (PLANNING)

Agenda Item 2

Minutes of a hybrid webcast meeting
on 9 October 2025 at 10.00 a.m.

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

Present
Remotely: Councillors Lee Lyons and Craig Mackay.

Apologies: Councillors Alec Clark, Mary Kilpatrick and Duncan Townson.

Attending
In County
Buildings: A. Brown, Acting Co-ordinator, Legal; C. Iles, Service Lead – Planning and Building Standards; D. Clark, Co-ordinator (Development Management); R. Dominy, Planning Assistant; J. McClure, Committee Services Lead Officer; and E. Moore, Clerical Assistant.

Attending
Remotely: E. Goldie, Co-ordinator (Development Management).

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 Acting Co-ordinator, Legal 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 11 September 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 October 2025 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following application: -

- (1) 25/00473/APP WOOD COURT TROON SOUTH AYRSHIRE KA10 6BB (Planning permission is sought for the change of use of a dwelling flat to short-term letting accommodation at a flatted residential block located at 25 Wood Court, Troon)

Following discussion, the Panel

Decided: to approve, subject to the following conditions

(1C) That the development hereby permitted must be begun within three years of the date of this permission.

(1R) 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.

(2C) 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.

(2R) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

(3C) That the accommodation hereby approved shall not be promoted, advertised, let, or used for any purpose other than as holiday accommodation, to the satisfaction of the Planning Authority.

(3R) To define the terms of this planning permission, and to retain proper planning control over the development.

List of Determined Plans:

Drawing - Reference No (or Description): Floor Plan
 Drawing - Reference No (or Description): Location Plan
 Other – Reference No (or Description): Operating Statement

Reason for Decision:

The proposed change of use proposal is supported by the framework of planning policy including National Planning Framework 4 and Local Development Plan 2 in that it could bring economic benefits to the area and is not expected to have a detrimental impact on residential amenity or the character of the surrounding area. Should any residential amenity issues arise in the future, it would be for Police Scotland, the Council's Environmental Health Service or Licensing Team to pursue through their regulatory powers.

Background Papers:

1. Application form, plans and submitted documentation.
2. Representations.
3. Adopted South Ayrshire Local Development Plan (LDP2).
4. National Planning Framework 4 (NPF4).
5. Planning application 24/00486/APP & 25/00378/APP

Integrated Impact Assessment:

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

The meeting ended at 10.30 a.m.

DRAFT