

County Buildings  
Wellington Square  
AYR KA7 1DR  
Tel No: 01292 612189

06 January 2022

To:- Councillors Connolly (Chair), I. Campbell, Cavana, Clark, Fitzsimmons, Kilpatrick, Mackay, McGinley and Toner.

Dear Councillor

## **SOUTH AYRSHIRE LOCAL REVIEW BODY**

You are requested to participate in the above Panel to be held on **Tuesday, 11 January 2022 at 2.00 p.m.** for the purpose of considering the undernoted business. **Please note that a briefing meeting for all Panel Members will take place online at 1.40 p.m.**

In light of the current COVID-19 pandemic, this meeting will be held remotely in accordance with the provisions of the Local Government (Scotland) Act 2003. The meeting will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

**Catriona Caves**  
Head of Legal, Human Resources and Regulatory Services

## **B U S I N E S S**

1. Declarations of Interest.
2. Minutes of previous meetings of 26<sup>th</sup> October 2021 (Copy Here)
3. New Case for Review – Planning permission in permission of Alterations to shopfront and installation of roller shutters at 54 Main Street, Ayr, South Ayrshire, KA88EF (21/00526/APP) (copy of correspondence herewith).

[Application Summary](#)

4. New Case for Review - Approval of matters to comply with conditions for application at 13 Belston Holdings, A70 from Holmston Roundabout to B744 at Belston, East of Ayr, South Ayrshire, KA65JW. (21/00642/MS) (copy of correspondence herewith).

[Application Summary](#)

5. New Case for Review –Repainting of existing building at 6 Newmarket Street, Ayr, South Ayrshire, KA71LP (21/00175/APP) (copy of correspondence herewith).

[Application Summary](#)

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**SOUTH AYRSHIRE COUNCIL**  
**LOCAL REVIEW BODY**  
**NOTE of CURRENT POSITION**

<b>Site Address:</b>	54 Main Street Ayr South Ayrshire KA8 8EF
<b>Application:</b>	21/00526/APP Alterations to shopfront and installation of roller shutters
<b>Appointed Officer's Decision:</b>	Refusal
<b>Date Notice of Review Received:</b>	2 August 2021

<b>Current Position:</b>	New Case for Review
<b>Documentation:</b>	The documents in relation to the review are attached: Pages 1 to 4 – Report of Handling Pages 5 to 13 – Notice of Review and Supporting Information Pages 14 to 23 – Planning Application and Supporting Information Pages 24 to 25 – Decision Notice
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	N/A
<b>Dated:</b>	6 January 2022

# South Ayrshire Council

## Place Directorate

### Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.  
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

Reference No:	21/00526/APP
Site Address:	54 Main Street Ayr South Ayrshire KA8 8EF
Proposal:	Alterations to shopfront and installation of roller shutters
Recommendation:	Refusal

### REASON FOR 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. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. **Site Description:**

The site of the proposed development is a ground-floor retail unit located at 54 Main Street, Ayr.

2. **Planning History:**

21/00004/APP - installation of replacement shopfront – refused – the proposals do not differ from the previously refused application.

3. **Description of Proposal:**

Planning permission is sought for alterations to the shopfront and the installation of a roller shutter. Full details are set out in the submitted plans.

4. **Consultations:**

None.

5. **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.**

6. **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.**

7. **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.**

**8. Representations:**

None.

**9. Development Plan:**

Section 25 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 following policies are relevant in the assessment of the application and can be viewed online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

- LDP Policy: Spatial Strategy (Core Investment Town); and
- LDP Policy: Sustainable Development.

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

The provisions of the Adopted South Ayrshire Local Plan must 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.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

**10. Other Relevant Policy Considerations (including Government Guidance):**

The Council's Supplementary Guidance on Advertisement and Commercial Signage is material in the determination of this application. In particular, the guidance acknowledges that the design of shop frontages should be based on a carefully considered composition of traditional elements at ground floor level i.e. fascia, shop window, door stallrisers, pilasters and advertising signs. The proportions of any shop front and fascia should complement the balance of the complete frontage and it is insufficient to consider the design of the individual shop front in isolation from the frontage as a whole.

The proposed alterations to the shopfront are not based on the composition of traditional elements associated with the traditional shopfront that exists on site. Specifically, there are significant concerns that the proposed sub-fascia, which extends the entire width of the shopfront (including the recessed door entrance) and also overlays the existing pilaster, will detract from the character and appearance of the existing shopfront. There are also concerns that the external solid roller shutters, which overlays the existing stallriser, will detract from the character and appearance of the existing shopfront.

The Council's Supplementary Guidance on Shopfront Security is also material to the assessment of the application. Whilst the use of laminated glass and internally fitted open lattice grille shutters of an appropriate design and the use of transparent steel shutters are encouraged, the Council will consider the use of other types of security shutters / grilles as set out below.

On shopfronts of traditional design and scale the use of open mesh grille panels which slide over the windows and lock may be acceptable subject to appropriate design and scale. External shutters may be

considered either of the style of a brick bond, punched lathe shutter or a combined punched lathe and solid lathe, the former should provide a substantial vision area, the solid parts of which will extend to a maximum of 20% of the total height and will take cognisance of the height of the stallriser.

In all cases the shutter box should be recessed behind the fascia. The fitting of the recessed shutter box behind a sub-fascia may be acceptable in some circumstances where it can not be located behind the main fascia and the visual impact is not significant and where this is supported by a report carried out by a person(s) with appropriate technical knowledge of installation. In such exceptional cases it will be necessary to camouflage the box by timber detailing or tinted glass, for example.

All shutters / grilles shall be painted to match the shopfront, and the finishes should be either plastisol coated steel or polyester powder coated.

An assessment of the proposals against the provisions of the above policies and guidance is set out below.

#### **11. Assessment (including other material considerations):**

Due to current Government Guidance involving Covid-19 Pandemic and current working practices, a site visit was not carried out to the application site. However, the site has been assessed in terms of previous site visits / photos, and local knowledge of the case officer.

Planning permission is sought to for alterations to the existing shopfront, in particular the painting of the shopfront, the installation of a roller shutter, and remedial works to defective tiles. While there are no objections in principle to altering the existing traditional shopfront, there are concerns that the proposals do not respect the overall design of the property. Design alterations to a shop frontage should be based on a carefully considered composition of traditional elements at ground floor level, i.e. fascia, shop window, door stallrisers, pilasters and advertising signs. The proportions of any shop front and fascia should complement the balance of the complete frontage.

There are significant concerns that the proposed sub-fascia, which extends the entire width of the shopfront (including the recessed door entrance) and also overlays the existing pilaster, will detract from the character and appearance of the existing shopfront. There are also concerns that the external solid roller shutters will detract from the character and appearance of the existing shopfront. On shopfronts of traditional design and scale, the use of open mesh grille panels which slide over the window and lock may be acceptable, subject to appropriate design and scale. External shutters may be considered acceptable either of the style of a brick bond, punched lathe shutter or a combined punched lathe and solid lathe, the former should provide a substantial vision area, the solid parts of which will extend to a maximum of 20% of the total height and will take cognisance of the height of the stall riser.

For the reasons noted within this report, there are policy concerns in relation to the development proposal. It is considered that the development is contrary to the provisions of the development plan, and that there are no material planning considerations that would out-weigh the provisions of the development plan. Given the above assessment, and having balanced the rights of the applicant against the general interest, it is recommended that the application be refused for the reasons listed below.

#### **12. Recommendation:**

It is recommended that the application is refused.

#### **Reasons:**

- (1) That the proposals are contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development, by reason that the alterations are not considered to be sympathetic to, or in keeping with, the character and appearance of the traditional shopfront.
- (2) That the proposals are contrary to South Ayrshire Council's Supplementary Planning Guidance on Advertisements and Commercial Signage and South Ayrshire Council's Supplementary Planning Guidance on Shopfront Security as a consequence of the design of the sub-fascia and because the roller shutter extends and overlays the entire depth of the shopfront and detracts from traditional elements, including the existing stallriser.

#### **List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** LOCATION PLAN  
Drawing - Reference No (or Description): **Refused** -MSA101A

### **Equalities Impact Assessment**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics

<b><i>Decision Agreed By:</i></b>	<i>Appointed Officer</i>
<b><i>Date:</i></b>	<i>19 July 2021</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100410133-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:  You must enter a Building Name or Number, or both: \*

First Name: \*  Building Name:

Last Name: \*  Building Number:

Telephone Number: \*  Address 1 (Street): \*

Extension Number:  Address 2:

Mobile Number:  Town/City: \*

Fax Number:  Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Afshan"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Munir"/>	Address 1 (Street): *	<input type="text" value="High Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Town Centre"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA7 1PA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="stevemcquiston@hotmail.co.uk"/>		

## Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="54 MAIN STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="AYR"/>
Post Code:	<input type="text" value="KA8 8EF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="622060"/>	Easting	<input type="text" value="233795"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

This application was refused and yet there are various shops up and down the same street have roller shutter doors. I feel that the reasons given for the refusal are very weak and there has been no site visit undertaken to see the state of the existing frontage of this shop. What my client is trying to obtain is a very nice shop front and added security to the shop.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

There is no new matter involved with this appeal. The drawings submitted now are the same drawings that were submitted for the planning application. I have attached the drawings along with the refusal notice

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)



Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

I have already submitted the detailed drawings for this application and the location plan. I will be submitting photographs of other shop units up and down this street to show that what my client is proposing already exists in this street. Please see attached the photos of other shops in the street that have roller shutters that are not of the kind that the planners are looking for, for this area.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00526/APP

What date was the application submitted to the planning authority? \*

17th June 2021

What date was the decision issued by the planning authority? \*

19th July 2021

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Stephen McQuiston

Declaration Date: ~~01/08/2021~~ 18/08/2021

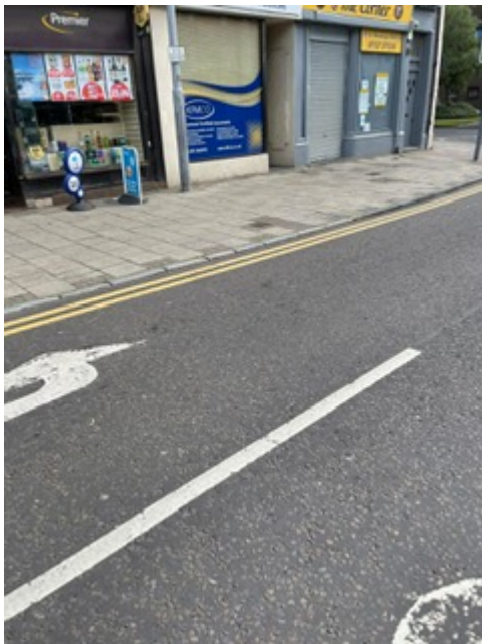
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**From:** Stephen McQuiston

**Sent:** 18 August 2021 09:43

**To:** Stephen McQuiston

**Subject:** Bob savers and forget me Nots right across road and at the corner at start on street two shops down from us









Sent from my iPhone



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Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100410133-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

### Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

### Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

To alter the layout of the shop front and to erect roller shutters

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  Yes  No  
(Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*  
 No  Yes – Started  Yes - Completed

### Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)  Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stephen"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="McQuiston"/>	Building Number:	<input type="text" value="44"/>
Telephone Number: *	<input type="text" value="07549931562"/>	Address 1 (Street): *	<input type="text" value="Lainshaw Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Kilmarnock"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="KA1 4RZ"/>
Email Address: *	<input type="text" value="stevemcquiston@hotmail.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Afshan"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Munir"/>	Address 1 (Street): *	<input type="text" value="High Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text" value="Town Centre"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA7 1PA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="stevemcquiston@hotmail.co.uk"/>		



## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

~~54 HIGH STREET~~ Main Street

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

~~KA7 1PA~~ KA8 8EF.

Please identify/describe the location of the site or sites

Northing

622060

Easting

233795

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

100.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Convenience store

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans.

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

The waste will be stored at the rear of the property in Refuse bins and be taken out to the main road on collection day

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Stephen McQuiston

On behalf of: Mrs Afshan Munir

Date: 08/05/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

### Declare – For Application to Planning Authority

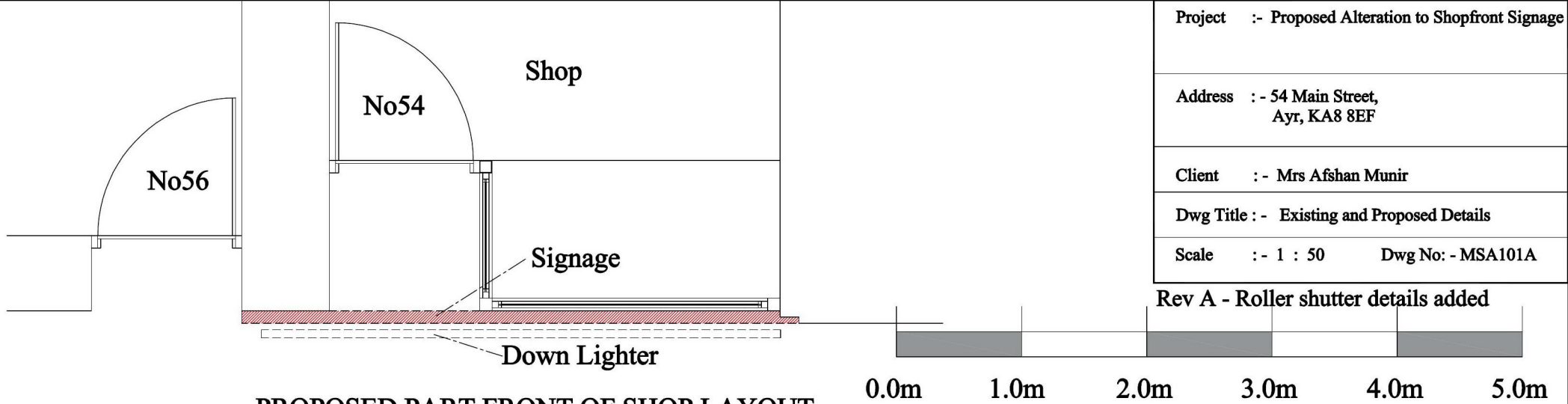
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stephen McQuiston

