County Buildings
Wellington Square
AYR KA7 1DR
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south AYRSHIRE COUNCIL
Comhairle Siorrachd Àir a Deas

24 March 2026

To: Councillors Lamont (Chair), Cavana, Clark, Hogg, Kilbride, Kilpatrick, Mackay, Townson and Weir

All other Members for Information Only

Dear Councillor

REGULATORY PANEL (PLANNING)

You are requested to participate in the above Panel to be held on **Thursday 2 April 2026 at 10.00 a.m.** for the purpose of considering the undernoted business.

Please note that a briefing meeting will take place for all Panel Members at 9.15 a.m., online and in the Dundonald Room.

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at https://south-ayrshire.public-i.tv/

Yours sincerely

CATRIONA CAVES
Chief Governance Officer

B U S I N E S S

1. Declarations of Interest.

2. Minutes of previous meeting of:-

(a) 26 February 2026; and

(b) 4 March 2026

(copies herewith)

3. Application continued from the Regulatory Panel of 4 March 2026: 25/00689/APP – Townend House, Townend Drive, Symington, South Ayrshire (report considered by the Regulatory Panel on 5 February 2026 copy herewith).

4. Hearings relating to Applications for Planning Permission - Submit reports by the Housing, Operations and Development Directorate (copies herewith - items 4/1 and 4/5 to follow).

For more information on any of the items on this agenda, please telephone June Chapman, Committee Services on at 01292 272015, at Wellington Square, Ayr or
e-mail: june.chapman@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

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Agenda Item No 2a

REGULATORY PANEL (SITE VISIT)

Minutes of meeting to undertake a site visit on 26 February 2026 at 3pm.

Present: Councillors Alan Lamont (Chair), Alec Clark, Wullie Hogg, Martin Kilbride, Craig MacKay and Duncan Townson.

Apologies: Ian Cavana, Mary Kilpatrick and George Weir.

Attending: C. Iles, Service Lead – Planning and Building Standards; C. McMenamin, Service Lead, Legal and Licensing; D. Clark, Co-ordinator (Development Management) - Planning and Building Standards; A. Brown, Co-ordinator Legal Services (Property and Contracts) and J. Chapman, Committee Services Officer.

1. Declarations of Interest

There were no declarations of interest by Members of the Panel who were present in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Continued Planning Application - 25/00689APP Townend House, Townend Drive, Symington, South Ayrshire

Reference was made to the Minutes of 5 February 2026 when it had been agreed to continue consideration of a planning application - 25/00689APP Townend House, Townend Drive, Symington, South Ayrshire to allow a site visit to be conducted.

Members of the Panel raised questions in relation to:

(a) cast iron detailing;
(b) brickwork;
(c) pipework;
(d) landscaping; and
(e) car park and boundary issues.

Having viewed the Site, the Panel

Decided: to continue determination of the application to the next meeting of this Panel, scheduled to take place on 4 March 2026.

The meeting ended at 15:25.

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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 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.

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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/APPM - 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.

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(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.

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(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

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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 AILs 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.

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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 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

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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)

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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.

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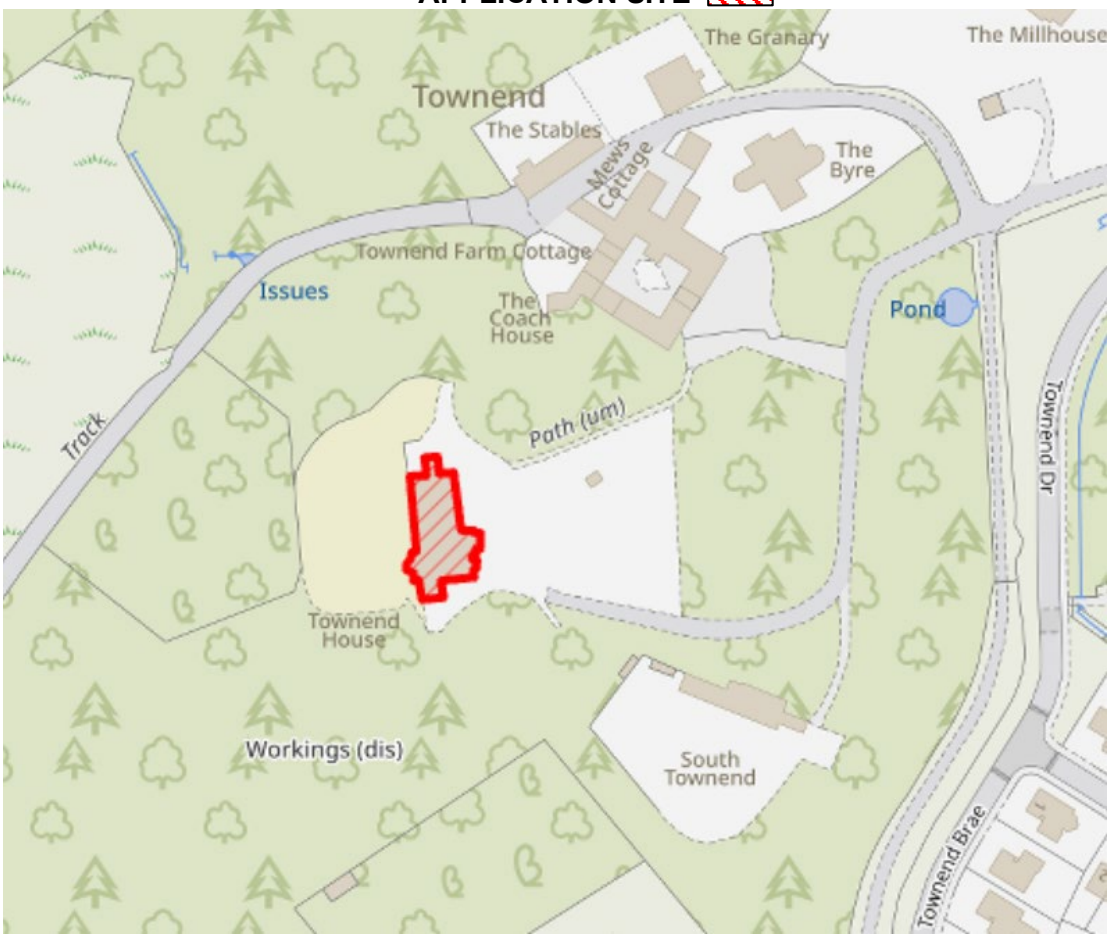
REGULATORY PANEL: 5 FEBRUARY 2026

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

25/00689/APP
TOWNEND HOUSE TOWNEND DRIVE SYMINGTON SOUTH AYRSHIRE KA1 5QL

Location Plan

APPLICATION SITE



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The drawings and other documents relating to this application, can be accessed on the Council's website via the link below:

https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T4KKOWBDIRP00&activeTab=summary

Summary

Planning permission is sought for external alterations to Townend House, a mid-19th century Category B Listed building located within the Townend Estate to the south-west of Symington, together with the formation of a car park within its landscaped grounds. The application is retrospective and relates primarily to alterations to cast-iron rainwater goods and the creation of a surfaced parking area on previously grassed land. The use of the building as a Class 8 residential institution is considered to remain unchanged, and no change of use is proposed.

The building comprises long-established residential accommodation with associated grounds. No alterations to the internal layout of the building form part of this application. The proposal solely seeks permission for the external drainage works and the formation of the parking area.

The application has attracted a significant number of objections, largely relating to the perceived future use of the building, traffic, residential amenity, biodiversity impacts, and procedural matters. These concerns have been considered in the context of relevant planning policy and the physical works proposed by this application. It is considered that none of the objections raise material planning reasons to warrant refusal of the application.

The proposed development has been assessed against the provisions of National Planning Framework 4 and South Ayrshire Local Development Plan 2. The works are considered to be acceptable and, subject to appropriate landscaping, biodiversity, and lighting conditions, are unlikely to result in unacceptable impacts on the listed building, its setting, or the wider locality. Accordingly, the application is recommended for approval subject to conditions.

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Comhairle Siorrachd Air a Deas
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REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 5 FEBRUARY 2026

SUBJECT:	**PLANNING APPLICATION REPORT**
APPLICATION REF:	**25/00689/APP**
SITE ADDRESS:	**Townend House Townend Drive Symington South Ayrshire KA1 5QL**
DESCRIPTION:	**Alterations to Townend House and formation of car park and associated hardstandings**
RECOMMENDATION:	**Approval with conditions**

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended). The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 23 October 2025.
- The application was validated on 28 October 2025.
- The case officer visited the application site on 23 October 2025.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 29 October 2025.
- No Site Notice was required.
- No Public Notice in the Local Press was required.

1. **Proposal:**

The application site comprises Townend House, a mid-19th-century Category B Listed building located to the south-west of Symington within the Townend Estate. The application site includes Townend House itself together with its landscaped grounds. Access is taken via a private estate road shared with several other properties. Areas of woodland within the wider grounds are identified within the Ancient Woodland Inventory.

Townend House has most recently operated as a residential care facility (Class 8 of the Use Classes Order) providing long-term accommodation and support for adults with a range of physical and learning disabilities and associated care needs.

Planning permission is sought for alterations to Townend House and for the formation of a car park within its grounds. The application is retrospective insofar as a number of the external alterations to the listed building have already been undertaken, and the car park area has also been constructed on site.

The external works primarily relate to alterations to the cast-iron drainage outlets and associated ventilation serving the building. These include the installation of new cast-iron downpipes, the repositioning of existing outlets, and the introduction of new or revised ventilation terminals to serve internal services. Ancillary works comprise making-good to areas of masonry where previous rainwater goods and vents had been removed or altered.

The proposal also includes the formation of a vehicular parking area within the grounds of Townend House. The car park is shown on the submitted site layout plan and consists of a surfaced parking area located to the east of Townend House.

Background information

Historically, the site has operated as a Class 8 residential institution under the Use Classes Order (Planning (Scotland) Act), providing long-term residential accommodation and support for adults with a range of physical and learning disabilities and associated care needs. Most recently, Townend House has operated as a residential care facility delivering long-term support for adults with a range of physical and learning disabilities and associated care needs.

It is understood that Townend House is proposed to be used as an alcohol and drug rehabilitation facility. This prospective use has generated significant public interest and correspondence, with numerous objections received relating primarily to the intended use of the building. However, in planning terms, this proposed use is also considered to fall within Class 8. Residents attending the facility would do so voluntarily, and the accommodation would continue to operate as a residential institution. The Planning Service has advised the applicant that a Certificate of Lawfulness (Proposed Development) could be submitted to formally establish the proposed use, although this is not mandatory. Based on the information available, the proposal does not constitute a change of use for planning purposes.

Accordingly, the purpose of this planning application is to consider solely the external alterations to Townend House - primarily the removal, repositioning, and reinstatement of cast iron drainage outlets - and the formation of a car park to the south-east of the building. While the prospective use has been a focal point of public concern, it is not a material consideration in the determination of this application. The assessment of the proposal will therefore focus exclusively on the physical works to the building's exterior and the associated car parking provision.

The application requires to be reported to the Council's Regulatory Panel, as more than ten competent written objections have been received, together with an objection from the Community Council, who express a different view to the recommendation to approve the application subject to conditions.

2. Consultations:

Ayrshire Roads Alliance - offer no objections.
Environmental Health - offer no objections.

3. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

None.

4. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

34 representations have been received, 34 of which object to the proposed development. All representations can be viewed online at https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T4KKOWBDIRP00&activeTab=summary

The issues raised by Representees can be summarised as follows.

Change of Use / Nature of Facility

- Residents express concern that the building is changing from a care home for adults with learning difficulties to a drug and alcohol rehabilitation facility.
- It is alleged that future occupants may include individuals recently released from prison or with complex needs.
- Concerns are raised regarding potential risks to the safety and security of children, families, and vulnerable residents.
- Fears have been expressed regarding the potential for increased crime, anti-social behaviour, and disturbance.

Impact on Residential Amenity

- Anticipated increase in traffic along a narrow, private, and unlit access road.
- Potential adverse impacts arising from noise, light pollution (including floodlighting and car park lighting), and loss of privacy.
- Loss of informal recreational space and disturbance to wildlife, including deer, foxes, bats, and bird species.
- Perceived erosion of the quiet, rural, and conservation character of the village.

Car Park and Access Concerns

- Objection to the construction of a new car park as opposed to resurfacing existing hardstanding areas.
- Removal of mature trees and the potential impact on biodiversity, including bats.
- Increased vehicle movements, deterioration of the access road, and the associated maintenance burden on residents.
- Concerns regarding inadequate drainage provision and an increased risk of flooding arising from the new car park.

Listed Building and Heritage Concerns

- Internal alterations, including the installation of en-suite bathrooms and associated structural works, are considered by residents to be excessive.
- External works, including the installation of plastic vents, drainage pipes, and other alterations, are perceived as harmful to the character and appearance of the listed building.
- A lack of clarity is expressed as to whether the requisite Listed Building Consent has been obtained for the works undertaken.

Procedural and Transparency Concerns

- Allegations that retrospective works have been carried out without prior planning/ listed building consent.
- Concerns regarding the absence of consultation with local residents prior to the commencement of works or the alleged change of use.
- Claims within the application are alleged to be misleading in relation to site ownership and land use.
- Doubts are raised as to whether the appropriate planning procedures have been followed, including matters relating to risk assessment and public notification.

Practical Impacts on Residents

- Concerns regarding potential property devaluation, failed property sales, and wider impacts on community wellbeing.
- Queries regarding the adequacy of existing water supply and drainage infrastructure to accommodate additional en-suite facilities.
- General anxiety relating to public safety and the absence of a prior risk assessment.

The matters raised by the representees are considered elsewhere in this report.

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

On 13 February 2023, Scottish Minsters published and adopted National Planning Framework 4 (NPF4). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (LDP2) (adopted August 2022).

Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

(i) National Planning Framework 4 (NPF4)

The following policies of NPF4 are considered particularly relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - gov.scot (www.gov.scot):

Policy 2 – Climate mitigation and adaptation
Policy 3 – Biodiversity
Policy 6 – Forestry, woodland and trees
Policy 7 – Historic assets and places

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

As assessment of the proposals against the provisions of NPF4 is set out below.

(ii) South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local development plan 2 - South Ayrshire Council (south-ayrshire.gov.uk):

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management;
- LDP Policy: Historic Environment;
- LDP Policy: Woodland and Forestry;
- LDP Policy: Preserving trees; and
- LDP Policy: Land use and Transport.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

(iii) Planning History

The relevant planning history of the site is summarised as follows:

- 08/00039/FUL – Alterations to the existing building, including the sub-division of bedrooms. *Approved.*
- 08/01318/LBC – Internal alterations to the listed building. *Approved.*
- 22/00751/APP – Alterations and extension to the existing care home. *Approved.*
- 22/00752/LBC – Alterations and extension to the listed building. *Approved.*
- 25/00690/LBC – Listed Building Consent for cast iron works, submitted alongside the current planning application. *Pending consideration.*

In respect of the 2022 approvals, it is noted that development has commenced on site, with foundations laid for the approved extension. It appears, however, that these works have since ceased, with subsequent activity focused on works to Townend House itself.

In addition, unauthorised internal works have been undertaken within Townend House. These matters are currently being progressed by the Planning Authority through the enforcement process, and a further retrospective Listed Building Consent application is anticipated to be submitted in due course in connection with those works.

(iv) Objector Concerns

The concerns of the objectors are summarised and consider as follows: -

Change of Use / Nature of Facility

Objection: Residents express concern that the building is changing from a care home for adults with learning difficulties to a drug and alcohol rehabilitation facility. It is alleged that future occupants may include individuals recently released from prison or with complex needs. Concerns are raised regarding potential risks to the safety and security of children, families, and vulnerable residents. Fears have been expressed regarding the potential for increased crime, anti-social behaviour, and disturbance.

Response: The current application does not propose a change of use. Townend House remains within Class 8 (Residential Institutions – Care Home). The planning assessment is therefore restricted to the physical works proposed, including minor external alterations and the formation of a car park. Matters relating to the client group, operational practices, or perceived future use are not material to the determination of this application.

Impact on Residential Amenity

Objection: Anticipated increase in traffic along a narrow, private, and unlit access road. Potential adverse impacts arising from noise, light pollution (including floodlighting and car park lighting), and loss of privacy. Loss of informal recreational space and disturbance to wildlife, including deer, foxes, bats, and bird species. Perceived erosion of the quiet, rural, and conservation character of the village.

Response: The planning assessment is confined to the land-use and physical effects arising from the proposed development. In terms of traffic impacts, the lawful use of Townend House already generates vehicular movements, and the proposed car park is intended to manage existing parking demand. No alterations to the access are proposed, and the level of additional traffic on the private access road is not considered to be significant in highway or amenity terms.

With regard to noise, light and privacy, the proposal does not introduce any late-night operational use beyond that already associated with the established use of the building. External lighting proposed, including any car park or security lighting, can be controlled by condition to ensure its appropriateness so as to prevent light spill, glare and disturbance to nearby residents or wildlife. The layout of the car park is such that there is no direct overlooking into neighbouring dwellings, and separation distances are sufficient to safeguard residential privacy.

It is acknowledged and accepted that the loss of the existing grassed area is disappointing and represents a change to the character of this part of the site. However, this loss must be considered in the context of the operational requirements of the established use of Townend House and the benefits of providing more formalised parking to prevent uncontrolled and potentially more harmful encroachment onto wider green areas. While the loss of green space is regrettable, it is not, in itself, of a scale or nature sufficient to justify refusal of the application, particularly where mitigation can be secured through planning conditions. A comprehensive landscaping scheme, including replacement planting, boundary treatment and biodiversity enhancement measures, can be required by condition to ensure that the visual, environmental and ecological quality of the site is appropriately mitigated and, where possible, enhanced.

In terms of ecology, no evidence has been submitted to demonstrate that the works would result in unacceptable harm to protected species such as bats or to local wildlife populations including birds and mammals. Nevertheless, appropriate ecological safeguards and habitat enhancement measures can be incorporated through planning conditions where necessary.

Finally, while it is acknowledged that residents place a high value on the quiet, rural and conservation character of the village, the scale and nature of the proposed works are limited and do not introduce a new or intensified principal use on the site. Subject to the proposed mitigation and conditions, the development is not considered to result in an unacceptable erosion of the established character of the area.

Car Park and Access Concerns

Objection: Concerns are raised to the construction of a new car park rather than resurfacing existing hardstanding areas. Concerns include the potential removal of mature trees, impacts on biodiversity (including bats), increased vehicle movements, deterioration of the access road and the associated maintenance burden on residents, together with concerns regarding surface water drainage and a potential increased risk of flooding.

Response: It is acknowledged that some damage has occurred to a tree located in close proximity to the car park during the course of works. Concerns have also been raised regarding the potential felling of other trees within the wider grounds of the Townend Estate. The current application, however, does not propose the removal of any trees, and no tree felling forms part of the approved development.

The affected tree is not protected by a Tree Preservation Order nor is it located within a Conservation Area. While parts of the wider estate are identified within the Ancient Woodland Inventory, this designation does not, in itself, require the Planning Authority to give written consent for works or confer statutory protection on individual trees. Planning control is therefore limited to the direct physical impacts of the car park works, and any tree damage occurring outside the scope of the approved development falls outwith the powers of the Planning Authority under this application. The integrity of the woodland resource is not considered to be materially affected.

Mitigation can be secured through planning conditions, including landscaping, replacement planting, tree protection during any remaining works, and biodiversity enhancement measures to ensure that any localised damage is addressed and the overall ecological value of the site is maintained.

The application site is not identified within the SEPA Flood Risk Map as being at risk from river, coastal, or surface water flooding. Surface water drainage is therefore not considered to require control by condition and is instead addressed by advisory note, to ensure runoff is appropriately managed and does not adversely affect neighbouring land or the private access road.

Traffic generation associated with the lawful use of the building and the future maintenance of the private access road fall outwith the scope of planning control. The Ayrshire Roads Alliance has raised no objection to the proposal. Proportionate landscaping and biodiversity enhancement measures can be secured by condition to mitigate the loss of grassed areas, offset localised impacts, and support the wider ecological value of the site.

Listed Building and Heritage Concerns

Objection: Internal alterations, including the installation of en-suite bathrooms and associated structural works, are considered by residents to be excessive. External works, including the installation of plastic vents, drainage pipes, and other alterations, are perceived as harmful to the character and appearance of the listed building. A lack of clarity is expressed as to whether the requisite Listed Building Consent has been obtained for the works undertaken.

Response: The external works proposed as part of this planning application primarily relate to alterations to the cast-iron drainage outlets and associated ventilation serving the building. Internal works are not part of this planning application and are considered separately under Listed Building legislation. No significant harm to the character or appearance of the listed building is identified as part of this assessment. The separate Listed Building Consent process addresses any works requiring heritage consent.

Procedural and Transparency Concerns

Objection: Allegations that retrospective works have been carried out without prior planning consent. Concerns regarding the absence of consultation with local residents prior to the commencement of works or the alleged change of use. Claims within the application are alleged to be misleading in relation to site ownership and land use. Doubts are raised as to whether the appropriate planning procedures have been followed, including matters relating to risk assessment and public notification.

Response: The retrospective nature of the works is noted. The planning system allows for the assessment of retrospective applications in the same manner as prospective proposals. While pre-application consultation with residents may have been limited, the current application enables the Council to impose appropriate conditions to mitigate any impacts, including landscaping, biodiversity enhancement, and lighting control. Matters relating to ownership or procedural engagement beyond statutory requirements are not material planning considerations.

Practical Impacts on Residents

Objection: Concerns regarding potential property devaluation, failed property sales, and wider impacts on community wellbeing. Queries regarding the adequacy of existing water supply and drainage infrastructure to accommodate additional en-suite facilities. General anxiety relating to public safety and the absence of a prior risk assessment.

Response: These matters largely relate to the perceived use of the building rather than the physical works proposed. Planning assessment is confined to the material impacts of the development, including the car park, hardstanding, and minor external works. Issues relating to property values, water infrastructure beyond the site boundary, or public safety associated with future operational practices fall outwith the scope of the planning assessment.

(v) <u>Impact on the Locality</u>

Planning permission is required for the alterations to Townend House and the formation of a car park within its grounds. The assessment of the current application is required to consider the physical impacts of these proposals on the locality, having regard to the development plan, and other material considerations, including representations received and consultation responses. It is important to emphasise that the application does not propose a change of use. Accordingly, the assessment and planning decision focus exclusively on the physical works and their effects on the grounds and the surrounding environment.

Matters relating to Listed Building Consent will be considered separately as part of the assessment of the Listed Building application(s) submitted (see Planning History above).

Townend House, a mid-19th-century Category B Listed building, is located within landscaped grounds that include areas of woodland identified in the Ancient Woodland Inventory. The property has a long-established lawful use as a Class 8 residential institution, most recently operating as a care facility. The proposed works include the removal, repositioning, and reinstatement of cast-iron drainage outlets and the formation of a surfaced car park to the east of the building. These works have been carried out retrospectively. It is disappointing that the applicant undertook these works without dialogue with neighbours or the Council, resulting in retrospective enforcement implications and public concern.

The car park works, while described in the application as "resurfacing," have involved the conversion of a previously grassed embankment into a hardstanding area. This has resulted in the loss of grassed amenity and potential habitat, which is regrettable. In line with Policy 3 (Biodiversity) of NPF4 and LDP2 policies on woodland and trees, appropriate mitigation in the form of landscaping and biodiversity enhancements can be secured through conditions, providing compensatory ecological benefit and ensuring that the development is proportionate to its scale.

Concerns have been raised regarding trees and woodland, including potential damage during car park formation. The application does not propose the felling of any trees, and while minor damage to one tree is acknowledged, the integrity of the Ancient Woodland Inventory is not materially compromised. Any mitigation measures would be limited to landscaping improvements consistent with the scale of the car park and the surrounding grounds, in accordance with Policy 6 (Forestry, Woodland and Trees) of NPF4 and LDP2 provisions on tree preservation.

The external alterations to Townend House are minor and largely relate to rainwater management. While retrospective, these works are not considered to materially harm the character or setting of the listed building, in accordance with Policy 7 (Historic Assets and Places) of NPF4 and LDP2 policies on the historic environment. Internal works, such as the installation of en-suite facilities, fall outside the scope of this application.

Issues regarding traffic, road safety, or potential operational impacts associated with the proposed use of Townend House as a rehabilitation facility are not material to the assessment, as the lawful use of the building remains Class 8. Similarly, concerns regarding perceived increases in noise, lighting, or general amenity are either outside planning control or can be mitigated by conditions where associated with the physical works (e.g., lighting associated with the car park).

Overall, while it is disappointing that the applicant undertook retrospective works and did not engage proactively with the local community, the proposed alterations to the Townend House and the formation of the car park are modest and proportionate. The application seeks to regularise the development, and planning conditions can be attached to secure biodiversity and landscaping mitigation, to ensure that the physical works respect the character of the listed building, its grounds, and the wider locality. On balance, the impact on the locality is acceptable and in accordance with the relevant provisions of NPF4 (Policies 2, 3, 6, and 7) and South Ayrshire LDP2 (Strategic Policies 1 and 2, Historic Environment, Woodland and Forestry, Preserving Trees, and Land Use and Transport).

8. Conclusion:

The application seeks planning permission for alterations to Townend House, a Category B Listed building, and for the formation of a surfaced car park within its grounds. The works are retrospective, involving external alterations to rainwater goods/ vents and the creation of a hardstanding area on previously grassed land. While the proposals have generated public concern, particularly regarding the perceived change of use and operational impacts, it is consider that Townend House remains within Class 8 (Residential Institutions – Care Home). Accordingly, the use of the building and potential client group are not material considerations in the determination of this application.

The external works are relatively minor and do not materially affect the character or setting of the listed building. The car park, although constructed on a previously grassed embankment, can be mitigated through appropriate landscaping and biodiversity enhancements. Overall, the integrity of the Ancient Woodland Inventory is considered to be maintained.

On balance, the proposed alterations and car park formation are proportionate, acceptable in design, and sympathetic to the character of the listed building and its grounds. Appropriate conditions can secure biodiversity, landscaping, and lighting mitigation, ensuring that the works integrate with the surrounding locality. The proposals are therefore considered to accord with the relevant provisions of NPF4 (Policies 2, 3, 6, and 7) and South Ayrshire LDP2 (Strategic Policies 1 and 2; Historic Environment; Woodland and Forestry; Preserving Trees; Land Use and Transport). Approval of the application, subject to conditions, is recommended.

9. Recommendation:

It is recommended that the application is approved 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 within three months of the date of this permission, a landscaping and biodiversity mitigation scheme shall be submitted to and approved in writing by the Planning Authority. This shall include planting, habitat enhancements, and measures to mitigate the loss of grassed areas. The approved scheme shall be implemented and maintained in perpetuity.

(3R) To offset the ecological and visual impact of the car park.

(4C) That no external lighting shall be installed in association with the car park hereby approved unless a lighting scheme has first been submitted to and approved in writing by the Planning Authority. Any approved lighting shall be installed and maintained in accordance with the approved details, for the lifetime of the development.

(4R) To safeguard residential amenity, reduce light pollution, and protect ecological interests in the event that external lighting is installed.

9.1 Advisory Notes:

(1) The applicant is advised to ensure that surface water from the car park does not adversely affect the private access road or neighbouring properties. Any drainage measures required beyond the site boundary are the responsibility of the landowners concerned.

