

Agenda Item No 2b.**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting
on 4 March 2026 at 10.00 a.m.

Present
in County
Buildings: Councillors Alan Lamont (Chair), Ian Cavana, Alec Clark, Wullie Hogg, Martin Kilbride, Mary Kilpatrick, Duncan Townson and George Weir.

Present
Remotely: Councillor Craig Mackay.

Attending
In County
Buildings: A. Brown, Co-ordinator - Legal & Licensing; K Braidwood, Director of Housing, Operations and Housing; C. Iles, Service Lead – Planning and Building Standards; D. Clark, Co-ordinator (Development Planning), A. Edgar, Supervisory Planner – Planning and Building Standards; B. McDonnell, Ayrshire Roads Alliance; R. Dominy, Planning Assistant, J. Chapman, Committee Services Officer and C. McCallum, Clerical Assistant.

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 Co-ordinator, 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 5 February 2026 ([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 February 2026 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following application: -

(1) 25/00553/APP - Proposed Holiday Accommodation Maybole, South Ayrshire (Change of use from agricultural land to a holiday accommodation site incorporating holiday lodges, upgrading of vehicle access, extended and new pedestrian routes with associated landscaping and parking)

Following comments and questions by Members,

The Panel

Decided: to approve, subject to the following conditions: -

(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 the proposed caravans shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation.

(2R) In the interests of the proper planning of the area and visual amenity.

(3C) Prior to the commencement of development, a phasing plan, showing the sequence in which the approved landscaping scheme for the site shown on the approved landscaping drawing will be implemented shall be submitted to and approved by the Planning Authority. Any details submitted pursuant to this condition shall show that the landscaping works will be implemented on a phased basis, at the earliest possible time following completion of the holiday lodges within any particular area of the site.

(3R) To ensure landscaping works are completed at an appropriate stage in the development of the site.

(4C) That before any works start on site, details of the future management and aftercare of the proposed landscaping and planting shall be submitted for approval in writing by this Planning Authority. Thereafter the management and aftercare of the landscaping and planting shall be carried out in accordance with these approved details.

(4R) 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.

(5C) 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.

(5R) In order to ensure that no damage is caused to the existing trees during development operations.

(6C) The surface water drainage system shall be implemented in a phased manner and shall be constructed in accordance with the submitted Drainage Strategy and Surface Water Management Plan dated August 2025 prepared by Harley Haddow, unless a variation is agreed in writing with the Planning Authority. The surface water drainage system shall be fully implemented not later than two months following installation of final holiday lodge within the development.

(6R) In order to avoid localised flooding and erosion as the result of uncontrolled discharge of surface water

(7C) That the ecological mitigation measures set out in Table 14 of the Updated Ecological Appraisal and Impact Assessment prepared by Etive Ecology (Scotland) Ltd dated November 2025 shall be implemented and adhered to throughout the construction phase

(7R) In the interest of nature conservation and to ensure that the existing ecological value of the site is not diminished as the result of the development

(8C) All permanent exterior lighting affixed to the proposed holiday lodges, shall be downwards directed and designed to avoid light spill to sensitive habitats including or woodland and watercourses. All bollard lighting installed within the site shall be downward facing with cut-off below 90 degrees to prevent upward spill of light.

(8R) In the interest of conservation of nature

(9C) No development shall commence unless a habitat management plan has been submitted to and approved in writing by the Planning Authority. The habitat management plan shall set out the proposed habitat management for the holiday lodge site and the wider Dalquharran Estate as identified in the Outline Habitat Management Plan submitted with the application. The Habitat Management Plan shall provide for wet habitat creation, woodland creation, woodland management, grassland creation and enhancement and faunal habitat enhancement that meet the objectives and extents identified within the Outline Habitat Management Plan. The habitat management plan shall include a timetable for implementation which shall show full implementation within five years of the commencement of the development. Provision shall be made for regular monitoring and review to be undertaken to consider whether amendments are needed to better meet the habitat plan objectives. Unless otherwise agreed in advance in writing with the Planning Authority, the approved habitat management plan shall be implemented in full.

(9R) In the interest of nature conservation and to ensure that the significant ecological benefits propose within the application are realised within a reasonable timescale.

(10C) That before occupation a Travel Plan, shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car.

(10R) To encourage sustainable means of travel.

(11C) That the proposed vehicular access from the site onto the B741 shall be constructed in accordance with the specifications in the SCOTS National Roads Development Guide. The point of access shall be constructed as required by this condition and in conjunction with any necessary Roads Construction Consents or permits, prior to operation of the development.

(11R) In the interest of road safety and to ensure an acceptable standard of construction.