Declaration Date: 08/05/2021







Project :- Proposed Alteration to Shopfront Signage

Address :- 54 Main Street,  
Ayr, KA8 8EF

Client :- Mrs Afshan Munir

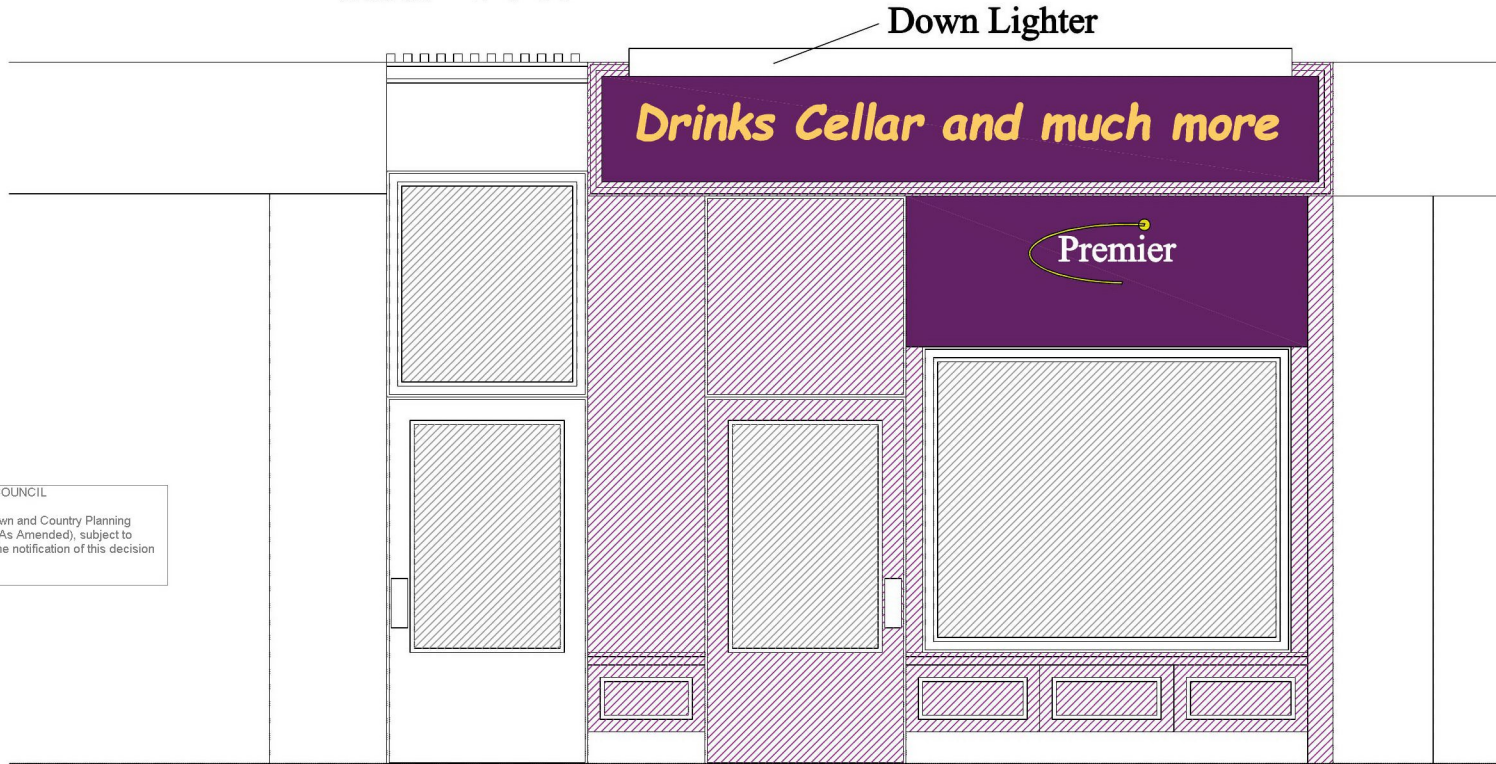
Dwg Title :- Existing and Proposed Details

Scale :- 1 : 50 Dwg No: - MSA101A

Rev A - Roller shutter details added

PROPOSED PART FRONT OF SHOP LAYOUT.  
Scale: - 1 : 50

Scale Bar



SOUTH AYRSHIRE COUNCIL

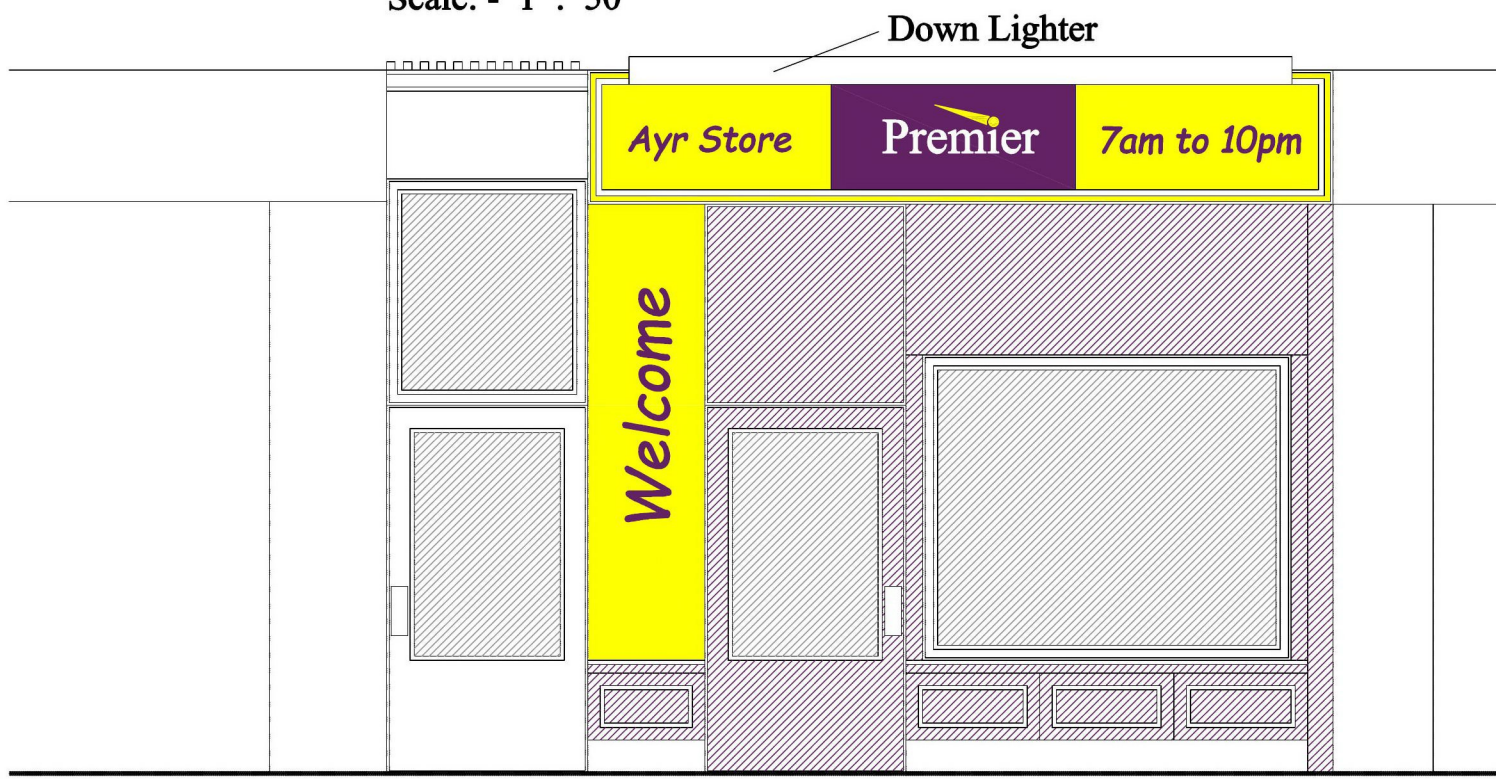
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

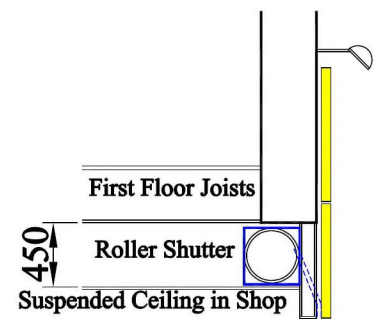
PART GROUND FLOOR EXISTING FRONT ELEVATION OF SHOP.  
Scale: - 1 : 50

The colours that the Front of the shop will be painted is Yellow, Purple and Black.



There will also be some remedial work to be carried out around the front of the shop where broken tiles can be replaced with new tiles of the same size colour and material.

PART GROUND FLOOR PROPOSED FRONT ELEVATION OF SHOP.  
Scale: - 1 : 50



New roller shutter will be concealed above the suspended ceiling and brought out through the front of the shop above the window height. The window sill will be adjusted so that it does not obstruct the action of the roller shutter. There will be a guide positioned at each side of the roller shutters to guide them down to the footpath where they will lock.

SECTION THRO FRONT OF SHOP

PART GROUND FLOOR PROPOSED FRONT ELEVATION OF SHOP.  
WITH ROLLER SHUTTERS Scale: - 1 : 50



## premier-Drinks cellar 54 Main Street, Ayr, KA8 8EF



Map area bounded by: 233777,622319 233919,622461. Produced on 01 February 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/567585/768927



**LOCAL DEVELOPMENT**

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION  
(Delegated)**

Ref No: 21/00526/APP

**SOUTH AYRSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
as amended by the PLANNING ETC. (SCOTLAND) ACT 2006**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: Mrs Afshan Munir  
per Stephen McQuiston  
44 Lainshaw Avenue  
Kilmarnock  
United Kingdom  
KA1 4RZ**

With reference to your application dated **17th June 2021** for planning permission under the above-mentioned Acts and Orders for the following development, viz:-

**Alterations to shopfront and installation of roller shutters**

**at: 54 Main Street Ayr South Ayrshire KA8 8EF**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** planning permission for the said development.

The drawings and other documents, where relevant, which relate to this refusal can be viewed at [www.south-ayrshire.gov.uk/planning/](http://www.south-ayrshire.gov.uk/planning/)

The reasons for the Council's decision are:

- (1) That the proposals are contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development, by reason that the alterations are not considered to be sympathetic to, or in keeping with, the character and appearance of the traditional shopfront.
- (2) That the proposals are contrary to South Ayrshire Council's Supplementary Planning Guidance on Advertisements and Commercial Signage and South Ayrshire Council's Supplementary Planning Guidance on Shopfront Security as a consequence of the design of the sub-fascia and because the roller shutter extends and overlays the entire depth of the shopfront and detracts from traditional elements, including the existing stallriser.

**List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** LOCATION PLAN

Drawing - Reference No (or Description): **Refused** -MSA101A

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

**Dated: 19th July 2021**

.....  
**Julie Nicol**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**

**SOUTH AYRSHIRE COUNCIL**

**LOCAL REVIEW BODY**

**NOTE of CURRENT POSITION**

<b>Site Address:</b>	13 Belston Holdings A70 From Holmston Roundabout To B744 At Belston East Of Ayr Ayr South Ayrshire KA6 5JW
<b>Application:</b>	Approval of matters to comply with conditions for application 18/00135/PPP

<b>Appointed Officer's Decision:</b>	Refusal
<b>Date Notice of Review Received:</b>	15 October 2021

<b>Current Position:</b>	New Case for Review
<b>Documentation:</b>	The following documents in relation to the review are attached: Pages 1 to 4 – Report of Handling Pages 5 to 13 – Notice of Review and Supporting Information Pages 14 to 52 – Planning Application and Supporting Information Pages 53 to 54– Decision Notice
<b>New Material:</b>	N/A
<b>Additional Material Any other Comments:</b>	N/A
<b>Dated:</b>	06 January 2022

## South Ayrshire Council

### Place Directorate

#### Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.  
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

<b>Reference No:</b>	21/00642/MSC
<b>Site Address:</b>	13 Belston Holdings A70 From Holmston Roundabout To B744 At Belston East Of Ayr Ayr South Ayrshire KA6 5JW
<b>Proposal:</b>	Approval of matters to comply with conditions for application 18/00135/PPP
<b>Recommendation:</b>	Refusal

#### REASON FOR 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. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### 1. Site Description:

The application site comprises an area of agricultural grazing land in a rural location to the south of and adjacent to numbers 12 and 13 Belston Holdings, located approximately one-and-a-quarter miles to the east of Ayr and approximately one-and-a-half miles to the west of Coylton. The application site is bound to the north by post and wire fencing and the rear garden ground of the aforementioned properties, a post and wire fence with agricultural land to the west and by open agricultural land to the south and east. The topography of the locale rises from the north to south, with the existing adjacent properties and proposed site elevated within the landscape. The adjacent residential properties at 12 and 13 Belston Holdings are sited along the A70 in a linear manner and access to the site is proposed between these two properties to the site to the south.

#### 2. Planning History:

18/00135/PPP - planning permission in principle for erection of dwellinghouse - refused - permitted at LRB - this application sought to establish the principle of a dwellinghouse at this location as part of a cluster of dwellinghouses at 12 and 13 Belston Holdings, and was permitted by the Local Review Body subject to a number of conditions in respect of the siting of the dwellinghouse, the design of the dwellinghouse not exceeding one-and-a-half storeys in height, landscaping and access arrangements.

#### 3. Description of Proposal:

This application seeks the approval of matters specified in conditions of planning permission in principle 18/00135/PPP. These conditions specifically relate to the siting and design of the dwellinghouse (which includes a height restriction of no more than one-and-a-half storeys), landscaping and access arrangements. Full details are set out in the submitted plans.

#### 4. Consultations:

**Ayrshire Roads Alliance** offer no objections to this application. .

#### 5. 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.**

**6. 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.**

**7. 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.**

**8. Representations:**

None.

**9. Development Plan:**

Section 25 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 following policies are relevant in the assessment of the application and can be viewed online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

- LDP Policy: Spatial Strategy (Core Investment Area);
- LDP Policy: Sustainable Development;
- LDP Policy: Rural Housing; and
- LDP Policy: Landscape Quality.

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

The provisions of the Adopted South Ayrshire Local Plan must 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.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

**10. Other Relevant Policy Considerations (including Government Guidance):**

Scottish Planning Policy (SPP) forms the statement of the Scottish Government's policy on nationally important land use planning matters. Paragraph 75 states that "the planning system should:

- In all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- Encourage rural development that supports prosperous and sustainable communities and business whilst protecting and enhancing environmental quality".

Planning Advice Note (PAN) 72 - Housing in the Countryside - provides advice on good practice for the design of housing in the countryside. The PAN emphasises the importance of simplicity of form and proportion when designing new housing in the countryside, and promotes good quality rural housing which respects Scottish landscapes and building traditions.

South Ayrshire Council's Supplementary Guidance (SG) on Rural Housing represents the most recent expression of Council policy in respect of residential development within rural areas, and is therefore materially significant in the determination of this application. When considering new housing in the countryside, it is important that cognisance is taken of the character of an area if the special amenity value of South Ayrshire's countryside is to be preserved and enhanced.

The principle of erecting a dwellinghouse at this site has been established through the granting of planning permission in principle 18/00135/PPP. This accepted that the site forming the basis of this application formed part of a cluster at 12 and 13 Belston Holdings. The current application seeks the approval of matters specified in conditions of the planning permission in principle, with these conditions relating to the siting and design of the dwellinghouse, access arrangements, landscaping and drainage.

Design Policy 1 of the Rural Housing SG states that houses should be designed to fit a site, not the other way around. Design solutions that do not consider the landscape setting of the site will often be ill-suited for the site, detracting from the surrounding landscape. This can represent a lost opportunity to allow the good quality design to be inspired by the site. New houses in the countryside must comply with the following criteria: -

- a) There will be a presumption against rural housing being located on ridge lines and hill tops, or where the building will disrupt a skyline. Other locations where the building interrupts and conflicts with the flow of the landform will also be resisted.
- b) Existing landscape features such as treebelts, rising ground or natural hollows should be used as a setting to help reduce the prominence of the building(s).
- c) Advantage should be taken of sunlight and aspect; and the landform and landscape features should be used to provide natural shelter from winter exposure.
- d) Changes to the existing topography of a site should be minimised in order that the house fits into the landform naturally, rather than giving the appearance of being engineered into the site.
- e) New housing in close proximity to existing traditional vernacular building(s) should respect and relate to the pattern and design of the existing building(s), and should integrate into the existing layout.
- f) Where the floor area of a proposed dwelling is in excess of 200 square metres, accommodation should be grouped in a courtyard form. Traditional rural domestic scale should be preserved. Generally, houses should not exceed 1½ storeys in height.

Design Policy 2 of the Rural Housing SG indicates that new housing in the countryside should take cognisance of the design guidance in Table 1. This provides detailed (though not exhaustive) advice as to what is acceptable in the countryside in respect of design, proportions and materials.

An assessment of the proposals against the provisions of the above policies and advice is set out below.

#### **11. Assessment (including other material considerations):**

Due to current Government Guidance involving Covid-19 Pandemic and current working practices, a site visit was not carried out to the application site. However, the site has been assessed in terms of previous site visits / photos, and local knowledge of the case officer.

The principle of erecting a dwellinghouse at this site has already been established through the granting of planning permission in principle 18/00135/PPP. The approval of the planning permission in principle accepted that the dwellinghouse would form part of a cluster of dwellinghouses at 12 and 13 Belston Holdings. The current application seeks the approval of matters specified in conditions of the planning permission in principle, specifically the siting and design of the dwellinghouse, landscaping and access arrangements.