9.2 List of Determined Plans:

Drawing - Reference No (or Description): AE(00)010

Drawing - Reference No (or Description): AE(00)011

Drawing - Reference No (or Description): AE(00)012

Drawing - Reference No (or Description): AE(00)013

Drawing - Reference No (or Description): AE(00)014

Drawing - Reference No (or Description): AE(00)015

Drawing - Reference No (or Description): AE(00)016

Drawing - Reference No (or Description): AE(00)017

Drawing - Reference No (or Description): AE(00)00L Rev A

Drawing - Reference No (or Description): AL(00)0CP

9.3 Reason for Decision (where approved):

The proposed external alterations to Townend House and the formation of a car park are not considered to materially harm the character, appearance, or setting of the Category B Listed building or its landscaped grounds. The development accords with the relevant provisions of National Planning Framework 4 and South Ayrshire Local Development Plan 2.

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. Use Classes Order (Planning (Scotland) Act)

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.

Person to Contact:

David Clark, Co-ordinator (Development Management) - Telephone 01292 616 118

south AYRSHIRE COUNCIL
Comhairle Siorrachd Àir a Deas
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ADDENDUM REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 02 APRIL 2026

SUBJECT:	**PLANNING APPLICATION REPORT**
APPLICATION REF:	**25/00689/APP**
SITE ADDRESS:	**Townend House Townend Drive Symington South Ayrshire KA1 5QL**
DESCRIPTION:	**Alterations to Townend House and formation of car park and associated hardstandings**
RECOMMENDATION:	**Approval with conditions**

Purpose of Addendum

This addendum provides an update for Members following the Regulatory Panel meeting on 5 February 2026, at which the application was continued to allow a site visit. The site visit subsequently took place on 26 February 2026. The purpose of the addendum is to clarify matters relating to land ownership, the extent of the car park surfacing as it relates to this application, the condition of the land prior to development, and the presence of vents not shown on the submitted drawings. It also recommends amendments to the suggested conditions set out in the Panel Report. Following consideration of these matters, the application continues to be recommended for approval with conditions.

Following the Panel's continuation of the application, it has become clear, through further information submitted by the applicant's agent, that a significant portion of the constructed car park lies outwith the applicant's ownership. The application before Members is retrospective, submitted in an attempt to regularise unauthorised works already carried out on site. Accuracy in identifying the full extent of those works, and the land to which they relate, sits with the applicant. The applicant has confirmed in writing that surfacing works extended onto land they do not own, arising from their assumption that the land all lay within their title. Responsibility for the accuracy of the plans and the ownership certification rests, in the first instance, with the applicant. The Planning Authority relies on, and is entitled to rely on, the correctness of that information when validating and assessing an application.

The red line boundary and ownership certificate accurately reflect only the land within the applicant's title; however, the car park resurfacing drawing AL(00)0CP did not delineate individual parking bays, which contributed to a misunderstanding regarding the extent of works included in the application. When reporting verbally to Panel on 5 February, it was therefore mistakenly stated that the application related to the entire surfaced area (11 spaces). It is now clear that only the portion within the red line corresponds to approximately three usable parking spaces, and it is these three spaces alone that fall within the scope of this application. All resurfacing works, both within the red line and on adjoining land, were undertaken by the applicant without prior planning permission. The area within the red line is the subject of the application; the remainder lies outwith the applicant's ownership and remains unauthorised, forming part of an ongoing enforcement investigation.

It is acknowledged that the Planning Authority should ideally have identified this discrepancy earlier, particularly given the retrospective nature of the submission. However, the primary responsibility rests with the applicant, both for carrying out unauthorised development and for providing insufficiently detailed information in an application intended to regularise that development.

The original Panel Report recorded that the car park had been formed on a grassed embankment, and this was supported by photographic evidence submitted by the Community Council. The applicant maintains that the grass overlay sat above former hardcore or sub-base material. Even if that is the case, the visible pre-works condition of the area was grassed, and its loss has appropriately been assessed on that basis. The applicant's assertion regarding underlying material does not alter the environmental or landscape impacts identified in the main report, nor the requirement for compensatory soft landscaping and biodiversity enhancement.

The portion of car park that lies outwith the applicant's ownership does not form part of this planning application and cannot be authorised through it. This matter is being progressed separately as an enforcement case. At the site visit, the applicant confirmed that contact has been made with the adjoining landowner. Depending on the outcome of those discussions, the off-site surfacing may be reinstated or may form the basis of a future planning application should the applicant acquire or secure rights over the land. These matters are procedurally distinct and do not influence the assessment of the current application.

For clarity, it is acknowledged that the earlier Panel Report did not expressly reference the statutory duty under Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. As the application has not yet been determined, this addendum provides the required clarification. When considering this application, Members must give special regard to the desirability of preserving Townend House (Category B), its setting, and any features of special architectural or historic interest which it possesses. The application assessment considers that the works proposed by the current application can be accepted without conflict with this statutory requirement.

Furthermore, recently submitted correspondence raised concern that the Planning Authority had not taken account of its duties in relation to protected species, in particular bats, when considering these proposals. As with all applications, consideration was given to the likelihood that the proposals would impact on any protected species. With regards to Bats and potential bat roosts, given the proposals relate to external drainage pipes, it was considered that the likelihood of impact on any bats or bat roosts was minimal, therefore no further information was required.

During the site visit, vent terminals were observed that do not appear individually on the submitted drawings. These features are considered to visually discreet and do not materially alter the planning assessment of the external works. Any heritage implications will be considered through the associated Listed Building Consent applications (25/00690/LBC & 26/00065/LBC), which remain under assessment. No adjustment to the planning recommendation arises from this point.

In view of the above, it is recommended that the following amendments to the suggested conditions (as set out in panel report 25/00689/APP) be applied should Members be minded to approve the application. These proposed changes are intended to secure clarity over the approved layout and proportionate mitigation.

Revised Condition 3 Landscaping and Biodiversity Mitigation

(3C) Within two months of the date of this permission, a detailed landscaping and biodiversity mitigation scheme shall be submitted to and approved in writing by the Planning Authority. The scheme shall cover all land affected by the hard surfacing works and shall include soft edge treatment to the hardstanding, native planting, habitat enhancement proportionate to the scale of works, and a maintenance schedule of not less than five years. The approved scheme shall be implemented during the first planting season following approval.

(3R): To mitigate the ecological and visual effects of the development and to ensure appropriate softening of the car park within the application boundary.

New Condition 5 Scaled Car Park Layout Plan

(5C): Within one month of the date of this permission, a scaled car park layout plan (minimum scale 1:200) shall be submitted to and approved in writing by the Planning Authority. The plan shall precisely show the extent of the hardsurfacing within the red line boundary and shall delineate the three parking spaces accommodated within that boundary. The approved plan shall thereafter form the definitive layout for the purposes of this permission.

(5R): For the avoidance of doubt and to ensure clarity over the approved extent and layout of the car park.

The planning merits of the proposal within the application site and are considered to remain acceptable. The works accord with the provisions of National Planning Framework 4 and South Ayrshire Local Development Plan 2, for the reasons set out in the original panel report. The recommendation therefore remains Approval with conditions.

Person to Contact:

Mr David Clark, Development Management Co-ordinator - Place Planning - Telephone 01292 616 118

South Ayrshire Council

List of Planning Applications for Regulatory Panel (Planning) Consideration on 02 April 2026

List No.	Reference Number	Location	Development	Applicant	Recommendation
1.	26/00065/LBC David Clark (Objections) (Application Summary)	Townend House Townend Drive Symington South Ayrshire KA1 5QL	Alterations to listed building	Enhance Healthcare Ltd	Approval with Condition(s)
2.	25/00690/LBC David Clark (Objections) (Application Summary)	Townend House Townend Drive Symington South Ayrshire KA1 5QL	Alterations to listed building	Enhance Healthcare Ltd	Approval with Condition(s)
3.	25/00823/APP Fiona Sharp (Objections) (Application Summary)	Land At Hillhead Coylton South Ayrshire	Erection of 6 dwellinghouses	Ecohomesayrshire	Approval with Condition(s)
4.	25/00250/APP Fiona Sharp (Objections) (Application Summary)	Victory Park And Pavilion South Park Avenue Girvan South Ayrshire	Alterations and extension to existing sports pavilion and associated change of use of open space, installation of underground attenuation tank, and associated drainage works	Girvan Youth Football Club	Approval with Condition(s)

List No.	Reference Number	Location	Development	Applicant	Recommendation
5.	25/00457/APP Del Delury (Objections) (Application Summary)	Land At A759 From Auchingate Interchange To B730 Drybridge Road Dundonald Dundonald South Ayrshire	Formation of cycle path, landscaping and associated works	Ayrshire Roads Alliance	Approval with Condition(s)

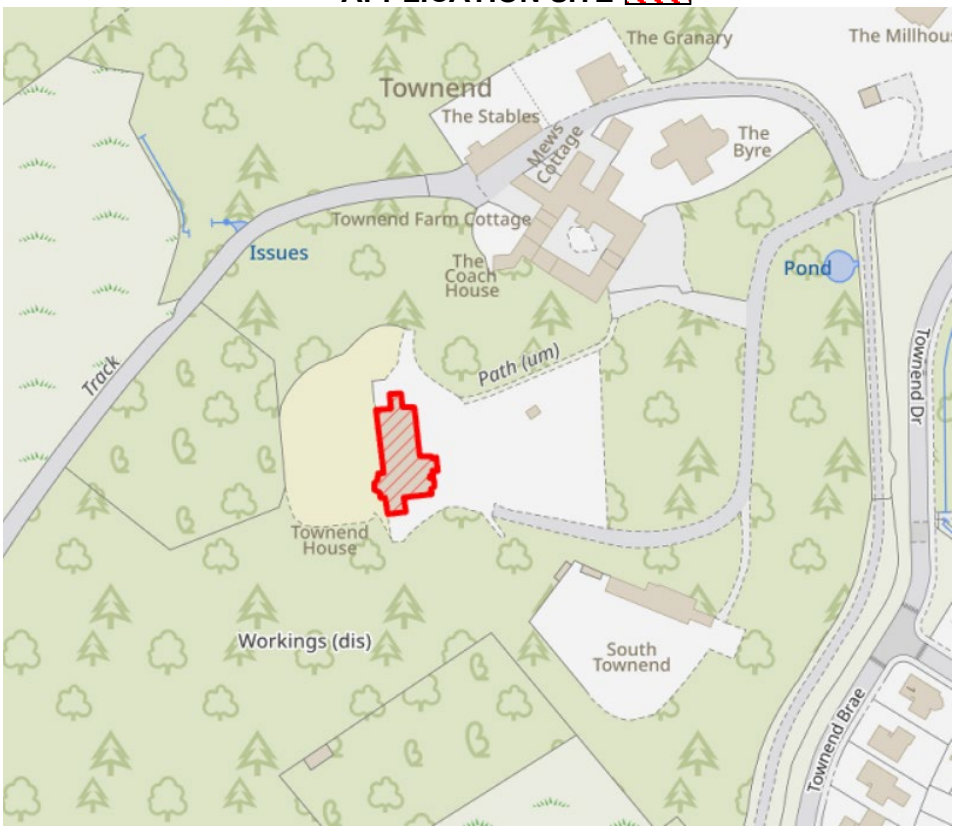
REGULATORY PANEL: 02 APRIL 2026

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

25/00690/LBC
TOWNEND HOUSE TOWNEND DRIVE SYMINGTON SOUTH AYRSHIRE KA1 5QL

Location Plan

APPLICATION SITE



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The drawings and other documents relating to this application, can be accessed on the Council's website via the link below:

https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T4KKOZBDIRS00&activeTab=summary

SUMMARY

Listed Building Consent is sought for alterations to Townend House, Symington. Specifically, these relate to external works only. This Listed Building Consent application relates solely to external works carried out to Townend House, a mid-19th-century Category B Listed Building located within the Townend Estate on the south-western edge of Symington. The works comprise alterations to cast-iron rainwater goods, the creation of new or repositioned vent terminals, associated pipework alterations, and making-good to affected stonework. No internal alterations form part of this application.

The application is partially retrospective in that some of the works proposed by the current application have been undertaken on site.

A total of 22 public objections and one objection from Symington Community Council have been received. The majority of issues raised relate to matters of future use, residential amenity, traffic, safety, crime, wellbeing, and appropriateness of the prospective use of Townend House. These issues, while acknowledged, are not material to the assessment of a Listed Building Consent application. The statutory test is solely whether the proposed works preserve the building's special architectural or historic interest, or its setting.

Historic Environment Scotland has been consulted as a statutory consultee and has offered no objection and no comment on the works. Following assessment, it is considered that the external alterations do not result in material harm to the character, fabric, or setting of the Category B Listed Building. The application is therefore recommended for approval with conditions.

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REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 02 APRIL 2026

SUBJECT:	**LISTED BUILDING CONSENT REPORT**
APPLICATION REF:	**25/00690/LBC**
SITE ADDRESS:	**Townend House Townend Drive Symington South Ayrshire KA1 5QL**
DESCRIPTION:	**Alterations to listed building**
RECOMMENDATION:	**Approval with conditions**

APPLICATION REPORT

Key Information:

- The application was received on 23 October 2025.
- The application was validated on 23 October 2025.
- The case officer visited the application site on 20 February 2026
- Neighbour Notification was not required.
- A Site Notice was posted in the locality under Section 60 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) by the Planning Authority on 4 November 2025.
- A Public Notice, under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended) was placed in the Local Press on 4 November 2025.

1. **Proposal:**

The application site comprises Townend House, a mid-19th-century Category B Listed Building located to the south-west of Symington within the Townend Estate. The site includes the listed building together with its immediate landscaped grounds. Access is taken from a private estate road shared with several other residential properties. Areas of woodland within the wider grounds are identified within the Ancient Woodland Inventory.