(12C) That visibility sightlines at the proposed site access junction onto the B741 of 4.5 metres by 160.0 metres, as shown in drawing number 24011-MTS-00-XX-DR-TP-06502-P00 (included within Appendix C of the Transport Assessment submitted in support of the development proposals), shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

(12R) In the interest of road safety and to ensure acceptable visibility at road junctions.
(13C) That prior to occupation of the development any gates shall be set back a minimum distance of 10 metres from the rear of the public footway, and open inwards away from the public roadway.

(13R) In the interest of road safety

(14C) 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 prior written approval of the Planning Authority before any work commences on site.

(14R) In the interest of road safety and to avoid the possibility of unnecessary reversing of vehicles, particularly onto the public road.

(15C) Prior to the commencement of development, details of the dimensions, layout and number of car parking spaces to be provided shall be submitted to and approved by the Planning Authority. Such details shall show parking space provided at a rate of one space per holiday lodge and further general provision of 10 visitor parking spaces at appropriate points throughout the site. The parking layouts shall comply with the guidance set out in the Council's National Roads Development Guide.

(15R) In the interest of road safety and to ensure adequate off-street parking provision.

(16C) That defined parking bays and associated aisle widths shall accord with the dimensions set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council.

(16R) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.

(17C) That prior to commencement of development a swept path analysis accommodating the largest size of vehicle expected to be serving the development shall be submitted for the approval of the Planning Authority in consultation with Ayrshire Roads Alliance.

(17R) To enable service vehicles to enter and leave the site in forward gear and in the interests of road safety.

(18C) Prior to commencement of works on site, an Operational Procedure Plan (OPP) shall be submitted to and approved by the Planning Authority in consultation with Ayrshire Roads Alliance. The OPP shall provide details of all management measures intended to limit the impacts that guest arrival trips, departure trips and general service vehicular movements may have on the adjacent local road network. This shall include, where appropriate, use of staggered check-in/check-out times to spread trips during periods of high-demand, and measures to undertake servicing activities outside of network peak periods. Thereafter, the approved OPP and associated details and arrangements shall be implemented as approved prior to operation of the development and shall be maintained for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

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

(19C) No development shall commence until a Construction Traffic Management Plan ("the CTMP") has been submitted to and approved in writing by the Planning Authority in consultation with Ayrshire Roads Alliance. The CTMP shall include:

- i. The routing of all construction traffic associated with the Development on the local road network, including any speed restrictions;
- ii. A full breakdown of all vehicle numbers anticipated to be generated by the development over the construction period, broken down by vehicle classification
- 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. Full details of video condition surveys of all public roads under the control of Ayrshire Roads Alliance forming part of the delivery route(s) for ALLs and construction traffic. The CTMP shall be required to include details of a schedule of video condition surveys including prior to the commencement of works on site, at the mid-point of the construction programme, and following the conclusion of construction traffic movements;
- 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 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 safety person;
- xi. All material delivery lorries (dry materials) to be sheeted to reduce dust and spillage onto 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
- xiii. Details of the provision of construction updates on the project website and a newsletter to be distributed to residents within an agreed distance of the site;
- xiv. Full details on the process for the identification and undertaking of any necessary repairs to the construction traffic route, including the mechanism for coordination with the Ayrshire Roads Alliance.

Thereafter the development shall be carried out in full accordance with the approved CTMP, unless approved otherwise in writing by the Planning Authority, in consultation with Ayrshire Roads Alliance.

(19R) In the interest of road safety.

Advisory Notes:

(1) SEPA have advised that the site area is above the 4ha threshold for construction runoff. That means the applicant will require a construction runoff licence, which ideally would be accompanied by GIS shapefiles. This catchment is sensitive to suspended solids, which means construction runoff will be limited to a maximum of 30mg/l. If the use of flocculants is proposed, this would require justification in the form of a lab test, relevant datasheets and method of operation.

Following construction, surface water runoff would be authorised by General Binding Rule 10B and as such will not require a licence. For this, adequate information including the use of simple index approach and a train of SUDS to meet greenfield runoff (including mitigation for climate change) should be provided. Furthermore, in relation to establishing the applicability of GR10B, further information is required in relation to the mine spoil to the Western end of the development. The reworking of the ground in that area might mobilise metals that are considered priority substances such as iron, manganese and zinc. The applicant should provide at least 3 samples of soil with their respective analyses, if priority substances are found to then a leachate test would be undertaken. If any priority substances are above their environmental quality standards, then this might not be covered by GBR10B because it would be liable to cause pollution.

Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the regulations section of the SEPA website. Additionally for construction waste under the new EASR regulations, guidance can be found online. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at SWS@sepa.org.uk.

(2) Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

Details of all changes in ground levels, laying of foundations and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, contact details below:

Network Rail Asset Protection Engineer
151 St. Vincent Street, Glasgow, G2 5NW
Tel: 0141 555 4887
Email: AssetProtectionScotland@networkrail.co.uk

(3) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

(4) The Council as Environmental Health Authority has advised that the Waste Water/Sewage System is to be constructed and installed in accordance with BS6297 Code of Practice for Design and Installation of drainage fields for use in wastewater treatment (as amended). BS 6297 is applicable to systems for handling discharges from domestic and commercial sources from single households and upwards. These sources are typically tanks and packages sewage treatment plants.

List of Determined Plans:

Supporting Information - Reference No (or Description): Updated Ecological Appraisal Impact Assessment 2

Supporting Information - Reference No (or Description): Additional Supporting Statement On NPF4 Policy 2

Supporting Information - Reference No (or Description): Photomontages

Supporting Information - Reference No (or Description): Updated Design Access Statement 2

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

Supporting Information - Reference No (or Description): Drainage Strategy Surface Water Management Plan

Supporting Information - Reference No (or Description): Heritage Assessment

Supporting Information - Reference No (or Description): Landscape and Visual Appraisal

Supporting Information - Reference No (or Description): Outline Habitat Management Plan

Supporting Information - Reference No (or Description): Planning Statement

Supporting Information - Reference No (or Description): Pre-Application Consultation Report

Supporting Information - Reference No (or Description): Socio-Economic Impact Assessment

Supporting Information - Reference No (or Description): Cairnhill Group Business Overview

Supporting Information - Reference No (or Description): Transport Assessment

Supporting Information - Reference No (or Description): Additional Planning Statement on NPF4 Policy 2

Drawing - Reference No (or Description): 1687 - 100 Location Plan P01

Drawing - Reference No (or Description): 1687-101 Amended Landscape Masterplan P02

Drawing - Reference No (or Description): 1687-102 Amended General Arrangement P09

Drawing - Reference No (or Description): 1687-103 Amended Softworks Layout P03

Drawing - Reference No (or Description): 1687-104 Proposed Levels P02

Drawing - Reference No (or Description): 1687-700 Amended Site Sections P03

Drawing - Reference No (or Description): 1687-701 Amended Site Sections P01

Drawing - Reference No (or Description): 1687-900 Lodge Type 1 Plans P01

Drawing - Reference No (or Description): 1687-901 Amended Lodge Type 1 elevations P02

Drawing - Reference No (or Description): 1687-902 Lodge Type 2 P01

Drawing - Reference No (or Description): 1687-903 Lodge Type 3 P01

Drawing - Reference No (or Description): 1687-904 Lodge Type 4 P01

Drawing - Reference No (or Description): 1687-905 Bin Store P01

Drawing - Reference No (or Description): 1687-906 Fence Details P01

Reason for Decision:

The proposed development will result environmental enhancements within the site and the wider Dalquharran Estate which significantly exceed the requirements of the Development Plan. The holiday lodge development will also create employment opportunities within the remote rural area that are locally significant and will contribute to stabilisation of the rural population and maintenance of community life in accordance with the rural development policies of NPF4 and South Ayrshire Local Development Plan 2. The development, by virtue of its location on the open hillside and large horizontal spread will however be visually intrusive and out of character with the established pattern and form of development within this part of the Water of Girvan Local Landscape Area. Whilst significant measures have been taken to mitigate the landscape and visual impacts, the development will detract from the character of part of the Water of Girvan Local Landscape Area and adversely affect views from the public roads and Core Path walking routes located higher up the southeastern side of the Water of Girvan Valley. The environmental, economic and community benefits of the development have been weighed against the impact on the landscaped and it is considered that benefits outweigh the disbenefits and that the proposed development is an acceptable departure to the landscape related policies of the Development Plan.

Background Papers:

Application Form, Plans and Supporting Documents

Consultation Responses

Representation

National Planning Framework 4

South Ayrshire Local Development Plan 2

South Ayrshire Local Landscape Designations Review (2018)

Scottish Government NPF4 planning guidance: Policy 2 – climate mitigation and adaptation Published 5 June 2025.

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.

4. [25/00689/APP](#) Application continued from the Regulatory Panel of 5 February 2026 and the Regulatory Panel (Site Visit) on 26 February 2026 - Townend House, Townend Drive, Symington, South Ayrshire.

Following discussions,

The Panel

Decided: to continue the application to a future panel.

The meeting ended at 10:25.