Planning policy and supplementary guidance advising on the siting and design of new housing development in the countryside plays an important role in maintaining its character. When considering proposals for new housing in the countryside, it is important that cognisance is taken of the special quality

and character of the countryside and its setting to ensure that it is preserved. The local vernacular tradition and landscape setting of the countryside requires buildings of a different scale and form to those in an urban or suburban setting to ensure that new housing is designed specifically to fit its countryside location.

In terms of the form of the dwellinghouse, it is considered that the proposal does not take cognisance of the advice as contained within the Rural Housing SG. The proposed dwellinghouse has a floor area of 330m<sup>2</sup>, and has been laid out in the form of a 'U'. The internal layout desired by the applicants has a direct impact on the design, massing, scale and proportions of the dwellinghouse, and this is evidenced by the width of the gables (which is considered to be excessive at 6.7 metres) and the pitch of the roofs (which are 45 degrees), which gives the dwellinghouse a top-heavy appearance. Traditional rural buildings in South Ayrshire are often characterised as having wide frontages and a narrow plan, which dictates the scale and proportions of the building. In this instance, the plan form is at odds with the SG, and alters the building's proportions in a manner that results in a design solution which is uncharacteristic for a rural area.

The principle of the development was accepted on the basis that the dwellinghouse represented the expansion of an existing cluster at 12 and 13 Belston Holding. Criterion e) of Design Policy 1 within the Rural Housing SG indicates that new housing in close proximity to existing traditional vernacular buildings should respect and relate to the pattern and design of the existing buildings. It is considered that the proposal, by reason of its siting, design, massing, scale and proportions, does not respect or relate to the cluster of which it is part. Taken together, the height, scale, volume and form of the proposed dwellinghouse is not typical of the traditional vernacular of dwellinghouses in the countryside within South Ayrshire.

It is considered that the proposal as submitted does not accord with the provisions of the South Ayrshire Local Development Plan (specifically LDP Policy: Sustainable Development and LDP Policy: Rural Housing), the provisions of South Ayrshire Council's SG on Rural Housing, or the provisions of PAN 72 in that the design, layout, massing, scale and proportions of the proposed dwellinghouse does not respect or reflect the traditional vernacular of dwellinghouses within South Ayrshire. There are no material planning considerations that would outweigh the provisions of the Development Plan in this instance. Given the above, and having balanced the rights of the applicant against the general interest, it is recommended that the application be refused.

## 12. **Recommendation:**

It is recommended that the application is refused.

### **Reasons:**

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Rural Housing, South Ayrshire Council's Supplementary Guidance on Rural Housing, and the terms of Planning Advice Note 72, by reason that the design, layout, massing, scale and proportions of the dwellinghouse does not respect or reflect the traditional rural vernacular of rural housing in South Ayrshire.

### **List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** 2020-42-01 C  
 Drawing - Reference No (or Description): **Refused** 2020-42-02 C  
 Drawing - Reference No (or Description): **Refused** 2020-42-03 C  
 Drawing - Reference No (or Description): **Refused** 2020-42-04 C  
 Drawing - Reference No (or Description): **Refused** 2020-42-05 C

### **Equalities Impact Assessment**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics

<b>Decision Agreed By:</b>	<i>Appointed Officer</i>
<b>Date:</b>	<i>9 August 2021</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100376570-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="MG Architectural Services"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Michael"/>	Building Name:	<input type="text" value="Craighead Farm"/>
Last Name: *	<input type="text" value="Goldie"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="07970 888 698"/>	Address 1 (Street): *	<input type="text" value="Mauchline"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="East Ayrshire"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="KA5 6EX"/>
Email Address: *	<input type="text" value="mgoldie.as@btinternet.com"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity



## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Scott"/>	Building Number:	<input type="text" value="13"/>
Last Name: *	<input type="text" value="Wilson"/>	Address 1 (Street): *	<input type="text" value="Belston Holdings"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07729 384 288"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="South Ayrshire"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA6 5JW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="scott@fullwoodhead.co.uk"/>		

## Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="13 BELSTON HOLDINGS"/>
Address 2:	<input type="text" value="EAST OF AYR"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="AYR"/>
Post Code:	<input type="text" value="KA6 5JW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="620635"/>	Easting	<input type="text" value="237720"/>
----------	-------------------------------------	---------	-------------------------------------

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Approval of matter to comply with conditions for application 18/00135/PPP

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The original application has been refused on the grounds that the proposal does not fall within the requirements of Rural Housing SG especially Design Policy 1 and 2. The siting and design of the proposed 1 ½ storey dwelling, access/turning area and garden area have been considered in line with these policies and the proposal does fulfil the requirements of both policies as required, see attached Review Supporting Statement.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

2020-42-RSS - Review Supporting Statement. 2020-42-01C - Ground floor plan 2020-42-02C - First floor plan 2020-42-03C - Elevations 2020-42-04C - Site plan 2020-42-05C - Location plan Original application form Delegated report Decision notice

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00642/MSC

What date was the application submitted to the planning authority? \*

10/06/2021

What date was the decision issued by the planning authority? \*

09/08/2021

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

**Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Michael Goldie

Declaration Date: 24/08/2021



PROPOSED 1 ½ Storey Dwelling

At

13 BELSTON HOLDINGS, AYR,  
SOUTH AYRSHIRE, KA6 5JW

Appeal Supporting Statement

Prepared for : Mr S Wilson

Date : Aug 2021

## Introduction

A planning application (21/00642/MSC) was submitted to the planning authority as a further application to adhere to the conditions set out in the original approved application (18/00135/PPP) for planning permission in principle for erection of dwelling house. This application sought to establish the principle of a dwelling house at this location as part of a cluster of dwelling houses at 12 and 13 Belston Holdings and was permitted by the Local Review Body subject to a number of conditions in respect of the siting of the dwelling house, the design of the dwelling house not exceeding one-and-a-half storeys in height, landscaping and access arrangements.

## Response to Delegated Report

The delegated report emphasis's that the design should consider the requirements of the Rural Housing SG especially Design Policy 1 and 2.

Design Policy 1 of the Rural Housing SG states that houses should be designed to fit a site, not the other way around. Design solutions that do not consider the landscape setting of the site will often be ill-suited for the site, detracting from the surrounding landscape. This can represent a lost opportunity to allow the good quality design to be inspired by the site. New houses in the countryside must comply with the following criteria: -

- a) There will be a presumption against rural housing being located on ridge lines and hill tops, or where the building will disrupt a skyline. Other locations where the building interrupts and conflicts with the flow of the landform will also be resisted.
- b) Existing landscape features such as treebelts, rising ground or natural hollows should be used as a setting to help reduce the prominence of the building(s).
- c) Advantage should be taken of sunlight and aspect; and the landform and landscape features should be used to provide natural shelter from winter exposure.
- d) Changes to the existing topography of a site should be minimised in order that the house fits into the landform naturally, rather than giving the appearance of being engineered into the site.
- e) New housing in close proximity to existing traditional vernacular building(s) should respect and relate to the pattern and design of the existing building(s), and should integrate into the existing layout.
- f) Where the floor area of a proposed dwelling is in excess of 200 square metres, accommodation should be grouped in a courtyard form. Traditional rural domestic scale should be preserved. Generally, houses should not exceed 1½ storeys in height.

Per the above guidance the siting of the proposed dwelling has been specifically considered and can be seen on the original site plan 2020-42-04. The proposed 1½ storey dwelling is not situated in a manner that it will disrupt the skyline and as the existing landscape surrounding the site has no outstandingly obvious existing landscape features, there is no features to utilise to help reduce the prominence or provide natural shelter for the

proposed building. Consideration was also given to the finished floor level of the proposal which is noted on the original drawings. The proposed dwelling is situated as such to ensure it sits naturally within the existing landform as well as striking a balance between cut/fill of the site and to ensure that new slopes will be blended in naturally to the surrounding ground.

The original planning approval states that there must be off road access and a turning area capable of accommodating a rigid bodied HGV. We have taken this into account when situating the proposal within the site available and to adhere to this condition thus allowing a sufficient area to accommodate the required access and turning area. The proposal will be situated to the rear of the site rather than next to the existing properties associated with number 12 & 13 Belston holdings. The proposed 1½ storey dwelling has a combined ground and first floor area of 330m<sup>2</sup>, with this in mind the design of the proposed building was intentionally formed as a 'U' shape to ensure the proposal formed a traditional courtyard form.

Design Policy 2 of the Rural Housing SG indicates that new housing in the countryside should take cognisance of the design guidance in Table 1. This provides detailed (though not exhaustive) advice as to what is acceptable in the countryside in respect of design, proportions and materials.

The proposed dwelling has been designed alongside these guidelines to give the applicant a traditional styled 1 ½ storey dwelling with some contemporary glazing to utilise the natural daylight offered to the available site. It has been noted that the roof pitch is set at 45° which is above the guideline's minimum stipulation of 35°. The proposed finishes/colours have been specified to be in line with the recommendation of Table 1 within the Rural Housing SG. Although the proposal is larger than the two existing properties located at 12 & 13 Belston holdings it is similar in proportion to other new build rural properties located in South Ayrshire's countryside and there are no specific guidelines stipulating the size a rural dwelling should or should not be.

### **Summary**

The original application has been refused on the grounds that the proposal does not fall within the requirements of Rural Housing SG especially Design Policy 1 and 2. The siting and design of the proposed 1 ½ storey dwelling, access/turning area and garden area have been considered in line with these policies and the proposal does fulfil the requirements of both policies as required.





County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100376570-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Please provide the application reference no. given to you by your planning authority for your previous application and the date that this was granted.

Application Reference No: \*

LRB/18/12

Date (dd/mm/yyyy): \*

12/11/2018

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Planning application for approval of matters to comply with conditions set out in section 8.0 of the LRB/18/12 approval document for application ref 18/00135/PPP

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?

Yes  No

(Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent



## Agent Details

Please enter Agent details

Company/Organisation:	MG Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	Craighead Farm
Last Name: *	Goldie	Building Number:	
Telephone Number: *	07970 888 698	Address 1 (Street): *	Mauchline
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	East Ayrshire
Fax Number:		Country: *	United Kingdom
		Postcode: *	KA5 6EX
Email Address: *	mgoldie.as@btinternet.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	13
First Name: *	Scott	Building Number:	
Last Name: *	Wilson	Address 1 (Street): *	Belston Holdings
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Ayr
Extension Number:		Country: *	South Ayrshire
Mobile Number:		Postcode: *	KA6 5JW
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

13 BELSTON HOLDINGS

Address 2:

EAST OF AYR

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA6 5JW

Please identify/describe the location of the site or sites

Northing

620635

Easting

237720

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Withdrawn application

Title:

Mr

Other title:

First Name:

David

Last Name:

Hearton

Correspondence Reference Number:

21-00256-MSC

Date (dd/mm/yyyy):

10/05/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- New/Altered septic tank.  
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
 Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

All foul drainage will be directed to an appropriately sized sewage treatment plant with a final outfall to a drainage field. All clean water will be directed to an open watercourse via a main field drain in accordance with SEPA's CAR 2011 document GBR10.

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

A bin stance has been shown on the attached drawings plus a specific area at the junction with the main road for a waste collection point will be agreed with the local authority refuse department.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*  Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*  Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*  Yes  No

Is any of the land part of an agricultural holding? \*  Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Michael Goldie

On behalf of: Mr Scott Wilson

Date: 09/06/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. \*  Yes  N/A
- A Design Statement or Design and Access Statement. \*  Yes  N/A
- A Flood Risk Assessment. \*  Yes  N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*  Yes  N/A
- Drainage/SUDS layout. \*  Yes  N/A
- A Transport Assessment or Travel Plan  Yes  N/A
- Contaminated Land Assessment. \*  Yes  N/A
- Habitat Survey. \*  Yes  N/A
- A Processing Agreement. \*  Yes  N/A

Other Statements (please specify). (Max 500 characters)

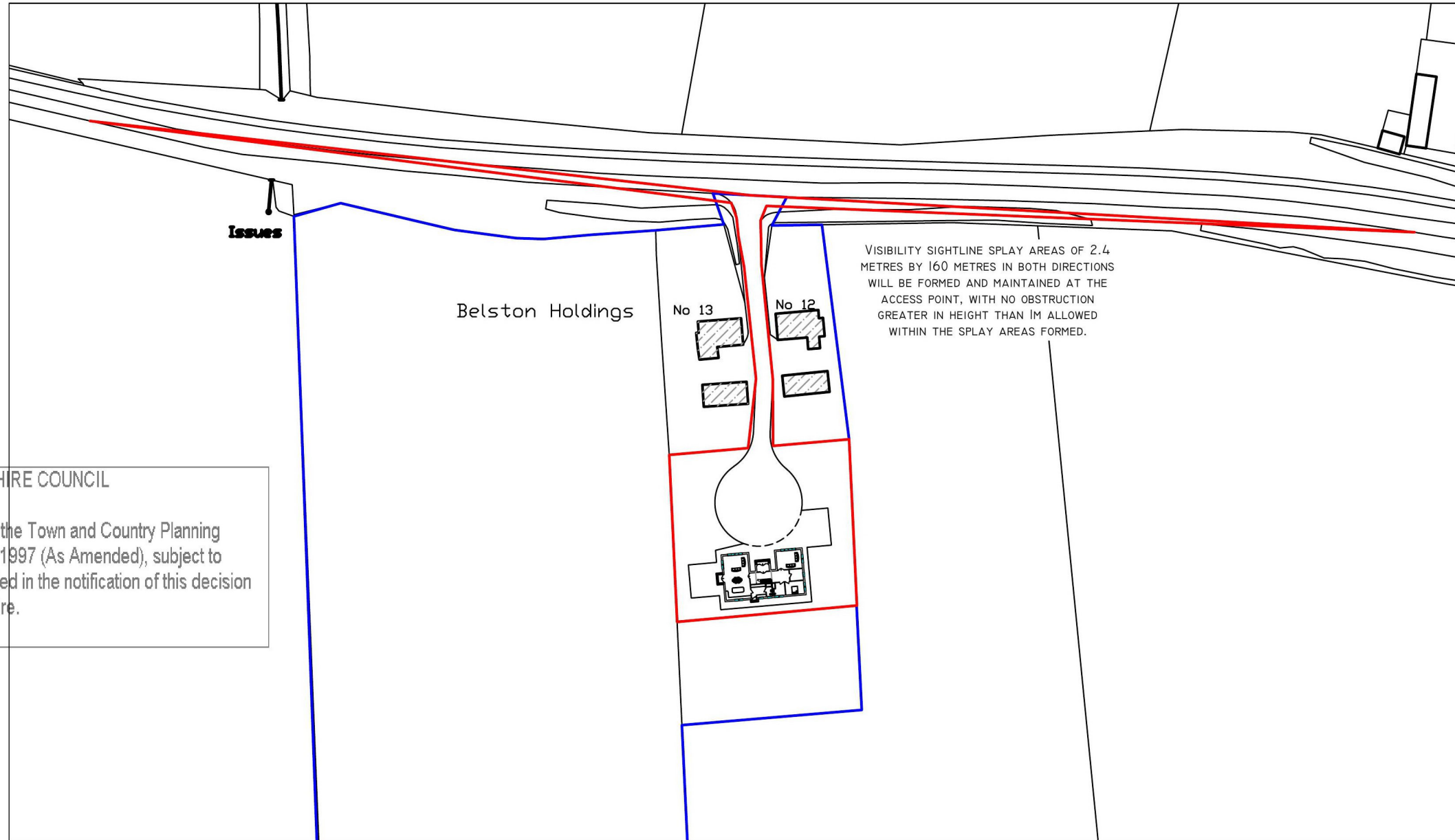
### Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Michael Goldie