Planning application 25/00689/APP, for external alterations to Townend House and the formation of hardstanding for a car park, remains pending determination at the time of writing. Listed Building Consent application 26/00065/LBC, which relates primarily to internal works (namely the formation of approximately 17 en-suite bathrooms) also remains under consideration. These applications are separate from the current proposal, which concerns external works only.

This Listed Building Consent application relates solely to external works undertaken to Townend House. The works comprise alterations to the cast-iron drainage goods, including the installation of new downpipes, the repositioning or reinstatement of drainage outlets, the formation of new or revised vent terminals to serve internal services, and associated making-good to areas of stonework affected by these changes. No internal alterations are included within this application.

It is noted that small vent outlets have been formed on site in positions that do not fully correspond with those shown on the proposed plans. These vents are limited in scale and consider to be visually discreet. Following review, they are not considered to result in any adverse effect on the character, fabric, or architectural interest of the listed building. Their acceptability therefore falls to be considered as part of this retrospective Listed Building Consent application. Based on the information available and site inspection, the vents are assessed as having only minimal visual presence, with no material harm identified.

The application is partially retrospective insofar as external works have already been carried out without prior Listed Building Consent. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 allows retrospective applications to be submitted, and the planning authority is required to assess the works on their merits. The unauthorised nature of the works is not, in itself, a ground for refusal.

For clarity, the proposal does not relate to the internal layout of the building, the operation of the facility, or any change of use. The determination of this application is confined to whether the external works preserve the building's special architectural or historic interest and, where relevant, its setting.

The application requires to be reported to the Council's Regulatory Panel as more than ten competent written objections have been received, and an objection has been submitted by Symington Community Council.

2. Consultations:

Historic Environment Scotland - Advised that they have no comments to offer on the proposed external alterations to the listed building. Their response states that this decision should not be interpreted as support for the proposals, but rather that they have identified no heritage concerns requiring intervention or further assessment.

HES further confirmed that the application should be determined by the planning authority in accordance with national and local policy relating to listed buildings and conservation area consent, including the Historic Environment Policy for Scotland (HEPS) and relevant Managing Change guidance.

In summary, HES raised no objection and offered no comments on the proposals.

3. Submitted Assessments/Reports:

None.

4. S75 Obligations:

None.

5. Scottish Ministers Directions:

N/A.

6. Representations:

23 representation(s) have been received, 23 of which object to the proposed development. All representations can be viewed online at https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T4KKOZBDIRS00&activeTab=summary

The issues raised by Representees can be summarised as follows.

Matters relating to listed building fabric and external appearance

External pipework, vents and coring of stonework: Several objectors state that modern vent terminals and plastic pipework have been introduced and multiple holes cored through the sandstone façade to serve new drainage/vent runs, which they consider visually intrusive and harmful to the character of the Category B listed building. They also contend that the works go beyond "replacement" and involve additional pipe runs of larger diameter (e.g., 105mm soil pipes) inconsistent with historic materials and detailing.

Accuracy of description/retrospective nature: Objectors argue the submission downplays the extent of external alterations and that works commenced without LBC; while retrospective, they consider the "maintenance" justification inaccurate given the extent of new outlets/vents and visible modern fittings.

Symington Community Council objects, asserting the external works are inaccurately described as "replacement", that additional waste/soil pipes and multiple façade penetrations have been introduced without prior consent, and that internal alterations are implied by the extent of new external runs. They ask the Council to refuse LBC on accuracy and heritage-impact grounds

Matters claimed to affect the listed building's setting

Car-parking and grounds presentation: Although primarily a planning (APP) matter, some representations assert that new hardstanding, loss of landscaped ground and a felled/damaged tree alter the immediate setting and detract from the building's presentation within its grounds.

Non-material consideration relating to the assessment of listed building application 25/00690/LBC

Alleged change of use / nature of residents and service model: Many objectors contend the establishment will operate as a drug and alcohol rehabilitation centre (including prison-to-rehab pathways) rather than the former learning-disability care home, citing perceived risks, safeguarding and community impact. These matters relate to use and operation, not to the effect of the external works on the building's special interest.

Amenity, safety and perception of crime: Concerns include noise/disturbance, outdoor smoking, anti-social behaviour, children's safety and general fear of crime. These are not Listed Building Consent considerations.

Traffic, parking and road safety on the private estate road: Increased vehicular movements, emergency access, lighting, and road maintenance burdens are raised.

Water supply/pressure and drainage capacity: Reports of discoloured water, pressure and infrastructure concerns are operational/engineering issues.

Protected species and ecology (bats, woodland fauna): Several objectors seek ecology surveys for grounds works.

Property values and community cohesion: Devaluation and social cohesion.

Procedural/retrospective complaints: Allegations of "salami-slicing", intention behind works, and operator behaviour.

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

7. Assessment:

In determining an application for Listed Building Consent, the planning authority is required to give special regard to the desirability of preserving the building (i.e. its special architectural or historic interest, including its fabric, features and appearance) and, where relevant, its setting. This flows from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The principal question is whether the works, taken as a whole, preserve the listed building's special interest; where change is proposed, whether it is justified, necessary, and executed in a manner and with materials that respect the building's character.

In applying the statutory test, regard is had to:

National policy for the historic environment, including the principles in the Historic Environment Policy for Scotland (HEPS) and the Scottish Government's Managing Change in the Historic Environment guidance, which encourage a plan-led, evidence-based and fabric-first approach to change;

NPF4 Policy 7 (Historic Assets and Places), which supports works that protect and enhance the historic environment and requires alterations to be sympathetic in design, materials and execution; and

South Ayrshire Local Development Plan 2 – Historic Environment policy, which seeks to safeguard the special interest of listed buildings and ensure that any alterations are appropriate, proportionate and reversible where practicable, using materials and details that respect the original character.

Other Policy Considerations (including Government Guidance)

In addition to the statutory tests under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Development Plan policies relating to the historic environment, regard has been had to the following national policy and guidance relevant to works affecting listed buildings:

Historic Environment Policy for Scotland (HEPS)

HEPS establishes the high-level policy principles and outcomes for decision-making affecting the historic environment. Of particular relevance are the principles that change should be informed, carefully managed and seek to protect and enhance the special interest of historic assets; and that interventions should be justified by need, proportionate, and carried out to an appropriate standard. In determining listed building proposals, decision-makers should consider whether the works will preserve the listed building's special architectural or historic interest, and where change is proposed, whether it is evidenced, minimised, and delivers an overall outcome that sustains the building's long-term significance. These principles are applied in service of (and do not displace) the statutory tests in the 1997 Act.

Managing Change in the Historic Environment: Setting

The Managing Change guidance on Setting recognises that a historic asset's setting contributes to how it is experienced, understood and appreciated. Proposals should therefore assess whether change will alter the character or quality of the asset's setting, taking into account the prominence, visibility, and cumulative impact of alterations. For Listed Building Consent proposals limited to external fixtures, the relevant consideration is whether the elevational changes—in their location, extent, material and finish—would materially affect the way the building is perceived in key views or within its immediate landscaped context. Where works are discreetly sited, limited in extent, and specified in appropriate traditional materials and finishes, they are less likely to give rise to an adverse effect on setting.

Managing Change in the Historic Environment: External Fixtures

The guidance on External Fixtures advises that new or altered external services (rainwater goods, vents, flues, pipework, cabling and the like) should be minimised, rationalised, and located to least prominent elevations where practicable. Traditional materials and profiles are preferred; the use of cast-iron rainwater goods is generally appropriate for buildings of the period. The guidance also expects careful routing and alignment to avoid visual clutter, and high-quality making-good of any redundant fixings or penetrations, using compatible stone repairs and lime-based mortars so as not to scar or stain the façade. Where limited modern components are technically unavoidable, they should be visually recessive (colour-matched) and confined to secondary elevations to avoid harm to principal fronts.

NPF4 – Policy on Historic Assets and Places

National Planning Framework policy on the historic environment supports alterations to listed buildings where proposals are sympathetic in design and materials, and where they protect and enhance the asset's special interest and, where relevant, its setting. Although NPF4 is part of the wider Development Plan context, in the LBC consideration these provisions assist in interpreting whether the design, materials and detailing of proposed works accord with good conservation practice.

Objector Concerns

A total of 23 representations were received, all of which object to the proposed development. The matters raised are summarised below, followed by the planning authority's response.

Matters relating to listed building fabric and external appearance

Objection: That modern plastic pipework, vent terminals and associated coring through the stonework have been installed, and that the extent and type of external works is harmful to the architectural character of the Category B listed building.

Response: The application seeks listed building consent for external alterations including the reinstatement and reconfiguration of cast-iron rainwater goods and the formation or repositioning of vent terminals. The permanent external pipework is cast iron and is considered appropriate to the building. Vents have been formed in locations not shown on the proposed plans. These are small-scale and visually recessive, and are assessed as not resulting in harm to the listed building's character or fabric. A condition is attached requiring submission and approval of as-built details for any vents not shown on the approved drawings, ensuring their regularisation and securing appropriate materials and making-good.

Objection: That the description of development understates the extent of works and that elements were carried out without prior Listed Building Consent.

Response: The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 allows retrospective applications. The planning authority is required to assess the works on their merits, and any unauthorised nature of the works cannot not influence the determination of the application. The application proposes external works to the listed building, and the authority has assessed the effect of those works on the building's special architectural and historic interest.

Objection: That additional external pipe runs imply internal alterations and that the scale of external intervention indicates works beyond "replacement".

Response: Internal works are subject to separate application 26/00065/LBC and are not part of the present application proposal. The current application relates solely to external works, which have been assessed in terms of their scale, visibility, materials and impact on the listed building. No material harm has been identified.

Matters claimed to affect the listed building's setting

Objection: That new hardstanding, tree works and the presentation of the grounds alter the building's setting.

Response: These matters form part of planning application 25/00689/APP and do not fall within the scope of this listed building consent application. The external works under this application do not materially alter the wider setting of the listed building.

Non-material consideration relating to the assessment of listed building application 25/00690/LBC

Objection: Concerns regarding alleged change of use to a rehabilitation facility, associated amenity impacts, perceived risks, safeguarding, anti-social behaviour and crime.

Response: Use, operation and amenity matters are not material to the determination of Listed Building Consent. The statutory test relates solely to the effect of the works on the building's architectural or historic interest.

Objection: Concerns relating to traffic, road safety, parking, lighting, and maintenance of the private estate road.

Response: These are not matters for Listed Building Consent. The current application relates solely to external works, which have been assessed in terms of their scale, visibility, materials and impact on the listed building. No material harm has been identified.

Objection: Concerns relating to water pressure, supply, drainage capacity and engineering issues.

Response: Such matters are operational and not relevant to the statutory LBC assessment.

Objection: Comments on protected species, ecology and woodland.

Response: The proposed works comprise alterations to cast-iron rainwater goods, the creation of new or repositioned vent terminals, associated pipework alterations, and making-good to affected stonework. Given the extent of the works proposed by the current application, it is not considered that there shall be an adverse impact on protected species, ecology and woodland.

Objection: Concerns about property values, impact on the community, procedural matters, and the intention of the applicant.

Response: These matters are not material considerations for Listed Building Consent. The planning authority is required to assess the external works and their effect on the building's special interest.

Impact on the Locality

The principal issue is the effect of the proposed external works on the special architectural or historic interest of Townend House (Category B), and, where relevant, on its setting. In determining the application, special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The proposal is confined to external fabric changes: reinstatement and reconfiguration of cast-iron rainwater goods; installation or repositioning of vent terminals to serve internal services; and associated making-good of affected masonry. No internal alterations, change of use or operational matters fall within the scope of this Listed Building Consent.

Historic Environment Scotland has offered no objection and no comment. Weight is attached to the absence of national heritage concern. Determination therefore proceeds in line with the statutory duty and with due regard to relevant policy and guidance, including the Historic Environment Policy for Scotland (HEPS) and Managing Change in the Historic Environment (notably External Fixtures and Setting), which support informed, proportionate change employing appropriate traditional materials, discreet siting and high-quality repairs.

Representations include matters that are not material to the statutory LBC test - namely, use and operation of the premises, residential amenity, traffic and access on the private estate road, servicing, ecology, property values and perceived crime. These carry no weight in the determination. Material points relate to the visibility, extent and detailing of external pipework and vent terminals, the coring of stonework, the accuracy of description, and the retrospective character of some works. The 1997 Act provides for determination of retrospective applications; the unauthorised status of works is not, in itself, determinative. The question is whether the works, taken as a whole, preserve the building's special interest.

On materials, the permanent drainage goods are specified as cast iron, an appropriate traditional material for a mid-19th-century house. On design and siting, the arrangement of external services reads as coherent and functional. In principal views the components are of a type and finish that do not compete with the established elevational composition. There is no persuasive evidence that the works would result in visual clutter or a discordant effect such as to erode architectural character.

A site inspection confirms that small vent outlets have been formed in positions not fully corresponding to the submitted drawings. These are limited in scale and visually recessive. Their presence does not alter the overall character of the principal elevations and does not harm the listed fabric. To regularise and control the detailing of any vent terminals not shown on the approved drawings, a condition requires submission and approval of as-built details. This ensures appropriate conservation standards are secured. For the avoidance of doubt, any plastic pipework observed on site does not form part of the permanent drainage solution.
In terms of fabric impact, the making-good associated with moved or reinstated outlets and vents is modest.

On setting, the works comprise building-mounted fixtures and related repairs. Given their nature, material and siting, no adverse effect is identified on how the listed building is experienced within its immediate landscaped context.

Having given special regard to the desirability of preservation, the external works (subject to the condition requiring approval of as-built vents not shown on the plans) are considered to preserve the special architectural and historic interest of Townend House.

