

**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting  
on 2 April 2026 at 10.00 a.m.

Present  
in County

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

Present  
Remotely:

Councillor Craig Mackay.

Apologies:

Councillor Mary Kilpatrick

Attending  
In County

Buildings: C. Iles, Service Lead – Planning and Building Standards; D. Clark, Co-ordinator – Development Planning; A. Brown, Co-ordinator - Legal & Licensing; G. Senior, Ayrshire Roads Alliance; F. Sharp – Supervisory Planner - Planning and Building Standards; R. Dominy, Planning Assistant - Planning and Building Standards; J. Chapman, Committee Services Officer and C. McCallum, Clerical Assistant.

**Chair's Remarks.**

The Chair

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

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

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

**2. Minutes of previous meetings.**

The Minutes of previous meetings of 26 February 2026 ([issued](#)) and 5 March 2026 ([issued](#)) were submitted for approval.

**Decided:** to approve these minutes.

**Commented [BA1]:** This was item 2b in the papers. Could you add the decision taken in relation to item 2a too please - relating to the site visit on 26 February. Thanks.

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

Following discussions,

The Panel

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

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

(1R) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.

(2C) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.

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

(3C) That 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.

**Advisory Notes:**

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.

**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

**Reason for Decision:**

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.

**4. Hearings relating to Applications for Planning Permission.**

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

The Panel considered the following applications: -

- (1) **26/00065/LBC - TOWNEND HOUSE TOWNEND DRIVE SYMINGTON SOUTH AYRSHIRE KA1 5QL (Listed Building Consent is sought for alterations to Townend House, Symington. These relate solely to internal works to form 17 en-suite bathrooms within each of the 17 bedrooms of the property. Townend House is a mid-19th-century Category B Listed Building located within the Townend Estate on the south-western edge of Symington. No external alterations form part of this application).**

Following discussions,

The Panel

**Decided:** to approve 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.

**List of Determined Plans:**

Drawing - Reference No (or Description): AE(00)001 Post  
 Drawing - Reference No (or Description): AE(00)001 Pre  
 Drawing - Reference No (or Description): AE(00)00G Post  
 Drawing - Reference No (or Description): AE(00)00G Pre  
 Drawing - Reference No (or Description): AE(00)00L-2  
 Drawing - Reference No (or Description): AE(00)221 2022 Survey  
 Drawing - Reference No (or Description): AE(00)22G 2022 Survey

**Reason for Decision:**

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 – Interiors (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.

**(2) 26/00690/LBC - TOWNEND HOUSE TOWNEND DRIVE SYMINGTON SOUTH AYRSHIRE KA1 5QL (Listed Building Consent is sought for alterations to Townend House, Symington. Specifically, these relate to external works only).**

A Member of the Panel requested a brief adjournment at 12:02.

Panel reconvened at 12:16.

Following discussions,

The Panel,

**Decided:** to approve 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.

**Commented [JC2]:** Not sure of what wording you will want in here

**Commented [BA3R2]:** Hi June, I am happy for the Minute to just record the decision that was taken. Therefore, no need to include this wording. Thanks.

(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.

**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

**Reason for Decision:**

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.

Councillor Clark left the meeting at this point.

In terms of Council Standing order, No 13.2. the Panel agreed to vary the order of business as hereinafter minuted.

- (3) **25/00457/APP - LAND AT A759 FROM AUCHINGATE INTERCHANGE TO B730 DRYBRIDGE ROAD DUNDONALD DUNDONALD SOUTH AYRSHIRE (The application under consideration relates to the formation of an Active Travel Route (ATR) connecting Barassie Railway Station with the village of Dundonald).**

Following discussions,

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 development hereby permitted must be begun within **three years** of the date of this permission.

(2R) 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.

(3C) A proportionate Landscape and Biodiversity Enhancement Scheme (LBES) shall be submitted for the prior written approval of the Planning Authority within six weeks of the date of this decision. The LBES shall include:

- a) Details of native mixed hedgerow planting along identified sections of the route
- b) Details of native tree and scrub planting, including the location and indicative composition of proposed woodland groves.
- c) Details of the creation of the proposed wetland area, including its indicative extent and planting approach
- d) Measures for biodiversity enhancement along the route corridor, such as pollinator rich verge treatments and strengthening of wet flushes/margins where appropriate
- e) Protective measures for retained vegetation during any remaining works
- f) Details of continued management and treatment of invasive nonnative species, including Japanese knotweed
- g) A maintenance and aftercare schedule for a minimum period of five years, including replacement of failed planting as necessary.

Thereafter, the LBES as approved shall be implemented in the first planting season following its approval, unless otherwise agreed in writing by the Planning Authority, and all planting and habitat creation shall thereafter be retained and maintained in accordance with the approved LBES.

(3R) To secure proportionate landscape and biodiversity enhancement; to ensure no net loss of biodiversity and deliver environmental improvement in accordance with National Planning Framework 4 Policies 1 and 3 and Policy: Natural Heritage of the South Ayrshire Local Development Plan 2.

**Advisory Notes:**

(1) The development could be in an area where there are gas mains and services. Please see the link below for further information and actions required of you:

<https://www.south-ayrshire.gov.uk/planning-decisions>

**List of Determined Plans:**

Drawing - Reference No (or Description): 207817-D-AT-00001

Drawing - Reference No (or Description): 207817-D-AT-00002

Drawing - Reference No (or Description): 207817-D-AT-00101  
 Drawing - Reference No (or Description): 207817-D-AT-00102  
 Drawing - Reference No (or Description): 207817-D-AT-00103  
 Drawing - Reference No (or Description): 207817-D-AT-00104  
 Drawing - Reference No (or Description): 207817-D-AT-00105  
 Drawing - Reference No (or Description): 207817-D-AT-00106  
 Drawing - Reference No (or Description): 207817-D-AT-00107  
 Drawing - Reference No (or Description): 207817-D-AT-00108  
 Drawing - Reference No (or Description): 207817-SWE-ATT-S4-DR-D-0111  
 Drawing - Reference No (or Description): 207817-SWE-ATT-S4-DR-D-1107  
 Drawing - Reference No (or Description): 207817-SWE-ATT-S4-DR-D-1230  
 Drawing - Reference No (or Description): 207817-SWE-L-S4-DR-D-30004

**Reason for Decision:**

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) Planning application form, plans and supporting information
- (2) Representations
- (3) Adopted South Ayrshire Local Development Plan 2
- (4) Scottish Government National Planning Framework 4

**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) **25/00823/APP - LAND AT HILLHEAD COYLTON SOUTH AYRSHIRE  
 (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).**

Following discussions,

The Panel

**Decided:** 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, 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/warning 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.

**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](mailto:requestforplansscotland@spenergynetworks.co.uk). For advice on working near our apparatus please visit [https://spenergynetworks.co.uk/pages/working\\_near\\_our\\_network.aspx](https://spenergynetworks.co.uk/pages/working_near_our_network.aspx) or contact [customer.resolution@spenergynetworks.co.uk](mailto: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](mailto:sw@sisplan.co.uk)  
[www.sisplan.co.uk](http://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.

**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".

**List of Determined Plans:**

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.

**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) 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
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.

- (5) **25/00250/APP - VICTORY PARK AND PAVILION SOUTH PARK AVENUE GIRVAN SOUTH AYRSHIRE (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).**

Following discussions,

The Panel

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

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

(1R) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.

(2C) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.

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

(3C) That the 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 adequately 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.

**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 Note1 The Reduction of Obtrusive Light".

**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

**Reason for Decision:**

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.

The meeting ended at 13:05.