Declaration Date: 08/03/2021

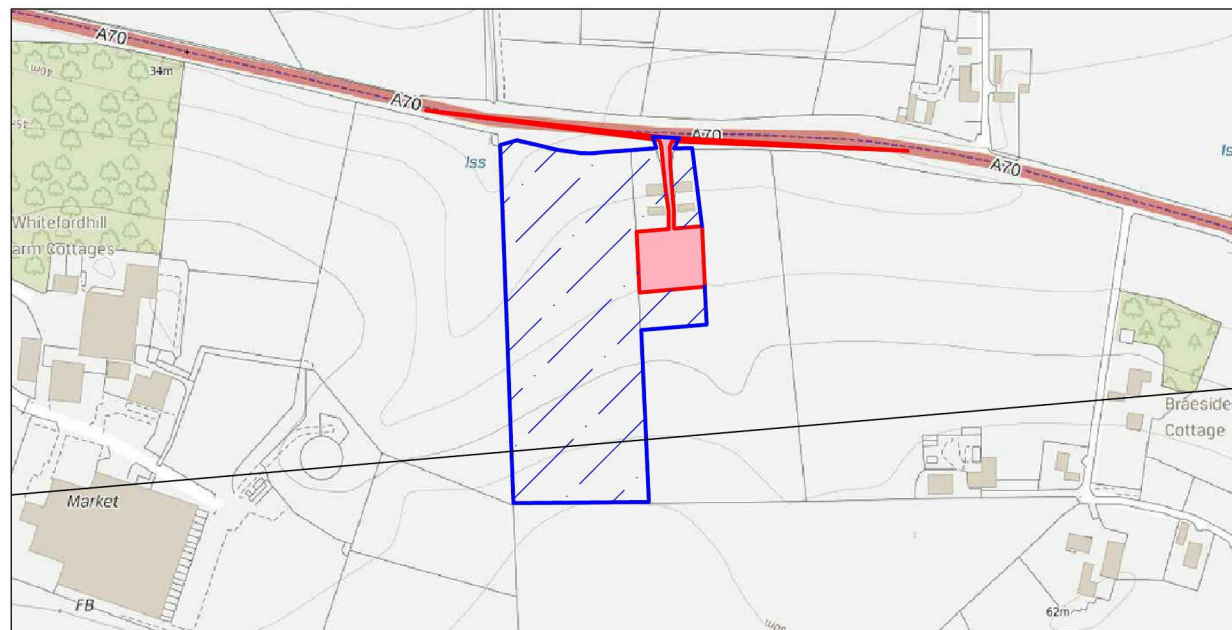




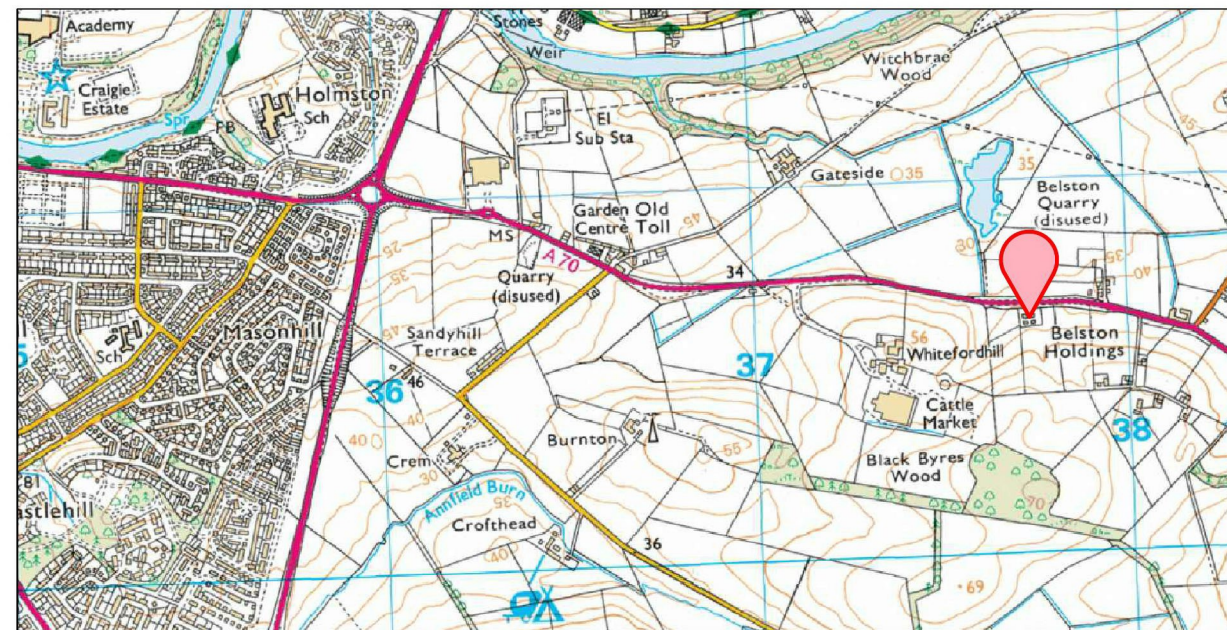
**SOUTH AYRSHIRE COUNCIL**

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

**LOCATION PLAN**  
SCALE 1:1250



**LOCATION PLAN**  
SCALE 1:5000



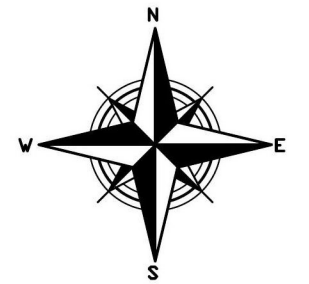
**LOCATION PLAN**  
NTS

**NOTES**

- PROPOSED DWELLING LOCATION.
- LAND & BUILDINGS OWNED BY APPLICANT AS SHOWN.

LOCATION

LAND BY BELSTON HOLDINGS  
AYR  
SOUTH AYRSHIRE  
KA6 5JW  
  
NS 3773 2058



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All dimensions to be verified on site prior to commencement of works or manufacture of any components. This drawing should not be scaled from. If in doubt - Ask!

Contract  
**NEW BUILD HOUSE  
MR & MRS WILSON  
13 BELSTON HOLDINGS  
AYR  
SOUTH AYRSHIRE, KA5 6JW**

Drawing Title  
LOCATION PLANS

Drawing No. 2020-42-05	Revision C	Scale PER DWG
Drawn M GOLDIE	Date JUNE 2021	Paper A3



Craighead Farm, Mauchline, Ayrshire, Scotland, KA5 6EX  
T: 07970 888 698 E: mgoldie.as@btinternet.com

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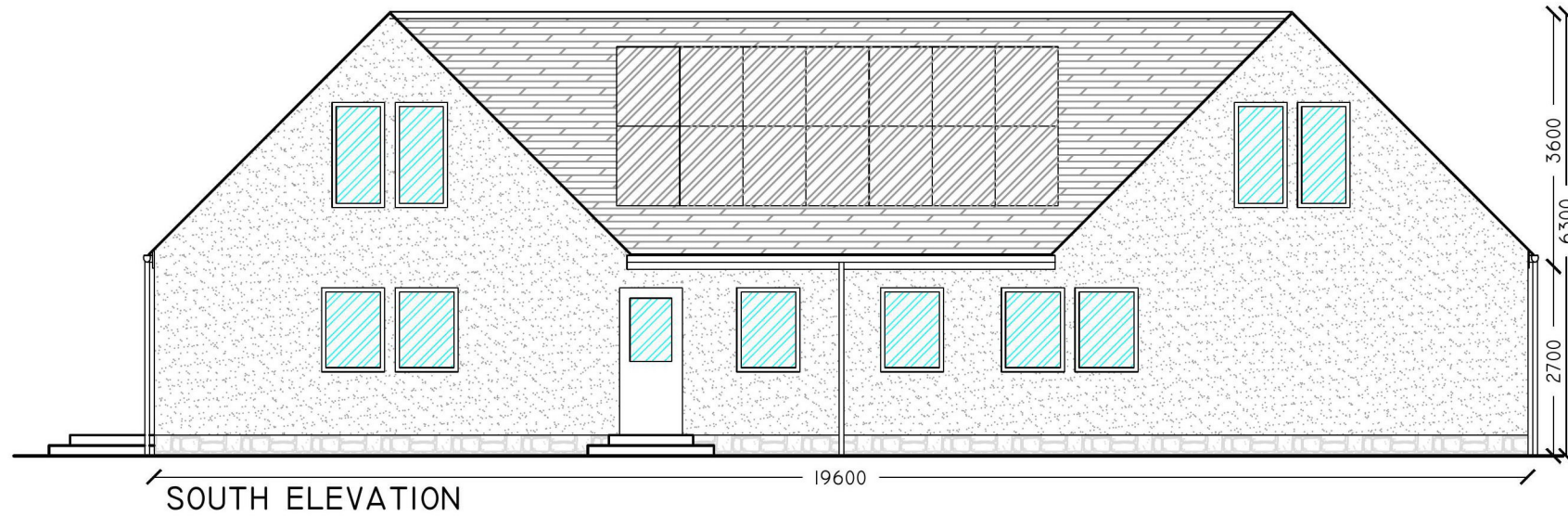


**SOUTH AYRSHIRE COUNCIL**

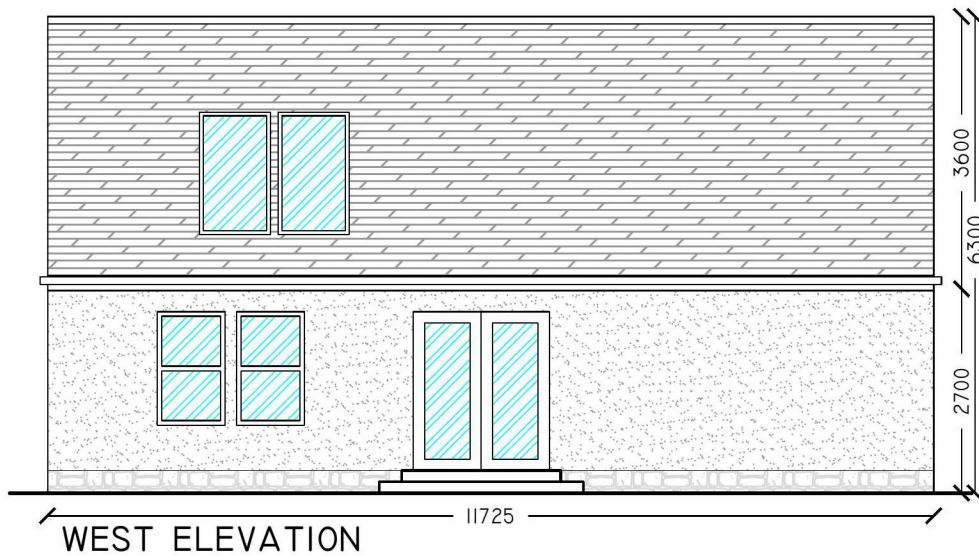
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



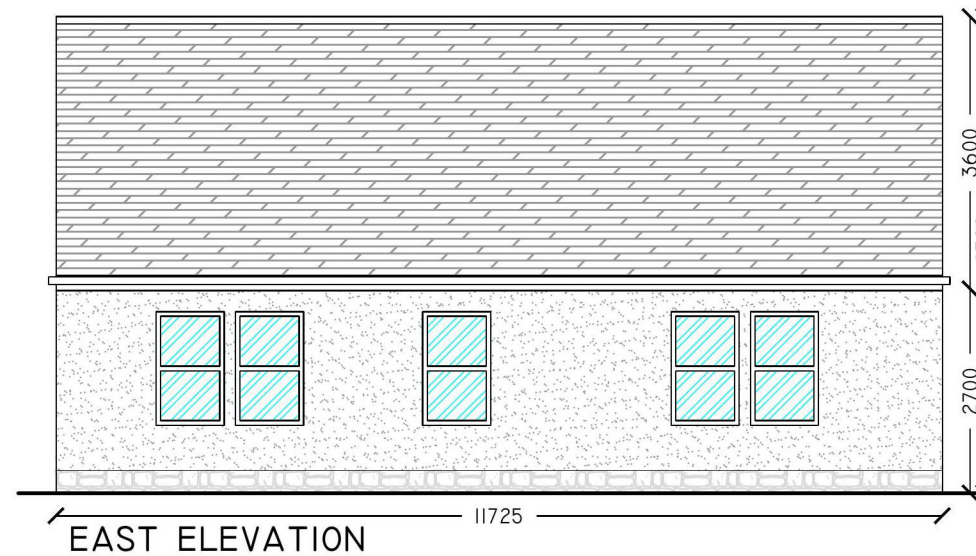
**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**EAST ELEVATION**

**NOTES**

**ROOF**

CUPA HEAVY 3 OR SIMILAR NATURAL SLATE FINISH.  
COLOUR - NATURAL GREY.  
(SEE CUPAPIZARRAS LITERATURE).  
SOUTH ELEVATION TO INCORPORATE 14NO 1.5M<sup>2</sup> PV SOLAR PANELS.  
COLOUR: BLACK

**RAINWATER**

PVC DEEP FLOW GUTTERS WITH PVC DOWNPIPES.  
COLOUR - BLACK.

**WALLS**

SILICONE SCRAPPED TEXTURE RENDER BY KREND OR SIMILAR.  
COLOUR - WHITE  
(SEE KREND LITERATURE).  
NATURAL GREY LIMESTONE EFFECT FINISH TO BASE COURSE & VESTIBULE.  
COLOUR - NATURAL BLACK/GREY.  
(SEE FERNHILL STONE LITERATURE).

**WINDOW/DOOR**

UPVC DOUBLE GLAZED UNITS WITH CONCRETE SLIP SILLS OR STEPS.  
COLOUR - ANTHRACITE SMOOTH GREY RAL 7016.  
(SEE REHAU LITERATURE).

All dimensions to be verified on site prior to commencement of works or manufacture of any components.  
This drawing should not to be scaled from.  
If in doubt - Ask!

**Contract**

NEW BUILD HOUSE  
MR & MRS WILSON  
13 BELSTON HOLDINGS  
AYR  
SOUTH AYRSHIRE, KA5 6JW

**Drawing Title**

PROPOSED ELEVATIONS

Drawing No. 2020-42-03	Revision C	Scale 1:100
Drawn M GOLDIE	Date JUNE 2021	Paper A3