There are no policy objections to the application proposals as it is considered that the external works preserve the special architectural or historic interest of Townend House. Given the above assessment of the proposals and having balanced the applicant's rights against the general interest, it is recommended that the application be approved.

8. Conclusion:

Given the above assessment, it is recommended that the application is approved subject to conditions.

9. Recommendation:

It is recommended that the application is approved subject to the following conditions: -

(1C) That the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent.

(1R) To be in compliance with section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by section 20 of the Planning Etc. (Scotland) Act 2006.

(2C) That the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent 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) Notwithstanding the plans hereby approved, within 3 months of the date of this consent revised drawings and an accompanying schedule shall be submitted to, and approved in writing by, the Planning Authority showing all external vent terminals formed on the building which are not shown on the approved plans. For the avoidance of doubt, the submission shall identify: (i) precise locations on scaled elevations with a numbered key, (ii) the dimensions/profile of each terminal, and (iii) the material and finish/colour. Thereafter, the development shall accord with the approved details, and no alteration to those vent terminals shall take place without the prior written approval of the Planning Authority.

(3R) To regularise and control the external vent terminals not shown on the approved plans, thereby preserving the special architectural and historic interest of the listed building.

9.1 Advisory Notes:

N/A.

9.2 List of Determined Plans:

Drawing - Reference No (or Description): AE(00)010

Drawing - Reference No (or Description): AE(00)011

Drawing - Reference No (or Description): AE(00)012

Drawing - Reference No (or Description): AE(00)013

Drawing - Reference No (or Description): AE(00)014

Drawing - Reference No (or Description): AE(00)015

Drawing - Reference No (or Description): AE(00)016

Drawing - Reference No (or Description): AE(00)017

Drawing - Reference No (or Description): AE(00)00L Rev. A

9.3 Reason for Decision (where approved):

It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

Background Papers:

Application form, approved plans, and all submitted documentation.
Representations received from members of the public and Symington Community Council.
National Planning Framework 4 (NPF4).
South Ayrshire Local Development Plan 2 (adopted).
Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended).
Historic Environment Policy for Scotland (HEPS).
Managing Change in the Historic Environment guidance – External Fixtures (Historic Environment Scotland).
Managing Change in the Historic Environment guidance – Setting (Historic Environment Scotland).

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.

Person to Contact:

David Clark, Development Management Co-ordinator (Development Management) - Telephone 01292 616 118

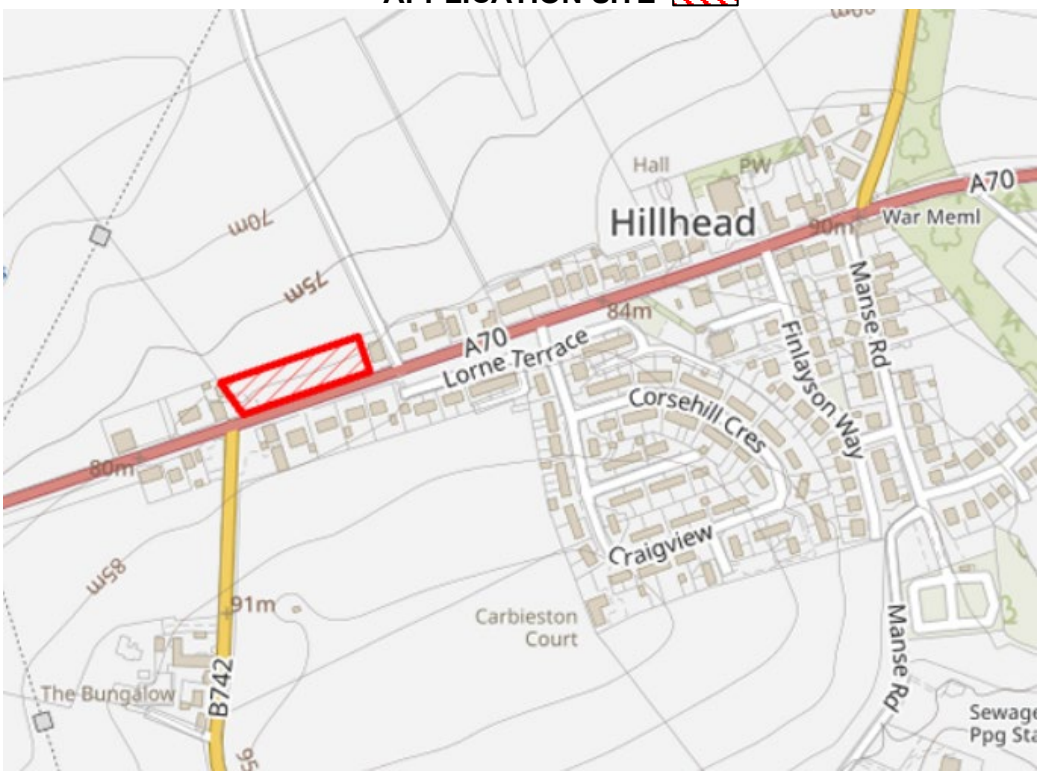
REGULATORY PANEL: 02 APRIL 2026

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

25/00823/APP
LAND AT HILLHEAD COYLTON SOUTH AYRSHIRE

Location Plan

APPLICATION SITE



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The drawings and other documents relating to this application, can be accessed on the Council's website via the link below:

https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T73E4RBDK1E00&activeTab=summary

Summary

Planning permission is sought for the erection of 6 dwellinghouses and associated development to the north of the A70 Ayr/ Coylton Road at Hillhead, close to the junction of the A70 and the B742. The site comprises of an elongated broadly rectangular portion of land which presents a frontage onto the A70 to the south-east, and forms a gap site in-between existing residential properties at 11b and 13c.

The acceptability of the site for residential development has been historically established under various applications, and most recently under application 24/864/PPP with planning permission in principle being granted, subject to conditions, for the erection of 5 dwellinghouses and associated development.

The site is designated in the Adopted South Ayrshire Local Development Plan 2 (LDP2) as being within a residential area. The application has been assessed against the various material planning considerations which include the provisions of the development plan, consultations, planning history, representations received and the impact of the proposed development on the locality. The assessment concludes that the proposed development complies with the development plan. The consultation responses do not raise any issues of over-riding concern. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and following the above assessment, and therefore it is recommended that the application is approved subject to conditions.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for the handling of planning applications and Scheme of Delegation, as an objection has been received from Coylton Community Council, and the recommendation is for approval, subject to conditions.

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REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 02 APRIL 2026

SUBJECT:	**PLANNING APPLICATION REPORT**
APPLICATION REF:	**25/00823/APP**
SITE ADDRESS:	**Land At Hillhead Coylton South Ayrshire**
DESCRIPTION:	**Erection of 6 dwellinghouses**
RECOMMENDATION:	**Approval subject to payment of commuted sum in lieu of play equipment and imposition of conditions**

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended). The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 11 December 2025.
- The application was validated on 11 December 2025.
- A Site Visit was carried out by the Planning Authority on 13 January 2026.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 12 December 2025.
- No Site Notice was required.
- A Public Notice, under Regulation 20 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was placed in the Local Press on 13 January 2026.

1. **Proposal:**

Planning permission is sought for the erection of 6 dwellinghouses and associated development. The application site is located to the north of the A70 Ayr/ Coylton Road at Hillhead, and close to the junction of the A70 and the B742 which is located to the south-west of the site. The site comprises of an elongated broadly rectangular portion of land, which extends to approximately 3,098 sq. metres (0.3 ha), and which presents a frontage onto the A70 to the south-east. The site slopes from the frontage of the site to the rear, and is characterised by unmaintained grassland, and sporadic self-seeded trees. The site forms a gap site in-between existing residential properties at 11b and 13c, and as such residential properties and their curtilages are positioned to both sides of the site, with agricultural land lying to the north.

The submitted plans show 6 detached dwellings positioned along the frontage of the site and parallel to the A70. Each property is shown to have its own access off the A70, two parking spaces with garden ground and circulation space around each dwelling. Two house types are proposed, all of which are to accommodate 3 bedrooms. The houses are set within the slope of the site, with the houses being single storey when viewed from the south. Due to the sloping topography, the rear of the dwellings is lower than the frontage, with each house having a basement level. The proposed external materials comprise predominantly of; roughcast render, with stone accent cladding at the basement level, grey concrete roof tiles, black framed windows and doors, with solar PV panels mounted on the roofs.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as an objection has been received from Coylton Community Council, and the recommendation is for approval, subject to conditions.

2. Consultations:

Scottish Water - no objection.
Ayrshire Roads Alliance - no objection, subject to conditions/ advisory notes.
Environmental Health - no objection, subject to conditions/ advisory notes.
AECOM - no objection, subject to conditions/ advisory notes.
Scottish Power - no objection.

3. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

The applicant/ agent has provided the below information in support of the development proposals, the salient points of which can be summarised as follows;

Design Statement - considers the character of the site and sets out how the development proposal and its design is appropriate to, and responds to the site conditions, including the sloping topography, character and pattern of adjacent properties to either side of the gap site. Each unit is also noted to have a plot size in excess of 500 sq metres, and garden ground which meets the Council's requirements. The submission also considers that the development meets with the conditions of the recent planning permission in principle at the site (24/00864/PPP), and aligns with the policy provisions of the development plan as set out in NPF4, and the Adopted South Ayrshire Local Development Plan 2. The design statement concludes that the development is the right development in the right place, and the design solution is appropriate to the site.

Preliminary Ecological Appraisal - notes that character of the site to be unmaintained grassland, with sporadic self-seeded trees. No evidence of protected species were found at the site, with negligible to low potential for bat roosts at the site. The development includes biodiversity improvement measures including, short flowering lawns, trees, and homes for small birds and bats.

Road Traffic Noise Impact Assessment - considers the potential for noise from road traffic on the development, and recommends mitigation measures for windows on the southern elevation including, the use of enhanced double glazing and trickle vents as an alternative means of internal ventilation. Subject to the aforementioned measures being implemented at the site, the report concludes that noise impact on the development will be of neutral levels of significance across the development.

4. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

9 representation(s) have been received, 9 of which object to the proposed development. All representations can be viewed online at https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=T73E4RBDK1E00&activeTab=summary

The principal issues raised by Representees (including those from Coylton Community Council) are summarised as follows;

- Traffic and transport concerns;
- Residential amenity;
- Character of area;
- Other concerns;

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

On 13 February 2023, Scottish Minsters published and adopted National Planning Framework 4 (NPF4). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (LDP2) (adopted August 2022).

Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 (”the 1997 Act”); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

(i) National Planning Framework 4 (NPF4)

NPF4 confirms that the purpose of planning is to manage the development and use of land in the long-term public interest. NPF4 also maintains a plan-led system and provides a long-term spatial strategy to 2045 based around enabling the transition to net zero emissions and environmental sustainability; driving inclusive economic growth; and building resilient and sustainable places, which adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment.

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of NPF4 is set out below.

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - gov.scot (www.gov.scot):

- Policies 1 and 2 - Tackling the Climate and Nature Crisis, and Climate Mitigation and Adaptation;
- Policy 3 - Biodiversity;
- Policy 5 - Soils;
- Policy 9 - Brownfield, vacant and derelict land and empty buildings;
- Policy 13 - Sustainable Transport;
- Policies 14 and 15 - Design, Quality and Place and Local Living and 20-minute neighbourhoods;
- Policy 16 - Liveable Places - Quality homes;

Policy 1 gives significant weight to the global climate emergency in order to ensure that it is recognised as a priority in all plans and decisions. Policy 2 seeks to ensure that emissions from new development are minimised as far as possible. A healthy natural environment is recognised as a key to reducing emissions.

Policy 3 states that development proposals will contribute to the enhancement of biodiversity, integrating nature-based solutions where possible and in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Policy 5 purpose is to protect carbon-rich soils, restore peatlands and minimise disturbance to soils from development. The application site is classified as 3.2 quality, and therefore not prime quality agricultural land. In addition, the site does not function as agricultural land, and more closely relates to the urban form of the village at this locale.

Policy 9 seeks to direct development to the right place, maximising the use of existing assets (such as brownfield, vacant and derelict land and empty buildings), and minimising additional land take (such as greenfield developments). While the application site comprises of undeveloped land, as noted above, the site is not utilised for agricultural purposes, and more closely relates to the urban form of the village at this locale. In addition, the site is prescribed as being within a residential area in the LDP2, and has also been the subject of previous application approvals for housing development, which have not been implemented.

Policy 13 considers the issue of sustainable transport and active travel and is supportive of development in locations which support sustainable travel, and travel by means other than private vehicle. Policies 14 and 15 seek to encourage and promote the 'Place Principle' through the creation of connected and compact neighbourhoods where people can meet the majority of their needs within a reasonable distance of their home. Policy 16 seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities and in terms of 16 f) ii and iii, in terms of facilitating local living, and in terms of providing for smaller scale opportunities within an existing settlement boundary. Given the aforementioned policies, it is considered that the proposals offer the opportunity to provide additional residential properties in a suitable and sustainable location.

For the reasons noted in this report, it is considered that the proposals align with the provisions of NPF4.

(ii) <u>South Ayrshire Local Development Plan 2</u>

NPF4 and the policies which apply in the context of the development proposal subject to this planning application largely overlap with the policy considerations and requirements of LDP2. Whilst there are some differences in specific criteria requirements within certain consistent and overarching policies between NPF4 and LDP2, it is not considered that any of these would constitute an apparent material policy conflict which would require a particular policy of NPF4 to be considered in place of a policy in LDP2.

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local Development plan 2 - South Ayrshire Council (south-ayrshire.gov.uk):

- Sustainable Development;
- Development Management;
- Residential Policy within Settlements, Release Sites and Windfall Sites;
- Affordable Housing;
- Land Use and Transport;
- Natural Heritage;

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

The above policies direct development proposals to existing settlements, and in particular, the use of vacant, redundant or brownfield sites. The LDP Affordable Housing policy seeks an on-site target contribution of 25% of the total of units from new housing developments of over 15 units or more, or a site size equal to, or more than 0.6 ha. In this instance, the site area is less than 0.6 ha, and the submission suggests a development of less than 15 units, therefore the affordable housing policy does not apply to the current submission.

It is also noted that the principle of the development proposal at this location has already been established through the recent grant planning permission in principle for the erection of 5 dwellinghouse and associated development under application 24/00864/PPP. In addition, the grant of permission under applications 02/00528/FUL, 04/00420/REM and 06/00482/FUL is also important in historically establishing the principle of residential development at the site as being acceptable. While the provisions of the development plan have been updated since the consideration of the earlier historic applications, the site remains part of a residential area, and is therefore considered suitable for residential development, as evidenced by the grant of planning permission most recently under application 24/00864/PPP. While the current application is for the erection of 6 units at the site, the application submission demonstrates that 6 units can be accommodated at the site, with each unit having its own access, parking and private garden ground, with the proposed layout considered to be broadly reflective of the pattern of development in the immediate locale. Further consideration of the details of the development proposals is considered below.

Overall, for the reasons noted above, and elsewhere in this report, the proposals are considered to accord with the above noted policies of the development plan comprising of the combined provisions of NPF4 and the SALDP.

(iii) <u>Other Policy Considerations (including Government Guidance)</u>

<u>Developing with Nature Guidance (NatureScot);</u>

The above provides guidance on securing positive effects for biodiversity from local development to support NPF4 policy 3(c). This guidance has been published in support of policy 3(c) of National Planning Framework 4 in relation to planning applications. As noted above, the submitted Preliminary Ecological Appraisal report has been submitted, which identifies a range of potential biodiversity enhancements, including, short flowering lawns, trees, and homes for small birds and bats. The submitted information has been considered to be satisfactory to the Council's ecological advisors (AECOM), subject to conditions, including that precise details of the biodiversity enhancement measures shall be submitted for agreement, prior to the commencement of development. Subject to appropriate planning conditions, it is not considered that the proposals shall adversely affect the natural heritage of the site.

South Ayrshire Council - Planning Policy Guidance - 'Open Space and Designing New Residential Developments';

The Council's Planning Policy Guidance entitled 'Open Space and Designing New Residential Developments' is also material to the consideration of the application. The guideline sets out what is considered to be appropriate garden sizes for new residential development, and also seeks a qualitative approach to open space provision. This approach ensures that residential properties are serviced by sufficiently sized gardens for their inhabitants and also provides for adequate distances from boundaries to protect the neighbours' privacy from overlooking. Appropriately sized gardens also help to provide an appropriate setting for a dwellinghouse in its surroundings. The guideline states detached, semi-detached and terraced properties should be provided with rear gardens in proportion to their size. Rear gardens will be expected to be 1.5 times the size of the ground floor area for detached. A depth of 9 metres for rear gardens is also sought, along with a minimum of 4 metres between dwellings. In terms of garden ground provision, the submitted layout, each property is shown to have side and rear garden ground in excess of the one and a half times the ground floor area of each dwelling, rear gardens with a depth in excess of 9 metres, and more than 4 metres between each dwelling.

Additionally, the above policy guidance requires the provision of a financial commuted sum towards off-site play provision so as to contribute towards the play area needs generated developments of between 5 and 15 units. Given the number of units proposed a commuted sum in lieu of communal on-site play provision is necessary. The applicant/ agent are willing to provide a commuted sum, and are aware the monies will require to be received before any decision to approve the application can be issued. Overall, having considered the development, the proposals are considered to align with the Council's policy guidance on open space, subject to the receipt of a commuted sum. The application is considered in this context.

(iv) Planning History of the Site

Various earlier planning applications are noted to have established the principle of residential development at the site, as follows;

24/00864/PPP - planning permission in principle for the erection of 5 dwellinghouses and associated development was granted, subject to conditions.

06/00482/FUL - planning permission was granted, subject to conditions, under this application for the erection of 2 detached dwellings, to the eastern portion of the site. This permission has not been implemented.

04/00420/REM - reserved matters application was approved, subject to conditions for the erection of a residential development consisting of 5 detached dwellings. This permission has not been implemented.

02/00528/FUL - planning permission was granted for the erection of a detached dwellinghouse at the western boundary of the application site. This permission has not been implemented.

The aforementioned planning permissions are material to the assessment of the current application, in that they establish the principle of housing at the site as being acceptable. The application is considered in this context.

(v) Objector Concerns

The representations received in relation to the proposals are responded to below, as follows;

Traffic and transport concerns - Existing high volumes of traffic and associated congestion, proposed development will result in additional traffic and will exacerbate existing congestion, road and pedestrian safety concerns particularly given proximity to school, and traffic lights, concern in relation to the formation of additional accesses to/ from A70, need for development to accord with South Ayrshire Local Development Plan in terms of not adversely impacting road safety, traffic flow or the safe movement of pedestrians;

The Ayrshire Roads Alliance has been consulted as part of the consideration of the application, with no objection having been offered to the residential development of the site from a transport/ traffic, access or servicing perspective. Therefore, it is not considered that the proposed development of the site raises issues in relation to road safety.

Residential amenity - potential lack of garden ground for houses compared to neighbouring properties;

As noted above, the development is considered to align with the Council's policy guidance in relation to the provision of open space within new housing developments. The proportion of open space for the proposed development is considered to be commensurate with the open space provision of neighbouring properties along the north of the A70.

Character of area - loss of greenspace and loss of open view along A70, open aspect should be retained, potential impact on wildlife;

The site is not designated as open space within the local development plan. As evidenced in the planning history section above, the site has a long-standing history of planning permission being granted for residential development, and the pattern of development along the roadside is reflective of the locale. As such, the loss of the open aspect is not sufficient to out-weigh the positive attributes of the development as noted within this report; the application is considered in this context. The potential impact of the development on wildlife is considered elsewhere in this report. It should also be noted that the proposals offer an opportunity for small scale biodiversity enhancements, including the provision of boundary planting for feeding and natural habitat creation along with purpose built small scale habitat provision.

Other concerns - Perceived lack of need for the development and the lack of additional facilities or services;

In this instance, the principle of residential development has already been established over various applications over the years. The development proposals shall provide the opportunity for a small number of additional houses in a suitable location within an established built-up area, and therefore the proposals are considered to be an appropriately located development in a sustainable location. Given the small scale of the development, a commuted sum is required so as to facilitate the provision and/ or upgrading of off-site play equipment in the locale, which shall provide a wider community benefit as a consequence of the development.

vi. Impact on the Locality

The application site represents a gap site in-between existing residential properties which extend along the road frontage of the A70. Existing detached single storey residential properties at 11b and 13c Hillhead bound the site to the east and west. The aforementioned properties are sited on or close to the road frontage, and each with their own vehicular access to/ from the main road, which is a pattern and form of development which typifies this locus at Hillhead. Similarly, the proposals replicate the established pattern of development of the area, with the layout indicating the properties to be recessed from the frontage of the site, and broadly in alignment with the position of the neighbouring dwelling at 13c to the east. The rear boundary of the site is also noted to broadly align with the rear boundary of the neighbouring properties at 11b and 13c Hillhead. Off road parking to meet the appropriate standards identified by the ARA is proposed for each property. Private side and rear garden ground is provided in accordance with the Council's planning guidance. Overall, the proposed plot sizes, noted by the applicant/ agent to be in excess of 500 sq. metres each, are considered commensurate with that of the neighbouring properties to either side. Therefore, the proposals are not considered to result in the over-development of the site.

From a visual amenity perspective, the proposed houses are shown to be single storey in height, with the submitted street elevation showing the proposed houses to be of a similar scale and mass to the neighbouring properties to the east and west, and also to be no higher than the aforementioned neighbouring properties. Like the neighbouring properties, the proposed houses respond to the sloping topography of the site, with the rear portion of the dwelling being set down into the site. The proposed external materials noted above are considered to be acceptable. The submitted drawings also show the existing hedge to the frontage of the site as being retained, with the exception of the new vehicular openings. The retention of the existing hedge is considered appropriate. However, there is further potential to enhance the biodiversity of the site through the use of natural planting to the rear boundary with the adjacent agricultural land in lieu of the suggested fencing, and also, where possible, through tree and shrub planting within the site. Suitable conditions can be attached to secure the landscaping and boundary treatment of the site. Given the aforementioned, and for other reasons noted in this report, the development is considered to be consistent with the visual character of the area, subject to conditions.

In terms of residential amenity, the design has considered the amenity of the proposed houses and also that of the existing neighbouring properties. No habitable side facing windows are proposed between either the existing or proposed properties. The rear elevation of each property aspects northwards to the agricultural land. Each property is set approximately 5 - 6 metres apart, with a greater distance of between 9 metres to up to 13 metres (closest distance) separating the existing neighbouring properties to the east and west of the site, respectively. The submitted drawing suggests low boundary fencing in between each property and also to the rear. However, so as to ensure the privacy and amenity of the respective existing and proposed properties, higher boundary treatment will be necessary; this could take the form of higher boundary fencing to the side boundaries and natural planting to the rear of the site; appropriate condition(s) can be attached in this regard. Overall, given the layout and configuration of the development, and the separation distance to neighbouring properties, it is not considered that the proposals shall adversely impact on neighbouring properties by way of over-shadowing or overlooking, subject to suitable conditions noted herein.

As noted above, the submission is also accompanied by a noise report which considers the potential noise nuisance from the road on the amenity of the dwellings, and recommends mitigation measures including, the use of enhanced double glazing and trickle vents as an alternative means of internal ventilation for the rooms positioned on the southern elevations. Subject to the aforementioned measures being implemented at the site, the report concludes that noise impact of the development will be of neutral levels of significance across the development. The Council's Environmental Health Service has been consulted and offers no objection to the development proposals, subject to the implementation of mitigation measures. The ability to use mitigation measures as a means to alleviate any potential noise nuisance further evidences that a suitable residential environmental and standard of amenity for the development can be provided.

As noted above, the Ayrshire Roads Alliance has been consulted as part of the consideration of the application, with no objection having been offered to the residential development of the site from a transport/ traffic, access or servicing perspective. Therefore, it is not considered that the proposed development of the site raises issues in relation to road safety.

There are no policy objections and following the above assessment, and it is considered that the proposed development is compatible with the surrounding residential environment and pattern of development in the locale in terms of its siting, scale, height and design. Overall, subject to suitable conditions being attached, the development is not considered to have a significant adverse impact on the setting, character and appearance of the area, or on the residential amenity of the neighbouring properties.

8. Conclusion:

The application has been assessed against the various material considerations which include the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

The assessment concludes that the proposed development complies with the development plan and associated planning guidance. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by condition. Equally, the points raised in the submitted objections have been fully considered but do not raise any issues that would merit refusal of the application. Similarly, the consultation responses received do not raise any issues of over-riding concern that cannot be addressed by way of suitable condition(s). It is considered that the site context, building design, layout and finish are satisfactory and together with the imposition of suitable planning conditions, will ensure an acceptable development which shall facilitate the development of a site which has a long-standing history establishing the residential development of the site to be acceptable.

Given the above assessment of the proposal, and having balanced the applicant's rights against the general interest, delegated powers are sought to approve the application subject to the payment of a commuted sum in lieu of onsite play equipment, and appropriate conditions.

9. Recommendation:

It is recommended that the application is approval subject to payment of a commuted sum in lieu of play equipment and imposition of 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, with the exception of the new accesses to and from the proposed houses, the existing hedgerow along the public road, shall remain in situ and shall be retained and maintained for the lifetime of the development.

(3R) In the interests of visual amenity and biodiversity.

(4C) That the development shall be implemented in accordance with the pre-construction surveys, mitigation, and biodiversity enhancement recommendation measures outlined in section 5. and 6. of the Preliminary Ecological Report dated October 2025 as prepared by Wild Surveys Ltd. Precise details of the biodiversity enhancement measures, shall be submitted for the written approval of the Council, as planning authority prior to the commencement of development, and thereafter shall be implemented as agreed, prior to the first occupation of the dwellings, and shall be retained for the lifetime of the development.

(4R) In the interests of ecology and so as to retain and improve biodiversity at the site.

(5C) That, prior to the commencement of development, details shall be submitted for the prior written approval of the planning authority of natural boundary planting of native species to be planted along the northern boundary of the site and the adjacent agricultural land. The details shall include the siting, numbers, species, and heights (at time of planting) of all trees, shrubs, and hedges to be planted. The scheme as approved shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard.

(5R) In the interests of visual amenity, biodiversity enhancement and to ensure a satisfactory standard of local environmental quality.

(6C) That the development shall be implemented in accordance with the discussion, mitigation and conclusions as set out in section 7. and 8. of the Road Traffic Noise Impact Assessment (rev 00 ref 8014-00-00) dated November 2025 as prepared by New Acoustics. Precise details of the noise mitigation measures to be employed at the site shall be submitted for the written approval of the Council, as planning authority, and thereafter shall be implemented as agreed, prior to the first occupation of the dwellings, and shall be retained for the lifetime of the development.

(6R) In the interest of residential amenity.

(7C) 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.

(7R) To ensure all contamination within the site is dealt with.

(8C) That visibility sightline splays at the proposed site access junction onto A70 of 2.4 metres by 43 metre, as shown in 25.147.01(004)A, 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.

(8R) In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.

(9C) 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.

(9R) In the interest of road safety and to avoid the discharge of water onto the public road.

(10C) That the proposed vehicular access from the site onto A70 shall be constructed in accordance with the specifications in the SCOTS National Roads Development Guide. Each point of access shall be constructed, as approved by condition and in conjunction with any necessary Roads Construction Consents and/or permits, prior to occupation of the development.