AGRICULTURAL-RESIDENTIAL-INDUSTRIAL

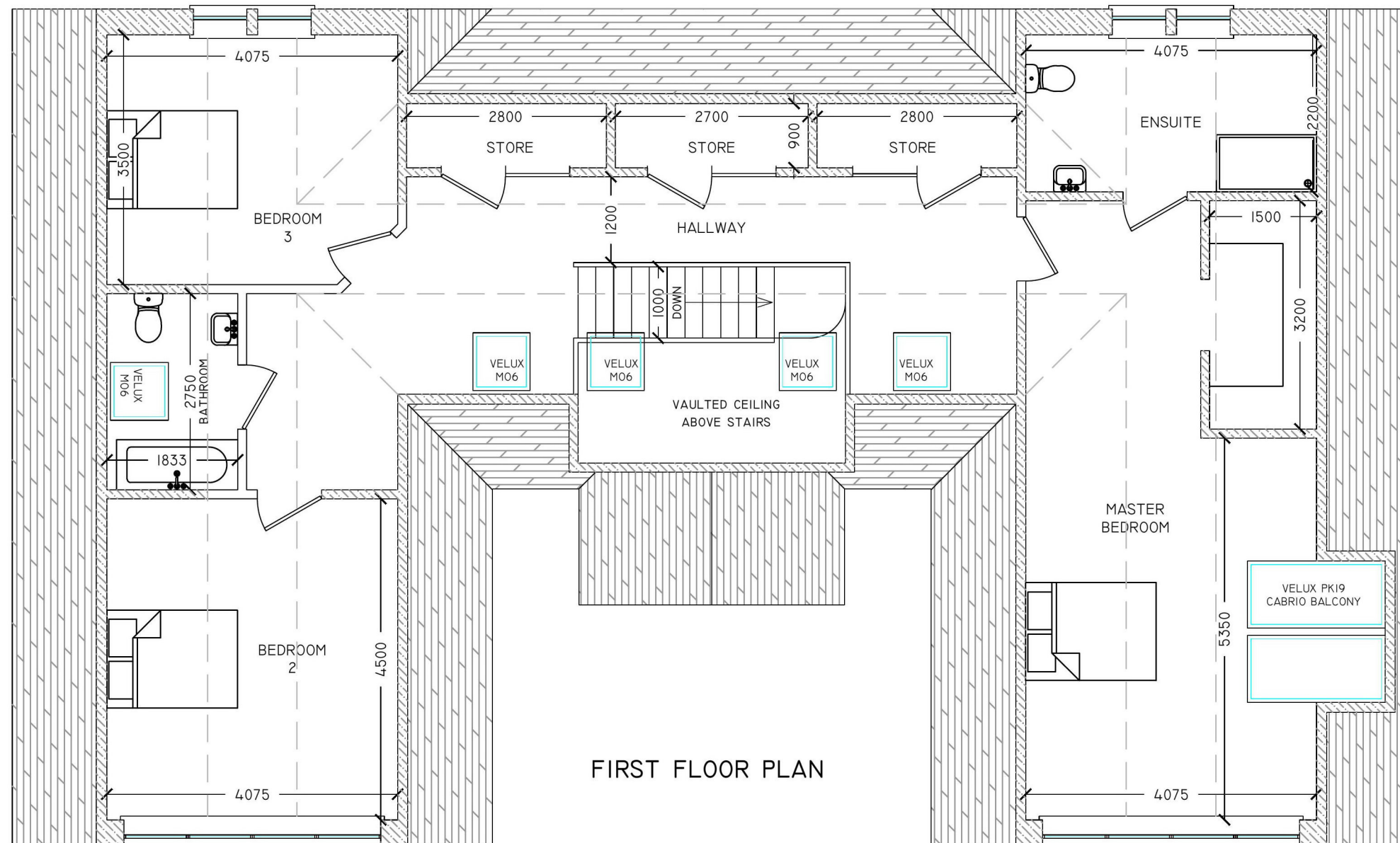
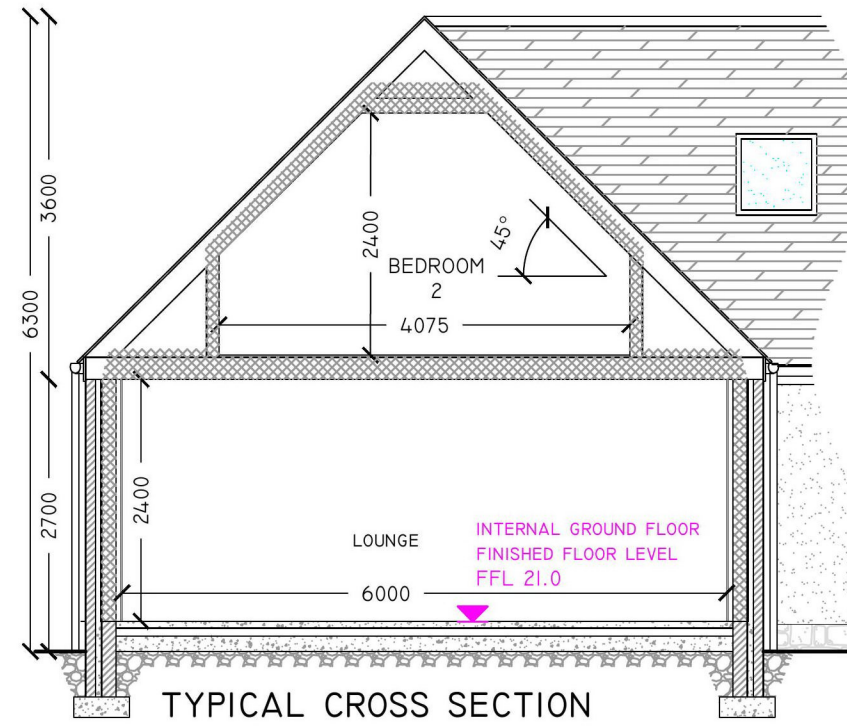
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**SOUTH AYRSHIRE COUNCIL**

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



**NOTES**

All dimensions to be verified on site prior to commencement of works or manufacture of any components. This drawing should not to be scaled from. If in doubt - Ask!

Contract  
**NEW BUILD HOUSE**  
 MR & MRS WILSON  
 13 BELSTON HOLDINGS  
 AYR  
 SOUTH AYRSHIRE, KA5 6JW

Drawing Title  
**PROPOSED FIRST FLOOR PLAN & CROSS SECTION (PLANNING)**

Drawing No. 2020-42-02	Revision C	Scale 1:75
Drawn M GOLDIE	Date JUNE 2021	Paper A3

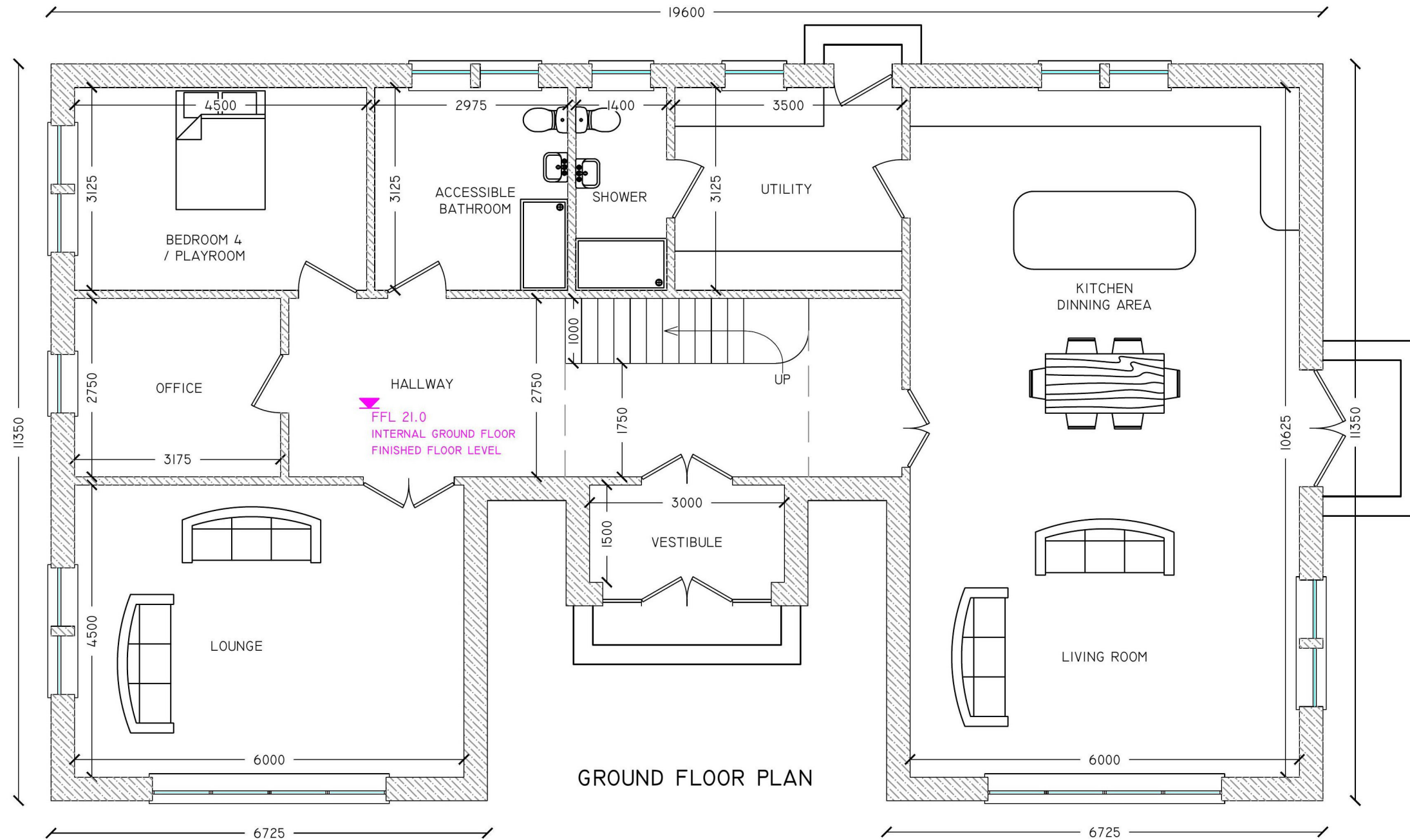
**MG ARCHITECTURAL SERVICES**  
 AGRICULTURAL-RESIDENTIAL-INDUSTRIAL

Craighead Farm, Mauchline, Ayrshire, Scotland, KA5 6EX  
 T: 07970 888 698 E: mgoldie.as@btinternet.com

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**SOUTH AYRSHIRE COUNCIL**

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



**GROUND FLOOR PLAN**

**NOTES**

All dimensions to be verified on site prior to commencement of works or manufacture of any components. This drawing should not be scaled from. If in doubt - Ask!

Contract  
**NEW BUILD HOUSE**  
 MR & MRS WILSON  
 13 BELSTON HOLDINGS  
 AYR  
 SOUTH AYRSHIRE, KA5 6JW

Drawing Title  
 PROPOSED GROUND FLOOR

(PLANNING)

Drawing No. 2020-42-01	Revision C	Scale 1:75
Drawn M GOLDIE	Date JUNE 2021	Paper A3



AGRICULTURAL-RESIDENTIAL-INDUSTRIAL

Craighead Farm, Mauchline, Ayrshire, Scotland, KA5 6EX  
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# Belston Holdings

No 13

No 12

TBM 17.114

VISIBILITY SIGHTLINE SPLAY AREAS OF 2.4 METRES BY 160 METRES IN BOTH DIRECTIONS WILL BE FORMED AND MAINTAINED AT THE ACCESS POINT, WITH NO OBSTRUCTION GREATER IN HEIGHT THAN 1M ALLOWED WITHIN THE SPLAY AREAS FORMED.

REFUSE BIN COLLECTION POINT

EXISTING ACCESS TO BE WIDENED TO MIN 5.5M WIDE FOR THE INITIAL 10M. MIN 10M FROM THE MAIN ROAD EDGE WILL BE RESURFACED IN ACCORDANCE WITH AYRSHIRE ROADS ALLIANCE GUIDANCE.

PROPOSED DWELLING LOCATION.

LAND & BUILDINGS OWNED BY APPLICANT AS SHOWN.

### LOCATION

LAND BY BELSTON HOLDINGS  
AYR  
SOUTH AYRSHIRE  
KA6 5JW

NS 3773 2058

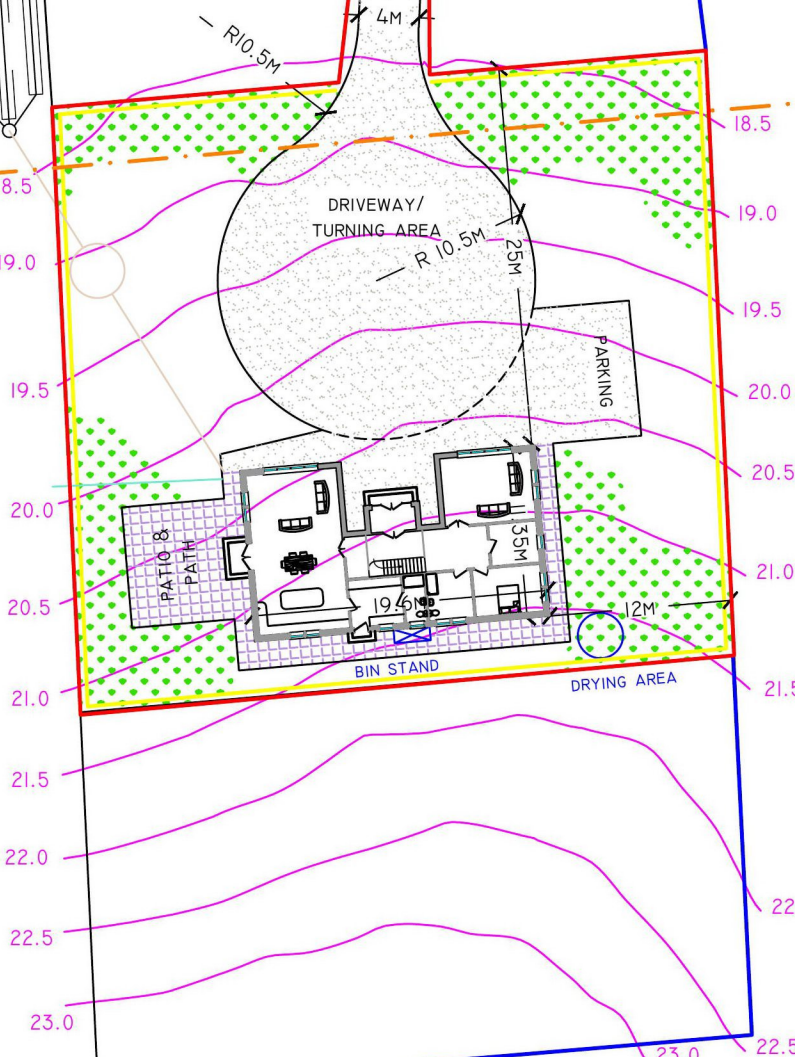
**FOUL DRAINAGE**  
CONDER ASP06 (6 PERSON) TREATMENT PLANT DISCHARGING TO A DRAINAGE FIELD INSTALLED IN ACCORDANCE WITH BS 6297:2007+AI:2008.

**GARDEN/DWELLING BOUNDARY**  
NEW BOUNDARY TO BE FORMED WITH 1.2M HIGH POST AND WIRE STOCK PROOF FENCING. INTERNAL HEDGE TO BE PLANTED WITHIN THE THE GARDEN BOUNDARY USING BEECH HEDGE AND NATIVE BROAD LEAF SAPLINGS. HEDGE TO BE MAINTAINED AT A HEIGHT OF 1.2M.

**CLEAN SURFACE WATER DRAINAGE**  
NO SUDS REQUIRED IN ACCORDANCE WITH SEPA'S CAR 2011 DOCUMENT GBRI0. SURFACE DRAINAGE TO BE PIPED VIA A 160MM UNDERGROUND PIPE LAID AT MIN 1IN100 FALL TO THE EXISTING OPEN WATER COURSE.

**DRIVEWAY/PARKING**  
DRIVEWAY & PARKING AREAS TO BE HARDCORE BASED AND TOPED WITH A PERMEABLE STONE CHIP FINISH. DRIVEWAY & TURNING AREA TO BE CONSTRUCTED TO CARRY A MIN 14-TONE AXLE LOADING.

**GARDEN/PATIO**  
GARDEN AREA TO BE WORKED AND RESEEDED WITH A STANDARD LAWN SEED MIX. PATIO AND PATH TO BE FORMED AS SHOWN USING A GREY LIMESTONE PAVING SLAB FINISH.

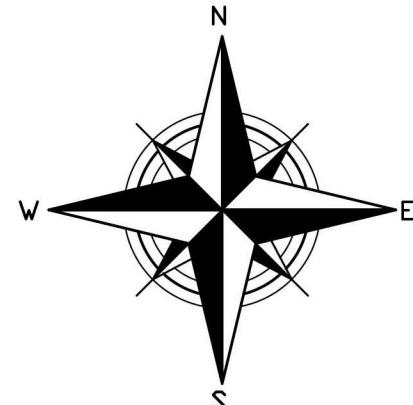


EXISTING GAS MAIN

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Contract		
NEW BUILD HOUSE MR & MRS WILSON 13 BELSTON HOLDINGS AYR SOUTH AYRSHIRE, KA5 6JW		
Drawing Title SITE PLAN		
Drawing No. 2020-42-04	Revision C	Scale 1:500
Drawn M GOLDIE	Date JUNE 2021	Paper A3



SOUTH AYRSHIRE COUNCIL  
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

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Natural Black & White Limestone

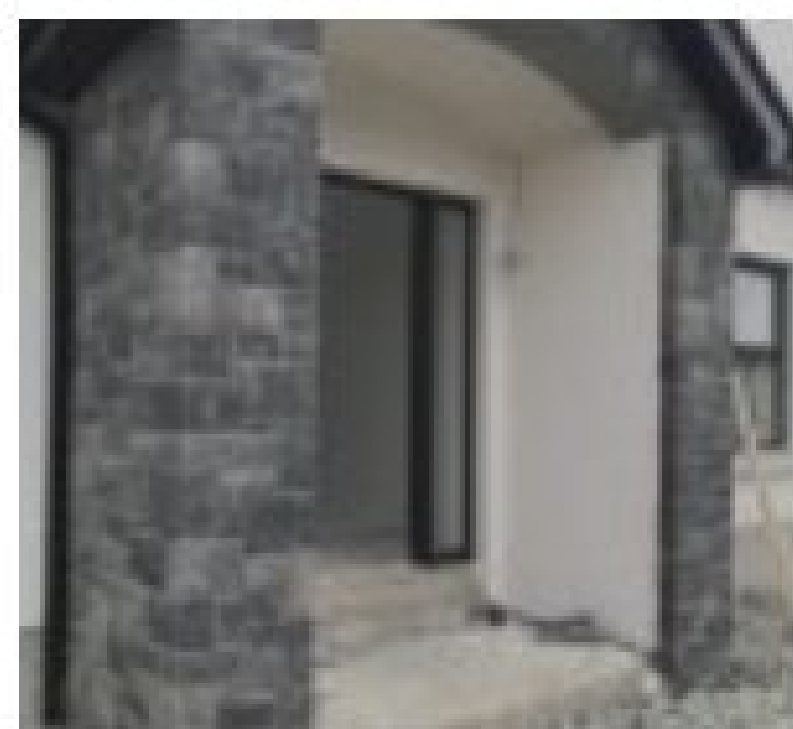
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# HEAVY 3

A ROOF FOR LIFE



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CUPA PIZARRAS corporate headquarters in Spain

CUPA PIZARRAS is the world leader in the sale and manufacture of natural slate. The Group has its origins in a company called Cupire Padesa which was founded in 1892.

The boom in natural slate turned this small business into the parent company of more than 60 subsidiary companies, the majority of which operated in the natural slate sector.

Their aim was to develop their quarries and **produce the best quality roofing slate** in Spain.

In 2006, the business changed its name to CUPA GROUP to reflect the global reach that the company now enjoys.

CUPA GROUP employs more than 2,000 workers and comprises of over 64 companies linked primarily to the building sector with annual sales at over £300 million.

Within CUPA GROUP, CUPA PIZARRAS, is the company responsible for the

sales of natural slate that the Group manufactures.

It was created with the aim of providing the finest quality slate combined with exceptional customer service around the world.

CUPA PIZARRAS produces first class slate from quarries that have been operating for over 120 years, and is the world leading brand in natural slate.

With 16 quarries and 22 processing plants, it exports to more than 30 countries around the world including Scotland.

Today, **CUPA PIZARRAS can claim to manufacture one in every three roofing slates used around the world;** this, along with a total commitment to quality, reinforces the company's number one global status.



## WHAT IS NATURAL SLATE?

Slate is derived from fine-grained sediments such as mud or occasionally volcanic ash laid down millions of years ago in layers known as bedding. As the pile of sediments thickened, the original open structure of the mud was compacted into a mudstone or shale. These rocks are easily split on the bedding planes and are referred to

as flagstones. However, for a slate to form, subsequent intense geological forces associated with mountain building are required, during which the minerals present in the original mudstone are metamorphosed. Some minerals, such as quartz grains, are flattened and stretched, while clay minerals are recrystallised as platy minerals: white mica and chlorite. The quartz minerals give the slate strength and durability, while the platy minerals form cleavage planes, which do not correspond to the bedding planes, but which allow the rock to be split into much thinner slabs suitable as roofing material. Differences in the composition of the original mudstone and the degree of metamorphism affect the quality of the slates thus produced.



## WHAT IS THE AGE OF SLATE?

The age varies depending on the regional geology. For example in Scotland, Ballachulish slate was formed from sediments laid

down approximately 700 million years ago and was metamorphosed 500 million years ago, while Spanish slate from the Orense area was formed

from muds laid down over 450 million years ago and was metamorphosed 300 - 350 million years ago.

## WHY USE NATURAL SLATE?

Natural Slate appearance is one of its strongest attributes. Its natural colour, texture and grain, when applied to a pitched roof deliver a clean, sculptured and strikingly beautiful appearance. Two slates are similar but never identical. Collectively they add compelling aesthetic value to buildings. **CUPA PIZARRAS slate is 100% natural.**

The value of slate lies in its properties, among the most important of which are: **impermeability, durability and versatility.**

Natural slate is often chosen for aesthetic reasons; subtle differences in colour and texture give natural variation to the roof which is very pleasing to the eye. It is also very versatile and can be used to cover any shape of roof. It can be dressed to form mitres in hips and valleys and to be fixed around curves in turrets and the rounded cheeks of dormer windows.

This versatility allows builders to incorporate intricacies in their design that would be impossible to achieve in other materials and has contributed significantly to Scottish architectural tradition.

A criterion of greater importance when choosing a roofing material is performance; a good quality slate is very durable and will out-perform better than other roofing materials.





# WHY USE NATURAL SLATE?

Not all natural slates are equally durable.

Heavy 3 can last over a hundred years, making it a **very cost effective roofing material**.

A poor quality roof needs constant repair and maintenance, but when

good quality slate is used, not only the cost of re-roofing can be effectively discounted, but the repair and maintenance expenses during its lifetime are extremely low.

Hence the use of Heavy 3 slate results in very low whole life cost.

Heavy 3 is also more cost effective than concrete or ceramic tiles, which typically last approximately 50 years. Other characteristics of slate, such as strength and impermeability, are also

superior to those of concrete and ceramics. Thus thinner slates can be used, the weight of roofing material for a given area is less and the load on the roofing structure thereby reduced.

In addition, due to the impermeability of slate, this load does not increase significantly after rain, unlike the man-made products.

## TO SUMMARISE, THE BENEFITS OF NATURAL SLATE ARE:



**IMPERMEABLE TO WATER**



**WEATHER AND UV RESISTANT**



**CHEMICAL RESISTANT, NOT AFFECTED BY CHEMICALS OR POLLUTANTS (ACID OR ALKALI)**



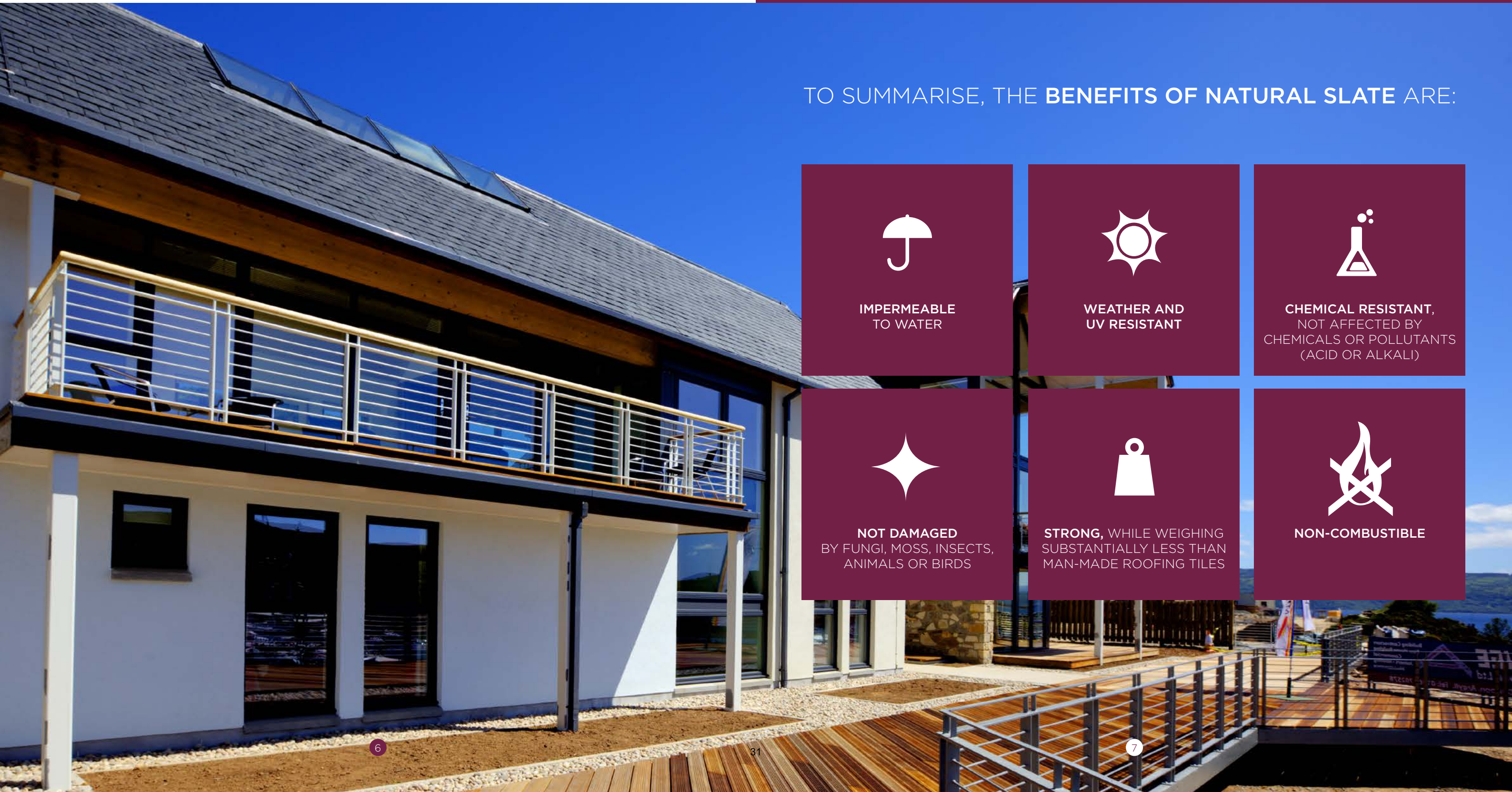
**NOT DAMAGED BY FUNGI, MOSS, INSECTS, ANIMALS OR BIRDS**



**STRONG, WHILE WEIGHING SUBSTANTIALLY LESS THAN MAN-MADE ROOFING TILES**



**NON-COMBUSTIBLE**





# HISTORY OF NATURAL SLATE IN SCOTLAND

SLATE HAS BEEN USED AS A ROOFING MATERIAL THROUGHOUT SCOTLAND SINCE THE MIDDLE AGES. QUARRIES WERE LOCATED IN SEVERAL AREAS, OF WHICH THE MOST IMPORTANT WERE:

A

**Easdale** and the surrounding Slate Islands south of **Oban**.

B

**Ballachulish**, near the southern end of the Great Glen.

C

**Highland Boundary**: a series of quarries on a line from Arran to Dunkeld.

Some of the earliest references are to Easdale, from which slate was sent to St Andrews in 1197, and to Glasgow to roof the cathedral also in the 12th century. Reliable records began in 1745 when the Earl of Breadalbane and others established the Marble and Slate Co of Netherlorn to extract slate from Easdale Island.

As demand increased during the 18th and 19th centuries, the company expanded to neighbouring islands. Slates were transported by sea around the north coast to all the major towns on the east coast and through the Crinan Canal to Glasgow and other west coast centres.

Ballachulish is the best known Scottish slate, both in terms of quality and quantity.

Production began at the end of the 17th century and expanded rapidly to overtake the Slate Islands in the 1860s. The quarries were ideally located close to Loch Leven, which enabled slates to be transported by sea around Scotland.

Highland Boundary slate was produced from a series of quarries just north of the Highland Boundary Fault of which Aberfoyle is the best known.

They are grouped together because of similarities in their geology, but have very different histories.

Proximity to the coast was initially the most important factor limiting production; for example, slates from the island of Bute were reputedly used in the 15th century and from Arran in the 18th century.

With improved communications in the 19th century, sea transport was no longer essential and inland quarries such as Aberfoyle came into their own.

The rise and fall of the Scottish slate industry mirrored that in other parts of Britain. Starting slowly, it reached its zenith around 1900, producing 25-30 million slates per annum.

However the beginning of the 20th century was marked by a depression in the building trade, compounded by a shortage of manpower during two World Wars. While the Welsh and English quarries survived, the Scottish industry could not compete with tiles and imported slate. The Ballachulish quarries closed in 1955 and the remaining quarries in the 1960s.

# PRODUCTION PROCESS

## 1. SLATE DEPOSIT

Prior to the extraction of slate from a quarry, CUPA PIZARRAS carries out a full site investigation to determine the geological and geotechnical properties of the slate seam.

After the orientation and extent are established, the most suitable method of extraction is determined to maximise the yield.

The overburden is then removed and the site made ready for the extraction of slate blocks.

## 2. SLATE EXTRACTION

Explosives are rarely used today in the extraction of slate; instead diamond-tipped wire saws are used to remove large blocks of rock. To do this, two holes are drilled at right angles, through which the saw blade is threaded. Water is used throughout the cutting process, both as a coolant and in order to remove waste; this water is cleaned and reused. The blocks extracted from the quarry are then transported by truck to the processing sheds.



## 3. PROCESSING

The extracted blocks are cut using diamond saws into smaller blocks with dimensions slightly larger than the finished slates.

The thickness is however 16 times that of the finished product. Using hand tools, these blocks are then split and re-split equally a total of four times until 16 single slates are finally produced.

Water is again used throughout this process both to cool the diamond tipped saws and to keep the blocks wet to facilitate splitting.

The final stage in the process is to 'dress', i.e. bevel, the edges. This is to ensure that water runs freely down the slate and off the roof.

The individual slates are inspected and then packed in wooden pallets in order to be transported to the central warehouse.

## 4. PACKAGING AND STORAGE

Slates from all the CUPA PIZARRAS quarries are sent to the central warehouse prior to dispatch. Individual pallets are labelled with a bar code which captures all the data for a particular batch.

This is part of CUPA PIZARRAS comprehensive quality assurance procedure, covering the entire production, packing and transport operations, which ensures the traceability of each pallet from origin to final destination and enables the source of any problems to be identified.

## 5. QUARRY REINSTATEMENT

Slate production is essentially a mechanical process and does not require any chemical treatment.

All the waste produced is original rock which, when the quarry has been worked out, can be used for landscaping prior to reseeding and planting.

This process is supervised by the environmental authorities.



# HEAVY 3

- Heavy 3 slate is quarried from the CUPA PIZARRAS N°3 quarry in San Pedro de Trones (León) in northern Spain. This quarry has been in operation since 1892 and produces around 25,000 tonnes each year.

- The slate is blue black with a slightly gritty texture, and in some samples well defined parallel lines are clearly visible on the cleavage surfaces.

- Another obvious feature of the slate is the presence of metallic cubes approximately 2mm in size. Sometimes these cubes are randomly distributed throughout the slate, while in other cases they are concentrated in discrete bedding layers. These cubes are of iron sulphide, known as **pyrite**.

- Slate from San Pedro quarry is produced in two thicknesses, 3.5mm and 7-8mm; the thicker variant being the preferred choice in Scotland. The extra thickness and weight give it strength to withstand the high wind speeds and driving rain common throughout Scotland.

- No slate is a true match for Ballachulish, the best-known of Scottish slates. However there are many similarities between Ballachulish and our Heavy 3.

- Both are blue black in colour and have similar thickness, and pyrite crystals are usually present in both. In the absence of a new source of Scottish slate, Heavy 3 is the best choice for repair and replacement of traditional roofs in Scotland.

**Heavy 3 Natural Slates** are available in the following **sizes**:

30x20cm (12x8")  
35x20cm (14x8")  
40x20cm (16x8")  
40x25cm (16x10")  
50x25cm (20x10")





## CASE STUDY 01.

# PORTAVADIE MARINA, LOCH FYNE

- Set in a man-made lagoon, situated on Loch Fyne, Portavadie Marina is one of the UK most modern marinas, with deepwater, sheltered berthing and stunning purpose built facilities.