(10R) In the interest of road safety and to ensure an acceptable standard of construction.

(11C) That the private access shall be surfaced for a minimum of 2 metres as measured from the rear of the public roadway, prior to occupation of the first dwellinghouse within the development. Precise detail and specifications of the required surfacing shall be submitted for the approval of the Planning Authority in consultation with the Ayrshire Roads Alliance before any work commences on site.

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

(12C) That the public footway on A70 along the full length of the development frontage of 100 metres shall be maintained to the specification as provided by the Ayrshire Roads Alliance, prior to occupation of the development.

(12R) In the interest of road safety and to ensure an acceptable standard of construction.

(13C) That a total of 12 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. The total parking provision shall be made up of the following:

- 2 in-curtilage spaces for 6 x 2-3-bedroom dwellinghouses = 12 off road spaces;

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 approval of the Planning Authority in consultation with the Ayrshire Roads Alliance.

(13R) In the interest of road safety and to ensure adequate off-street parking provision.

(14C) That driveway dimensions associated with dwellinghouses shall accord with the following dimensions:

- A single-width driveway: 6.0m (minimum) in length x 2.75m (minimum, up to 3.0m maximum) in width;
- A double-width driveway: 6.0m (minimum) in length x 4.8m (minimum, up to 5.5m maximum) in width;
- A three-car driveway: 10.5m (minimum) in length for tandem parking x 4.8m (minimum, up to 5.5m maximum) in width (creating an "L" shaped drive configuration of double width where the driveway meets the public road);

Triple-width driveways for single properties will not be permitted by the Ayrshire Roads Alliance.

(14R) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.

(15C) That designated bin collection point shall be located a minimum of 0.5 metres from the public network, 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.

(15R) In the interests of road safety.

(16C) 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:

1. Full confirmation of the approved/agreed routes for use by construction traffic movements;

2. 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;

3. 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;

4. Details of parking facilities to accommodate all construction traffic throughout the construction programme to avoid placing the adjacent road network under undue pressure;

5. 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;

6. 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/waring signage and/or temporary traffic control measures which may be required during the construction period;

7. Full details of all arrangements for emergency vehicle access;

8. 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 drive in a safe and defensible manner at all times;

9. Measures to accommodate pedestrians and cyclists where appropriate, and details of a nominated road safety person;

10. All materials delivery lorries (dry materials) to be sheeted to reduce dust and spillage onto the public roads;

11. 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;

12. 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 Roads Authority.

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

(16R) In the interests of road safety.

9.1 Advisory Notes:

(1) To prevent noise disturbance in the interests of local residential amenity, the hours of the operation of works hereby approved shall be restricted to between 08.00 hours and 18.00 hours Monday to Friday inclusive, and 08.00 hours to 13.00 hours on Saturdays. No operations or activity shall take place at any time on a Sunday.

(2) In order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.

(3) Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note 1 The Reduction of Obtrusive Light" Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals (theilp.org.uk)

(4) Scottish Power Distribution Plc have overhead line and underground cables within the vicinity of the proposals. For a plan of the apparatus, please contact requestforplansscotland@spenergynetworks.co.uk. For advice on working near our apparatus, please visit https://www.spenergynetworks.co.uk/pages/working_near_our_network.aspx or contact customer.resolution@spenergynetworks.co.uk

(5) That a Road Opening Permit is required in addition to planning consent for any work to be undertaken within the public road limits. An application for a Road Opening Permit should be made separately to the Council as Roads Authority, prior to works commencing on site.

(6) 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.

(7) 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 so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the Council as Roads Authority and the relevant utility companies.

(8) The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant - including any relevant road signs and markings.

(9) The Council as Roads Authority advises that the applicant/ developer will be responsible for the reinstatement of the public footway/ carriageway along the entire frontage of the site in compliance with the Council's National Roads Development Guide.

(10) The Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with paragraph 3.1.2 of the Council's National Roads Development Guide.

(11) The Council as Roads Authority advises that the Council will not be liable to adopt the drainage system as it is wholly contained within private ownership.

(12) The Council as Roads Authority advises that access to the site shall be by way of a footway crossing designed in accordance with the SCOTS National Roads Development Guide, and that any redundant footway crossing shall be reinstated to adjacent footway line and level before completion of the development. All costs incurred with crossing existing footway / verge to be borne by the applicant/ developer and carried out to the specification of the Council as Roads Authority.

(13) Scottish Water asset plans can be obtained from our appointed asset plan providers:
Site Investigation Services (UK) Ltd
Tel: 0333 123 1223
Email: sw@sisplan.co.uk
www.sisplan.co.uk

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the

water pressure in the area, then they should write to the Development Operations department at the above address.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or a Sustainable Drainage System (SUDS) proposed to vest in Scottish Water is constructed. Please find information on how to submit application to Scottish Water at the Customer Portal.

9.2 <u>List of Determined Plans:</u>

Drawing - Reference No (or Description): 25.147.01(001)

Drawing - Reference No (or Description): 25.147.01(002)

Drawing - Reference No (or Description): 25.147.01(003)

Drawing - Reference No (or Description): 25.147.01(004)

Drawing - Reference No (or Description): 25.147.02(001)

Drawing - Reference No (or Description): 25.147.02(002)

Drawing - Reference No (or Description): 25.147.02(003)

Drawing - Reference No (or Description): 25.147.02(004)

Drawing - Reference No (or Description): 25.147.02(005)

Drawing - Reference No (or Description): 6667.THA-001 Rev A

Drawing - Reference No (or Description): 6667.THA-002 Rev A

Drawing - Reference No (or Description): 25.147.01(004)A

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

Supporting Information - Reference No (or Description): Preliminary Ecological Appraisal Report

Supporting Information - Reference No (or Description): Road Traffic Noise Impact Assessment

9.3 <u>Reason for Decision (where approved):</u>

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.

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

<u>Background Papers:</u>

1. Application form, drawings and supporting information
2. Representations
3. National Planning Framework 4 (NPF 4)
4. Adopted Local Development Plan 2 (LDP2) and related policy guidance
5. Consultation responses
6. Historic Planning Application references 24/00864/PPP, 06/00482/FUL, 04/00420/REM and 02/00528/FUL

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.

Person to Contact:

Fiona Sharp, Supervisory Planner (Development Management) - Telephone 01292 616 147

REGULATORY PANEL: 02 APRIL 2026

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

25/00250/APP
VICTORY PARK AND PAVILION SOUTH PARK AVENUE GIRVAN SOUTH AYRSHIRE

Location Plan

APPLICATION SITE

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The drawings and other documents relating to this application, can be accessed on the Council's website via the link below:

https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=SV5OPFBDM2X00&activeTab=summary

Summary

Planning permission is sought for alterations and extension to the existing sports pavilion and associated change of use of open space, installation of an underground attenuation tank, and associated drainage works. The proposals are located at, and to the north of Victory Park, South Park Avenue, Girvan. The development seeks to extend the facility so as to upgrade and improve the existing changing pavilion by providing additional and improved changing facilities, along with WC and accessible facilities, a community room, kitchen, office and various storage areas. The proposed extension necessitates the development of part of the wider open space.

The existing premises along with the adjacent open space is under the ownership of the Council. The applicant is the local Youth Football Club which is seeking to improve the existing facilities for a wider range of sport, along with community facilities intended to benefit the wider community.

The site is designated in the Adopted South Ayrshire Local Development Plan 2 (LDP2) as being within an area of open space, with the existing changing pavilion also considered to be a community facility. The application has been assessed against the various material planning considerations which include the provisions of the development plan, consultations, planning history of the site, representations received and the impact of the proposed development on the locality. The assessment concludes that the proposed development complies with the development plan. The consultation responses do not raise any issues of over-riding concern. Equally, the points raised in submitted objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and following the above assessment, it is considered that the proposal will not have a significant adverse impact on the amenity of the locality. Accordingly, it is recommended that the application is approved subject to conditions.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and one or more written objection has been received.

south AYRSHIRE COUNCIL
Comhairle Siorrachd Air a Deas
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REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 02 APRIL 2026

SUBJECT:	**PLANNING APPLICATION REPORT**
APPLICATION REF:	**25/00250/APP**
SITE ADDRESS:	**Victory Park And Pavilion South Park Avenue Girvan South Ayrshire**
DESCRIPTION:	**Alterations and extension to existing sports pavilion and associated change of use of open space, installation of underground attenuation tank, and associated drainage works**
RECOMMENDATION:	**Approval, subject to conditions**

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended). The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

Key Information:

- The application was received on 23 April 2025.
- The application was validated on 28 April 2025.
- A Site Visit was carried out by the Planning Authority on 7 August 2025.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 28 April 2025.
- No Site Notice was required.
- A Public Notice, under Regulation 20 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 was placed in the Local Press on 6 May 2025.

1. **Proposal:**

Planning permission is sought for alterations and extension to the existing sports pavilion and the associated change of use of open space, installation of an underground attenuation tank, and associated drainage works. The proposals are located at, and to the north of Victory Park, South Park Avenue, Girvan. The development seeks to extend the facility so as to upgrade and improve the existing changing pavilion by providing additional and improved changing facilities, along with WC and accessible facilities, a community room, kitchen, office and various storage areas. The proposed extension necessitates the development of part of the wider open space.

The application site is located within the boundaries of Victory Park, Girvan, which is a large area of public open space, which contains existing grassed pitches, an all-weather surface sports pitch, and children's play park. The existing sports/ changing pavilion is a single storey building located to the south-east of the open space and towards South Park Avenue. Open space bounds the site, with Mill Burn a small watercourse located a short distance to the north-east. South Park Avenue and residential properties beyond lie to the south of the site. Girvan Academy and Invergarven school lie further to the north, and north-east of the site.

The proposed extension is designed to 'wrap-around' the eastern and southern elevations to form a larger single storey changing pavilion. The proposed extension covers approximately 386 sq metres, with the new building reaching approximately 580 sq metres. Internally, the proposed building is to accommodate changing, showering, along with WC and accessible facilities, a community room, kitchen, office and various storage areas. The building shall remain single storey in height with a shallow pitched roof, constructed of profiled metal sheeting. The remaining external materials comprise of a combination of; cladding panels to match the roof, smooth cement render painted cream, and a facing brick basecourse. The proposed drainage measures include the installation of an underground attenuation tank, filtration trench, and outfall, and are necessary to adequately service the development. The applicant is the local Youth Football Club which is seeking to improve the existing facilities for a wider range of sport, along with community facilities intended to benefit the wider community.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and one or more written objection has been received.

2. Consultations:

Ayrshire Roads Alliance - no objection.
Ayrshire Roads Alliance (Flooding) - no objection.
Property & Asset Management - no objection.
Environmental Health - no objection.
West Of Scotland Archaeology Service - no objection.
Scottish Environment Protection Agency - no objection.

3. Submitted Assessments/Reports:

In assessing and reporting on a Planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

The applicant/ agent has provided the below information in support of the development proposals, the salient points of which can be summarised as follows;

Flood Risk Assessment (FRA) – considers the risk of flooding from the nearby Mill Burn, and from all other sources, concluding and predicting that minor changes to flood depths, water levels, and flood extents are possible in the vicinity of the extension, but that there would be no changes 50 metres upstream or downstream of the extension, and therefore concluding that the development shall not have a tangible impact on third parties. The FRA notes that the development is a water compatible use, and makes recommendations to mitigate the risk of flooding, including; the raising of ground levels by approximately 0.30 metres (300 millimetres) and by utilising flood resistant and resilient materials.

Surface Water Drainage Strategy – seeks to provide a sustainable and integrated surface water management scheme for the site, and aims to ensure there is no increase in downstream flood risk by managing discharges from the site to the local water environment in a controlled manner. The proposed strategy is to capture surface water runoff from the site in a filter trench which is then routed to an underground attenuation tank, after which it will then discharge to the Mill Burn. The submitted Drainage Strategy demonstrate sufficient storage and treatment capacity is available at the site.

4. S75 Obligations:

In assessing and reporting on a Planning application the Council is required to provide a summary of the terms of any Planning obligation entered into under Section 75 of The Town and Country Planning (Scotland) Act in relation to the grant of Planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a Planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of Planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

137 representation(s) have been received, the majority of which support the proposals, one of which objects to the proposed development. All representations can be viewed online at https://publicaccess.south-ayrshire.gov.uk/online-applications/applicationDetails.do?keyVal=SV5OPFBDM2X00&activeTab=summary

The main issues raised in the objection can be summarised as principally relating to;

- Traffic and Transport concerns;
- Locational concerns;
- Procedural concerns regarding neighbour notification;

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

One incomplete representation has been received due to no full postal address having been received. Incomplete representations cannot be considered, as noted in Annex C para C.1 of Council's approved procedures for handling planning applications and Scheme of Delegation.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), planning history of the site, representations received and the impact of the proposal on the amenity of the locality.

(i) National Planning Framework 4 (NPF4)

On 13 February 2023, Scottish Minsters published and adopted National Planning Framework 4 (NPF4). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (LDP2) (adopted August 2022).

Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - gov.scot (www.gov.scot):

- 9 - Brownfield, vacant and derelict land and empty buildings;
- 14 - Design, quality and place;
- 15 - Local living and 20-minute neighbourhoods;
- 21 - Play recreation and sport;
- 22 - Flood and water management;

Policy 9 emphasises the need to make efficient use of existing buildings, land and infrastructure and to redevelop rural and urban brownfield sites before greenfield sites. NPF4 also emphasises the importance of Sustainability and Placemaking. In terms of 'Sustainability', this involves directing development to the right place, and not to allow development at any cost. This means that policies and decisions should be guided by a series of key principles, of which one relates to the need to avoid over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality. With regards to 'Placemaking', Policy 14 states that planning should take every opportunity to create high quality places by taking a holistic and design-led approach which demonstrates the six qualities of a successful place (i.e. healthy, pleasant, connected, distinctive, sustainable, and adaptable). Further consideration of the design and layout of the development is set out below. Policy 15 encourages and promotes the Place Principle as a means to create connected and compact neighbourhoods where people can meet the majority of their needs within a reasonable distance of their home i.e local living. Policy 21 encourages the provision of spaces and opportunities for play, recreation and sport.