Situated just a few miles to the north of the Isle of Arran, Portavadie Marina is handily positioned amidst the beautiful cruising grounds of Loch Fyne and is ideally located to give access to the Firth of Clyde and some of the finest sailing waters in the world.

- Restaurants, bars, accommodation and 230 berths make this destination great for yachters, walkers and families alike.

- **Heavy 3 was the choice for this prestigious project.** Matching the highest standards in terms of aesthetics and functionality.



**MAIN CONTRACTOR**  
Loch and Glens



**ROOFING CONTRACTOR**  
D&M Roofing contractor



**ARCHITECT**  
Loch and Glens





CASE STUDY 02.

ARDGARTAN HOTEL,  
LOCH LONG

- The history of this beautiful part of the West of Scotland beside the shores of Loch Long as a leisure destination begins in 1936 when a mansion and 70 acres of countryside were acquired for use as a youth hostel and recreational land in the newly created Argyll national forest park. Since then, this location has been popular with travelers who want to enjoy the famous Scottish scenery.

- In 2009 the old youth hostel was demolished and in 2012 the Lochs & Glens Holiday company completed the construction of a new 124 bed, four storey hotel.

- Heavy 3 close likeness to the look and feel of traditional Scottish Balachullish slate made it the **perfect choice as a roofing material** for this project.



MAIN CONTRACTOR  
Loch and Glens



ROOFING CONTRACTOR  
D&M Roofing contractor



ARCHITECT  
Loch and Glens





### CASE STUDY 03.

## DRUM OF GARVOCK DUNNING

- Designed for a prominent client, the mission was to provide a home of distinction, whilst closely following the previous building's footprint.
- Drum of Garvock is conceived as a series of living spaces linked from a cylindrical drum.
- With over 30,000 sq.ft of living accommodation which is linked vertically via the drum and horizontally via the entrance hall.
- The hall is modulated and enlivened by a series of perforations and narrower spaces opening up to a light filled break-out and display space.
- In the absence of quality Scottish slate, Heavy 3 became the perfect choice for such a project. This ensured a very Scottish look, as well as the reassurance that can only be delivered by a product of this quality.



MAIN CONTRACTOR  
Stuart Miller



ROOFING CONTRACTOR  
Fraser Roofing



ARCHITECT  
Mcallister Architects





CASE STUDY 04.

BALHOUSIE CASTLE  
PERTH

- The origins of Balhousie Castle are said to date back to the 12th century. Originally an L-shaped tower house what we see today is the central section, possibly dating from the 17th century. In its present form, the Castle dates from the 1860s.

- During the Second World War, the property was used by the Auxiliary Training Service as the Officers Quarters. After the War, it housed a detachment of Royal Army Service Corps and the Headquarters, Highland District, Corps of Royal Engineers.

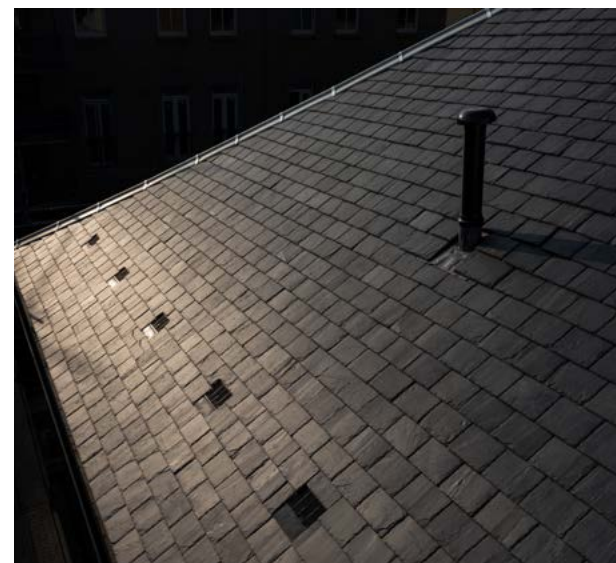
- In 2008 The Black Watch Heritage Appeal was launched to buy, develop and endow Balhousie Castle to create a permanent home for The Black Watch in Perth at the heart of the Regimental area. The Appeal succeeded in raising £3.5 million and a major redevelopment project began in May 2012 and was completed by June 2013.

- It was particularly important for the planning authorities that the roofing material specified **would blend seamlessly with indigenous slates used on other elevations of this B listed building**. Heavy 3's close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.

 ROOFING CONTRACTOR  
Braisby Roofing

 ARCHITECT  
Arta Architects





**CASE STUDY 05.**

**TRINITY PARK  
CALA HOMES  
EDINBURGH**

- This much sought after suburb of Edinburgh combines a village atmosphere with all the advantages of being located right in the heart of the Scottish capital.
- Trinity Park is a place where glorious architectural tradition meets modern-day inspiration, with a limited release of 81 homes.
- Showcasing an eclectic mix of Georgian inspired Edinburgh villas, mews and spacious apartments, which cleverly combining neo-classical influences with contemporary design excellence.
- Heavy 3 premium credentials, its unparalleled quality and likeness to Scotland’s indigenous Ballachulish slate, placed it as the perfect material for a roofing solution for this development.
- **With Heavy 3 100 year guarantee** there is not only peace of mind for the developer, in this case, Trinity Park, but also its customers. The end result delivers a quality look that completes these premium houses.



**MAIN CONTRACTOR**  
Cala Homes



**ROOFING CONTRACTOR**  
SouthWest Roofing



**ARCHITECT**  
Susan Stephen architects





CASE STUDY 06.

MARITIME MUSEUM  
IRVINE HARBOUR

- The Irvine museum is located at Irvine Harbour, situated within the category A listed former Engine Shop of Alexander Stephen and Sons, which was salvaged and relocated from their derelict Linthouse shipyard in Glasgow during 1991.
- The site operated by The Scottish Maritime Museum contains the exhibitions and collections that tell the story of that great maritime tradition.
- The Linthouse Engine Shop, originally built in 1882, holds a substantial part of the museum's collections in open store.
- Together with its 100 years guarantee, Heavy 3 ensures a high quality traditional look standing the test of time no matter what the climate throws at it.

 ROOFING CONTRACTOR  
Braisby Roofing





CASE STUDY 07.

THE RACE COURSE,  
MUSSELBURGH

- Situated close to River Esk, six miles east of downtown Edinburgh, Musselburgh Race Course opened its doors for year-round programmes for both and flat national hunt meetings.
- The old Edwardian Grandstand sits side by side with new build facilities. A key feature of this project was to be able to provide a roofing slate that was not only in keeping with the surrounding traditional builds, but was also a close match to indigenous Scottish slate (which has not been manufactured for some 50 years).
- This made Heavy 3 the **ideal choice and further demonstrates its versatility** through use on the refurbished Grandstand as well as the new facilities.



MAIN CONTRACTOR  
Robert Rollo & Sons



ROOFING CONTRACTOR  
Robert Rollo & Sons



ARCHITECT  
Michael Laird Architects





**CASE STUDY 08.**

**STIRLING FARM STEADING**

- This typically Scottish farmstead conversion lies in the shadow of one of Scotland’s most historic castles that dates back to the 15th century. As a consequence, it was particularly important for the planning authorities that the specified slate were sympathetic to the surrounding area.
- Heavy 3 close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.



**MAIN CONTRACTOR**  
Crammond Select Homes



**ROOFING CONTRACTOR**  
BHC



**ARCHITECT**  
Bobby Halliday Architects





**CASE STUDY 09.**

**THE GALLERY,  
TOBERMORY**

- This former church built in gothic revival style is located on Tobermory (Isle of Mull), main street overlooking the harbour.
- Construction was completed in 1879 and ceased to be a place of worship in 1964.
- The church was then sold and converted into The Gallery with a coffee place and a store attracting thousands of visitors every year.
- For the planning authorities, it was of great importance that the roofing material specified would blend seemingly with Scottish slates previously used and decided to be kept on the turrets of the former temple.
- Heavy 3 close likeness to the look and feel of traditional Scottish slates made it the perfect choice as a roofing material for this project.



# QUALITY STANDARDS

The compliance requirements given are for the highest grade of slate. The European Standard sets several grades for a single slate, depending on its performance in different tests. French Standard assigns an overall grade depending on the performance in all the tests.

TESTS	COMPLIANCE REQUIREMENTS OF EUROPEAN AND FRENCH STANDARDS		TEST RESULTS OF CUPA 3 SLATE		
	European Standard prEn 12326	French Norm NF 228 22/11/2016	Tested by LNE 2017	Tested by ATG 2016	Tested by ASTM 2018
WATER ABSORPTION	≤0.6%	≤0.4%	0.20%	0.22%	0.118% (0,25%)
SPECIFIC WEIGHT gm/cm <sup>3</sup>	No limit			2700-2900 kg/m <sup>3</sup>	
MODULUS OF RUPTURE	No limit			50 MPa	915 lbs (>575 lbs)
CARBONATE CONTENT	≤20%	≤ 3%	0.50%	0.4%	
NON-CARBONATE CARBON CONTENT	≤2%	≤ 1,5%	0.50%		
THERMAL CYCLE	No leaching of metallic minerals	No leaching of metallic minerals	T1	T1	
SO <sub>2</sub> EXPOSURE TESTS	No affect	No affect	S1	S1	
DEVIATION FROM DECLARED LENGTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM DECLARED WIDTH	+5mm	± 3 mm	Complies	Complies	
DEVIATION FROM SQUARENESS	± 1% of length	± 1% of length	Complies	Complies	
DEVIATION FROM STRAIGHTNESS OF EDGES	≤5mm slate ≤500mm or ≤1% of length		Complies	Complies	
DEVIATION FROM FLATNESS	<1.5% of length for normal texture		Very flat	Complies	
THICKNESS (INDIVIDUAL)	Nominal thickness ± 35%		Complies	Complies	
WEATHER RESISTANT					0,0006 in

**EUROPEAN STANDARD:**  
EN 12326

**AMERICAN STANDARD:**  
ASTM C406-15

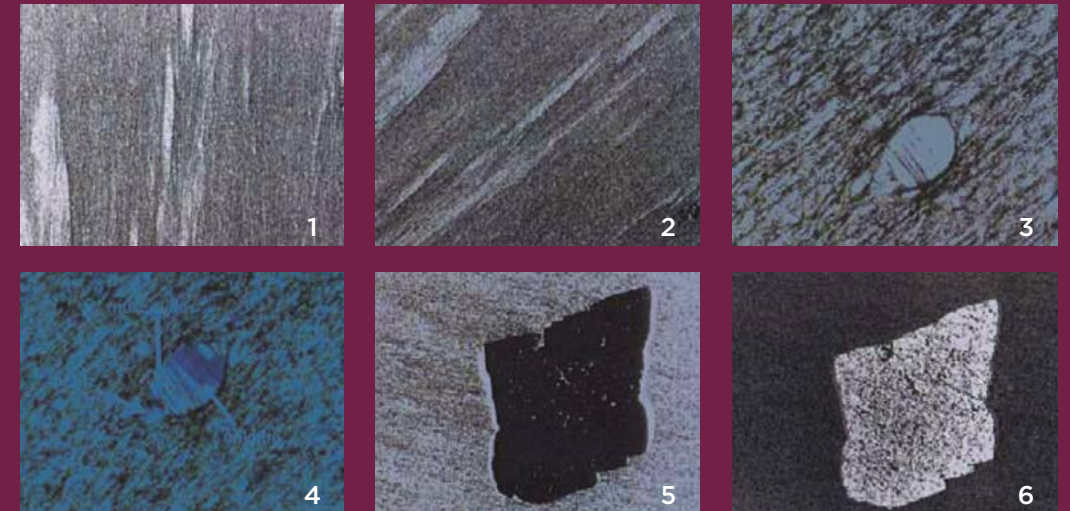
**FRENCH SPECIFICATIONS:**  
NF 228 22/11/2016

**BELGIAN SPECIFICATIONS:**  
ATG H 571



# HEAVY 3 GEOLOGICAL ANALYSIS

Slate is a fine-grained metamorphic rock derived mainly from mudstone and shale. During metamorphism the quartz and clay minerals present in the original shale are recrystallised and the clay minerals replaced by white mica and chlorite. The ability to split slate into flat sheets is due to the alignment of the white mica and chlorite minerals during recrystallisation the extent to which these processes have taken place affects the quality of the slate.



**Fig 1.** Plane Polarised Light  
**Fig 2.** Cross Polarised Light  
**Fig 3.** Plane Polarised Light  
**Fig 4.** Cross Polarised Light  
**Fig 5.** Plane Polarised Light  
**Fig 6.** Reflected Light

## PETROGRAPHIC ANALYSIS

**Modus operandi:** The slate was examined using traditional petrographic techniques, thin sections of slate (30µm thick) were examined under the optical microscope using both plane and cross polarised light. The principal minerals present were determined by X-ray diffraction and the chemical composition was determined by X-ray fluorescence analysis.

### A. OPTICAL MICROSCOPY

Under the optical microscope, it can be seen that the Heavy 3 is a fine-grained slate with a pervasive foliation due to the alignment of platy minerals (Fig.1 & 2). This alignment of fine-grained minerals enables the rock to be split into thin sheets suitable as roofing slates. At greater magnification (Fig.3 & 4) it can be seen that the principal minerals are chlorite, white mica and quartz. Chlorite is recognised by its green colour in plane polarised light (Fig.3), the white mica by its bright colours under cross polarised light and quartz by its grey colour also under cross polarised light (Fig.4). This assemblage of minerals is typical of low grade metamorphic rocks sometimes referred to as the greenschist facies.

### C. X-RAY DIFFRACTION

The principal minerals present were identified using XRD analysis. Combining the XRF and XRD results, the mineral composition of the slate was calculated as follows:

When examining the large grain under cross polarized light, the intergrowth of the principal minerals is clearly visible. The iron sulphide minerals (pyrite) are present as large crystallised cubes approximately 1mm in diameter (Fig. 5 & 6). These crystalline cubes are very resistant to the effects of weathering. In contrast, pyrite in poor quality slates is usually amorphous and found disseminated throughout the rock. Other minerals, identified using the optical microscope, were zircon and tourmaline. These minerals are rare and do not affect the properties of the slate.

**Principal Minerals**  
 · White mica (31%)  
 · Chlorite (28%)  
 · Quartz (21%)  
 · Feldspar (11%)  
 · Clay (5%)

**Secondary Materials**  
 · Pyrite (1%)  
 · Anatase (1%)

### B. CHEMICAL COMPOSITION

The chemical composition of the slate (expressed as oxides) was determined using X-ray fluorescence analysis:

- SiO<sub>2</sub> > 52.61%
- Al<sub>2</sub>O<sub>3</sub> > 22.95%
- Fe<sub>2</sub>O<sub>3</sub> > 9.19%
- Mg O > 2.98%
- CaO > 0.35%
- Na<sub>2</sub>O > 1.34%
- K<sub>2</sub>O > 3.65%
- TiO<sub>2</sub> > 1.12%
- MnO > 0.09%
- P<sub>2</sub>O<sub>5</sub> > 0.24%
- LOI\* > 4.75%

\* (Volatile material referred to as 'loss on ignition')



## QUALITY ASSURANCE

CUPA PIZARRAS success has been built on the high quality of the slate that is extracted from its quarries, and the comprehensive quality controls that each piece of slate undergoes.

- The area of quality is very important to CUPA PIZARRAS, and we invest heavily in its continuous improvement, to achieve the highest quality product available on the market today. This reinforces CUPA PIZARRAS position as the industry global leader.

- CUPA PIZARRAS is responsible for geological studies, geo-technical analysis, prospecting, sampling, seam evaluation, allowing us to control every aspect of the natural slate production process.

- All quarries currently operated by CUPA PIZARRAS are endorsed in those countries where authorisation is mandatory.

Our compliance with the Standard ISO 9001:2000 (certified by AENOR) certifies our quality management system. In order to control the quality of our production, regular testing is carried out.