In terms of flooding, policy 22 promotes the avoidance of flood risk, and confirms that proposals at risk of flooding or in a flood risk area will only be supported in a limited number of instances, including; where proposals are for the redevelopment of an existing building or site, for an equal or less vulnerable use (criterion iii), and also where proposals are for water compatible uses (criterion ii.). NPF4 includes essential facilities such as changing rooms serving outdoor sports and recreation facilities within the category of water compatible uses. Additionally, the existing and established use of the premises as changing facilities for the adjacent sports pitches is materially significant, and therefore, the proposed extension to provide additional, extended and improved changing facilities would be no more vulnerable in land use terms than the established use of the site. Therefore, it is considered that the proposals accord with NPF Policy 22 criteria ii. and iii. in terms of; representing a water compatible use, and also constituting the redevelopment of an existing building or site for an equal or less vulnerable use. Notwithstanding the aforementioned policy position, the submission is accompanied by a Flood Risk Assessment and supporting information which has been considered by SEPA, which has no objection, and refers to its standing advice. In addition, the Ayrshire Roads Alliance in their capacity as the local Flood Risk Management Authority (FMRA) has also been consulted, and has offered no objection to the proposals. Given the aforementioned, the proposals are considered to align with NPF4 and related guidance; the application is considered in this context.

Overall, given the small-scale nature of the proposals to alter and extend an existing building, the public benefits arising, and that the development is ancillary to, and will facilitate the on-going use of the wider recreational use of the area, it is considered that the proposals align with the provisions of NPF4.

(ii.) South Ayrshire Local Development Plan 2

NPF4 and the policies which apply in the context of the development proposal subject to this planning application largely overlap with the policy considerations and requirements of LDP2. Whilst there are some differences in specific criteria requirements within certain consistent and overarching policies between NPF4 and LDP2, it is not considered that any of these would constitute an apparent material policy conflict which would require a particular policy of NPF4 to be considered in place of a policy in LDP2.

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local development plan 2 - South Ayrshire Council (south-ayrshire.gov.uk):

- Strategic Policy 1 - Sustainable Development;
- Strategic Policy 2 - Development Management;
- Open Space;
- Community Facilities;
- Land Use and Transport;
- Flooding and Development;

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context. An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

Strategic Policy 1: Sustainable Development seeks to support the principle of sustainable development by making sure that development (inter alia) respects, protects and where possible, enhances natural, built and cultural heritage resources, is in keeping with the character of the landscape and the setting of settlements, embraces the principles of 'place-making', is in an accessible location. Strategic Policy 2: Development Management ensures development is in accordance with the site's land use and will be appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land use, that the proposals do not have an unacceptable impact on the amenity of nearby land uses. Further consideration of the impact of the proposal on the built environment and residential amenity of properties in the vicinity, is set out below.

The Local Development Plan promotes the creation of sustainable communities and directing development to environmentally suitable places with infrastructure. The application site is an existing changing pavilion located with an area of public open space and close to various playing fields, existing educational facilities, and in close proximity to residential properties. Given the aforementioned, the proposals are considered to provide additional and improved recreational facilities at the site to the benefit of users of the facilities, which is likely to include some residents and members of the nearby community. In addition, the proposed layout is also shown to include a community room intended for use by local sporting charities for teaching/ coaching use. Overall, the proposals are considered to be appropriately sited, and to represent the improvement of an existing community facility with the potential for wider community benefits; as such the proposals accord with the above noted policies of the LDP and in particular, the Community Facility policy.

Given that the site lies within a larger area of open space, the proposals also require to be carefully considered against the LDP policy in relation to open space. The LDP open space policy also requires consideration of the value of open spaces, in order that locally significant green spaces which are valued and valuable to the wider environment are afforded appropriate safeguarding. As such, consideration is required of the individual site-specific factors relating to this site, and the area in which it is set. Development proposals also require to be considered based on the planning merits of the proposal and any individual site-specific circumstances, or material planning considerations arising. The application has been considered in this context, and the following is noted; the application site forms part of a larger area of open space, and the proposals involve a change of use of the open space to provide for an extended changing pavilion. The resultant footprint of development extends to approximately 580 sq metres, which is an increase of approximately 386 sq metres. In quantitative terms, the open space which would be lost as a result of the proposed development represents approximately 0.4% of the larger area of open space (estimated to be approximately 85,400 sq metres). In this context, the area of land to be developed is relatively small in size. In contrast, under the proposals, the remaining area of land adjacent to the application site will remain as open space and be available for use by residents in the locality. Additionally, it is considered that the use of open space as part of the development, would improve, not only the facilities for the local community, but also the amenity value of the open space for the benefit of residents and the wider community. The applicant is considered in this context.

With regard to traffic/ parking road safety implications associated with the development proposals, the Ayrshire Roads Alliance has been consulted on the application and offer no objection subject to conditions. The comments of the Ayrshire Roads Alliance can be addressed by way of appropriate planning conditions.

NPF4 policy 22 provides the up-to-date policy regarding planning and flooding which is applicable in the assessment of planning applications and, which supersedes the LDP2 policy in this regard. An assessment of the proposals relative to NPF4 policy 22 is set out above.

Overall, for the reasons noted above, and elsewhere in this report, the proposals are considered to accord with the above noted policies of the development plan comprising of the combined provisions of NPF4 and the SALDP.

(iii.) Other Policy Considerations (including Government Guidance)

Planning Advice Note - PAN65 - Planning and Open Space recognises that "open spaces are important for our quality of life. They provide the setting for a wide range of social interactions and pursuits that support personal and community well-being. They allow individuals to interact with the natural environment and provide habitats for wildlife. They can also be important in defining the character and identity of settlements". PAN65 considers sports areas to be open space where they are described as "large and generally flat areas of grassland or specially designed surfaces, used primarily for designated sports (including playing fields, golf courses, tennis courts and bowling greens) and which are generally bookable". The proposals are ancillary to the open space use of the site, and therefore, it is considered that the principle of the proposal is consistent with this government advice note.

South Ayrshire Open Space Strategy 2012 - The Strategy, which is based on a quantitative and qualitative audit of open space in South Ayrshire, sets out a vision for the provision, management, and maintenance of open spaces within the Council's area. Whilst generally seeking to protect and improve open spaces, the Strategy does not preclude them from being developed - particularly when the development improves the facilities associated with the open space. Notwithstanding, development proposals also require to be considered based on the provisions of the development plan, merits of the proposal and any individual site-specific circumstances arising, and also the planning history of the site. The application has been considered in this context.

(iv.) Planning History of the Site

Planning permission was granted under application 21/00413/APP for alterations and extension to the existing sports pavilion which is the subject of this application. The aforementioned application approved an extension to the south-eastern and rear elevation of the existing premises. While the development permitted under application 21/00413/APP has not been implemented, the granting of permission under this application is materially significant in establishing the acceptability in planning terms of the erection of an extension to the existing pavilion; the application is considered in this context.

(v.) Representations Received

The majority of representations received in relation to the proposal are supportive of the development, and consider the proposals to be beneficial in terms of providing improved and extended facilities for the benefit of the users of the facility and also providing direct and in-direct benefits to the wider community and town as a whole. The terms of the supporting representations are noted.

The objecting representation is summarised, and responded to below, as follows;

Existing traffic congestion, and a potential increase in traffic congestion;

The Ayrshire Roads Alliance (ARA) offer no objection to the application proposals and therefore the proposals are considered acceptable from a traffic/ parking/ road safety perspective.

Extended building is far away from new all-weather pitch;

The proposals involve the extension of the existing changing facilities which serve the open space, and the application requires to be considered on this basis. The applicant is not required to consider alternatively suggested or preferred locations; the application is considered in this context. It is also of note that planning permission has previously been granted for an extension of the existing changing facilities under an earlier application 21/00413/APP.

Were houses in close proximity notified of the development proposals;

Planning authorities are obliged to undertake the neighbour notification of planning applications in accordance with the provisions of the planning legislation, which in summary requires notice to be sent to premises on neighbouring land, with neighbouring land being defines as an area or plot of land (other than a road) which, in whole or in part is conterminous with or within 20 metres of the boundary of the land for which the development is proposed. The application has been notified in accordance with the aforementioned arrangements.

(vi.) Impact on the Locality

The development proposals involve the provision of extended and improved changing facilities within an established wider recreational area, along with some associated infrastructure. As noted elsewhere in this report, the proposals are considered to relate to the use of the land, and are appropriately sited so as to make use of the existing changing pavilion. There are no concerns regarding the proposals, which are considered to be appropriately, sited and designed, with the development noted to wrap around two sides of the existing building, and to take its design cues from the height, scale, massing and overall design of the existing pavilion. The proposed external materials noted above are not considered to the out-of-keeping with the existing building, or locale.

It is recognised that, although the application site is a community facility, it is situated close to residential properties, noting that the development is located approximately 32 metres from the closest residential property to the south, which is marginally closer than the existing pavilion which is positioned approximately 38 metres from the closest property. It is also of note that the a public road (South Park Avenue) separates the application site from residential properties. Notwithstanding, the aforementioned distances, it is considered that nearby residential properties shall continue to experience a level of amenity which is reflective of their location adjacent to a recreational area, which presently contains an existing changing pavilion; the application is considered in this context.

Given the established use of the site, its planning history, and the distance to nearby properties, it is considered that the development is acceptable in planning terms, and is appropriately sited to meet the needs of users of the facility, without significant impact on the amenity of the area, and as such the proposals do not warrant a different recommendation. Overall, the proposals are considered to improve and make a positive contribution to an existing community facility by providing additional and improved recreational facilities at the site to the benefit of users of the facilities, and also to the benefit of the community.

The drawings submitted with the application proposals have recently been updated to reflect the recommendations of the Flood Risk Assessment in terms of; increasing the raising of ground levels by approximately 0.30 metres (300 millimetres), and in terms of setting out details of the sustainable and integrated surface water management scheme for the site, which includes capturing surface water runoff from the site in a filter trench which is then routed to an underground attenuation tank, after which it will then discharge to the Mill Burn. The submitted Drainage Strategy demonstrate sufficient storage and treatment capacity is available at the site, and therefore no increase in downstream flood risk by managing discharges from the site to the local water environment in a controlled manner. Appropriate conditions and advisory notes can be attached to any permission in terms to ensure that the recommendations set out in the applicant's Flood Risk Assessment and associated Surface Water Drainage Strategy are implemented, as per the advice of the Flood Risk Management Authority.

Overall, there are no policy objections and following the above assessment, it is considered that the proposal, subject to suitable conditions being attached, will not have a significant adverse impact on the setting, character and appearance of the area, or on the residential amenity of the neighbouring properties.

8. Conclusion:

The proposed development complies with the development plan for the reasons as outlined above. The proposal is considered to have an acceptable relationship to surrounding land and buildings, and an acceptable impact on the locality. The consultation responses do not raise any issues of over-riding concerns. Equally, the points raised in the representations have been fully considered, but do not raise any issues that would merit a different recommendation. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to the following conditions.

9. Recommendation:

It is recommended that the application is approved, subject to 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 development shall be implemented in accordance with the flood risk mitigation measures outlined in section 6 of the submitted Flood Risk Assessment dated October 2025 as prepared by Kaya Consulting. The mitigation measures shall be implemented, as agreed, prior to the first use of the development hereby approved, and thereafter retained, as agreed, for the lifetime of the development.

(3R) So as to adequate mitigate against the risk of flooding within the site, and immediate locale.

(4C) That prior to the commencement of development, precise details of the proposed attenuation feature to capture surface water run off from the site shall be submitted for the prior written approval of the planning authority, in conjunction with the local Flood Risk Management Authority. Thereafter, the development shall be implemented as per the agreed specification, and in conjunction with the mitigation measures outlined in section 3 of the Outline Surface Water Drainage Strategy dated October 2025 as prepared by Kaya Consulting, prior to the first use of the development hereby approved, and thereafter retained, as agreed, for the lifetime of the development.

(4R) So as to ensure that the site is served by a suitable sustainable urban drainage system.

9.1 Advisory Notes:

(1) That a Road Opening Permit is required in addition to planning consent for any work to be undertaken within the public road limits. An application for a Road Opening Permit should be made separately to the ARA as Roads Authority, prior to works commencing on site.

(2) 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.

(3) In order 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 so as 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.

(4) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

(5) In order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974.

(6) Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note 1 The Reduction of Obtrusive Light".

9.2 List of Determined Plans:

Drawing - Reference No (or Description): 01

Drawing - Reference No (or Description): 02

Drawing - Reference No (or Description): 03A A

Drawing - Reference No (or Description): 04 REV A

Drawing - Reference No (or Description): 05

Drawing - Reference No (or Description): BP01

Drawing - Reference No (or Description): BP03

Drawing - Reference No (or Description): LOC01 REV A

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

Supporting Information - Reference No (or Description): Flood Risk Assessment

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

9.3 Reason for Decision (where approved):

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.

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

Background Papers:

1. Application form, drawings and supporting information
2. Representations
3. National Planning Framework 4 (NPF 4)
4. Adopted Local Development Plan 2 (LDP2)
5. PAN65 – Open Space
6. Open Space Strategy
5. Consultation responses
6. Planning application 21/00413/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.

Person to Contact:

Fiona Sharp, Supervisory Planner (Development Management) - Telephone 01292 616 147