- Testing is done in certified laboratories in the countries to which we export. However, in order

to offer the finest quality slate, CUPA PIZARRAS own laboratories carry out additional tests as part of our internal quality control system.

- CUPA PIZARRAS thorough and rigorous quality procedures allow the company to offer the guarantee of full traceability, where the origin and production history of each product can be provided.

### ENVIROMENTAL STANDARDS

The environment is paramount to CUPA PIZARRAS, our commitment being rewarded by (AENOR) ISO 14001 certification.

To achieve this, CUPA PIZARRAS has actively created an Environmental System, which includes the implementation of correct environmental policies to prevent contamination and the compromise of the compliance of all the local, national and international environmental rules and norms. Individual offices and locations throughout CUPA PIZARRAS continuously adhere to these environmental objectives, with staff proactively engaged in minimising energy consumption and recycling all materials where possible.

### TRACEABILITY STANDARDS

CUPA PIZARRAS operates a barcode system that identifies each pallet of slate individually. Our traceability procedure can be identified by means of this unique label that is placed on each pallet (once the pallet has completed inspection and quality controls in the manufacturing bay and in the central warehouse). This label contains information about the slate that has been packed and includes test results, the name of the quarry, size of the slates, the number of slates and even the name of the person who selected and packed the pieces.

This traceability system offers our customers an outstanding reliable experience when using our products that gives them peace of mind in their purchase. This extensive quality process is paramount to our service. **Customers can use our products with confidence.**

## WHAT MAKES A GOOD ROOFING SLATE?

Slate is a fine-grained, low grade metamorphic rock, which can be split fairly thin, making it ideally suited as roofing material. It is formed from mud or silt deposited millions of years ago in calm water environments. As the sediments accumulated, the pressure and temperature of the lower layers increased and became compacted, until they were eventually consolidated into mudrock.

- These rocks retain the primary bedding layers, and, if they are thick enough, they can be used for roofing. Caithness flagstone is an example of this.

- The composition of mudrock varies depending on the source of the original mud, but the most common minerals are quartz, feldspar and clay minerals.

- Mudrock may be found in any location, but slate is only found in mountainous areas, since it is a metamorphic rock which requires for its formation the intense geological forces associated with mountain building.

- During metamorphism, stable minerals such as quartz are flattened and stretched in response to the main stress. They also grow in size and become increasingly crystalline.

- At the same time, less stable clay minerals are gradually replaced by more stable mica and chlorite. They increase in size and crystallinity with increasing metamorphism.

- All roofing slates have fairly similar composition, consisting primarily of quartz, chlorite and white mica, yet they do not all perform equally well on a roof. Some last hundreds of years while others fail after a few years of exposure.

- This is due to differences in the degree of metamorphism. In poorly metamorphosed slates, even the most stable mineral, quartz, if it is fine-grained, is vulnerable to weathering.

- Durability may be further compromised by the presence of

certain deleterious minerals; clay minerals take up water and amorphous pyrite is prone to leaching and may react with other minerals present. At a higher metamorphic grade, quartz is usually coarser grained and more crystalline; the concentration of clay minerals is low and amorphous pyrite has often been replaced by crystalline cubes which are very resistant to weathering.

- Reliably predicting the durability of slate is only possible if a range of chemical and physical tests are carried out. However, some good pointers are a gritty texture and a good ring tone when hit with a hammer, both of which indicate crystalline slate.

Joan Walsh BSc (Chem), BSc (Geol),  
PhD, FGS.  
Consultant Geologist





**HEAVY 3**  
A ROOF FOR LIFE



# CUP4PIZARRAS

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London SW1W 0SR  
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[uk@cupapizarras.com](mailto:uk@cupapizarras.com)



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# SILICONE SCRAPED TEXTURE

# ...THE PERFECT FINISH

Silicone FT	Silicone K1	LW1 Lightweight Render	K1 Spray	Silicone Scraped Texture Standard 20 Colours
<p>Silicone FT incorporates silicone technology and provides a fine texture finish.</p> <p><b>Require:</b> 32kg / sq m approx. nominal 16mm thickness</p> <p><b>Over Base Coat Require:</b> 18kg / sq m approx. nominal 10mm thickness</p> <p><b>Kitemark Classifications:</b> Compressive Strength: CS IV</p> <p><b>Capillary Water Absorption Category:</b> W2</p> <p><b>Thermal Conductivity:</b> P=50% -0.63</p>	<p>Silicone K1 incorporates silicone technology. It is suitable for use with most render spray machines. It is ideal for larger projects where the speed of machine application can offer time saving benefits. Suitable for hand application also.</p> <p><b>One coat Require:</b> 1.6 kg / mm thick / sq m nominal 16 - 20mm thickness</p> <p><b>Kitemark Classifications:</b> Compressive strength: CS II</p> <p><b>Capillary Water Absorption Category:</b> W2</p> <p><b>Thermal Conductivity:</b> P=50% - 0.39</p>	<p>K Rend LW1 is a lightweight, cement based and polymer modified self-coloured render, which can be applied directly onto a wide range of masonry and external wall insulation (EWI) substrates. K Rend LW1 can be used to achieve a variety of finishes.</p> <p><b>One coat Require:</b> 20 - 25kg / sq.m approx. on masonry substrates. Nominal 16-20mm thickness for masonry substrates. (Minimum finished render thickness = 16mm)</p> <p>15 - 20kg / sq.m approx. on insulation substrates. Nominal 12-16mm thickness for insulation substrates. (Minimum finished render thickness = 12mm)</p> <p><b>Kitemark Classifications:</b> Compressive strength: CS III</p> <p><b>Capillary Water Absorption Category:</b> W2</p> <p><b>Thermal Conductivity:</b> P=50% - 0.30</p>	<p>K1 Spray is designed for use with most render spray machines. It is ideal for larger projects where the speed of machine application can offer time saving benefits. Suitable for hand application also.</p> <p><b>One coat Require:</b> 26 - 32kg / sq m approx. nominal 16 - 20mm thickness</p> <p><b>Kitemark Classifications:</b> Compressive Strength: CS II Capillary Water Absorption Category: W2</p> <p><b>Thermal Conductivity:</b> P=50% - 0.44</p>	<p>White*   Buttermilk   Polar White*   Stone   Champagne</p> <p>York   Cream*   Powder Blue   Salmon Pink   Pewter Grey</p> <p>Terracotta   Grey   Ivory   Sterling White   Arran</p> <p>Sandstone   Green   Oatmeal   Cinnamon   Fintry Stone</p>



K Rend silicone scraped texture renders form an attractive range of one coat applications plastered directly on to block work. They should also be used as a finish in conjunction with a K Rend Base Coat.

To achieve the required finish, float to a level surface then scrape the complete surface evenly with a scraping tool when the render is set but not hard, removing 2mm, to produce a uniform texture.

This type of application is suitable for Ashlar cutting.

**COLOUR NOTE**

- \* White is the brightest white within the Scraped Texture range, however it is not brilliant white
- \* Polar White is an off white shade
- \* Cream has a yellow tone to it

Above: 20 standard Scraped Texture colours. Special colours are available from a customisable pallet, upon request from our Technical Support Centre.

All full colour illustrations shown in this brochure are as accurate as the printing process will allow. It is important that a sample is obtained as we recommend colours be verified against K Rend Scraped Texture samples before ordering.



Silicone FT

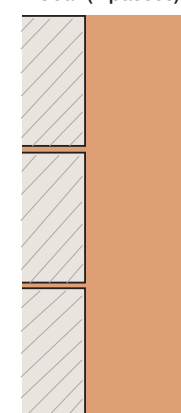
**Plastering Test Panel**

For all products it is recommended that a test panel (ideally 2m<sup>2</sup>) be produced for inspection by the customer (client, architect, etc.). Work should not commence until the customer is satisfied with the texture and general appearance of the product. The test panel should be prepared well in advance of work commencing. Applicators should be familiar with product water requirement, handling characteristics, setting and hardening times. These may vary according to background, temperature and humidity.

NOTE: For all products "Require" figures are approximate, take no account of wastage and may vary according to substrate and application technique.

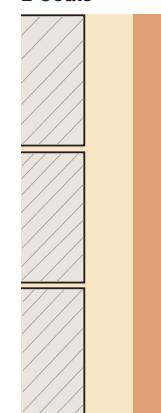
K Rend is manufactured using natural raw materials. Subtle texture and colour variations may occur during the application process. It is recommended products are selected from actual samples. Large site samples are available which can be applied under normal site conditions to give a representative sample.

**Textured Finish 1 Coat (2 passes)**



Finish coat 16 mm

**Textured Finish 2 Coats**



Base coat 10 mm  
Finish coat 10 mm

Please seek advice from our Technical Support Centre for a detailed specification.



Silicone FT, Polar White, Co. Londonderry.





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**TRANSFORM YOUR HOME**  
With Creative Colour & Finish

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Introduced in the 1950s, PVCu Windows were originally available only in white. However, the addition of a mahogany wood effect at the beginning of the 80s signalled their rapid evolution in terms of colour, demonstrating their ability to meet the changing needs of the construction industry.



## THE COLOUR OF WINDOWS

### An evolution of choice

The application of laminate foil to our PVCu Systems was pioneered back in the 1970s when we developed the process of bonding a multi-layered semi-hard foil to the surface of the profile after extrusion. Up until the 1980s, white PVCu windows accounted for just 5% of the UK Market, today, PVCu windows account for approximately 80% of the total market share, one quarter of which are coloured windows.

REHAU have been at the forefront of the development of coloured profiles and are able to offer a wide range of foil laminate colours suitable for all applications.



With developments in processes and technology, more foil colours are appearing in the market meeting the requirements of homeowners seeking something a little different.

#### Colours

REHAU's foil colour range has been designed to help create the perfect colour finish both inside and outside your home.

Foil colours include the popular Traditional woodgrain finishes, a range of Contemporary shades including Clotted Cream and Chartwell Green and bold Statement reds and blues.

#### Finishes

As well as the colour foil collection, there is a choice of smooth, grained and a new matt finish within our range.

All foil finishes carry extensive guarantees and are well proven for high performance and longevity in all types of weather conditions including bright sunlight, high rainfall or coastal locations, without colour deterioration or fade.

The foils are durable, scratch resistant and can be easily cleaned for long lasting visual appearance.



# REHAU COLOUR COLLECTION

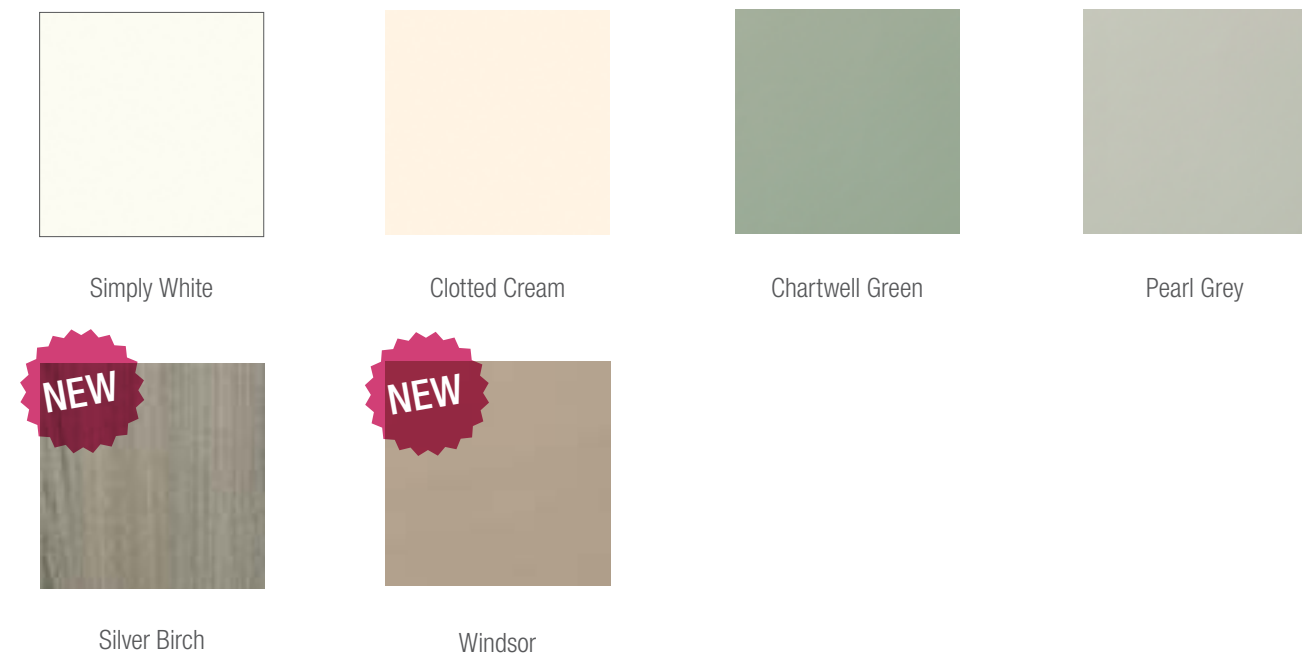
## A Riot of Colour

Our four colour collections comprise of 25 solid and woodgrain laminated finishes offering a rich array of colours that meet the aesthetic desires of architects and the distinctive ideas of each and every homeowner.

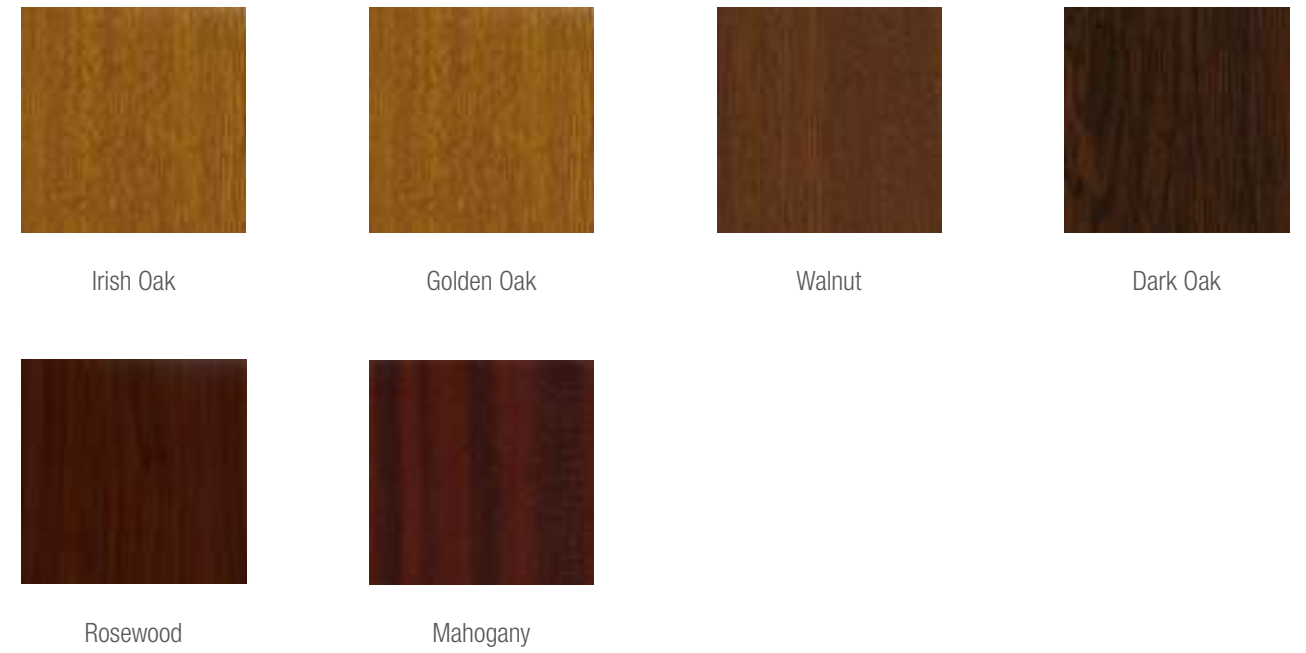
### The Contemporary Collection



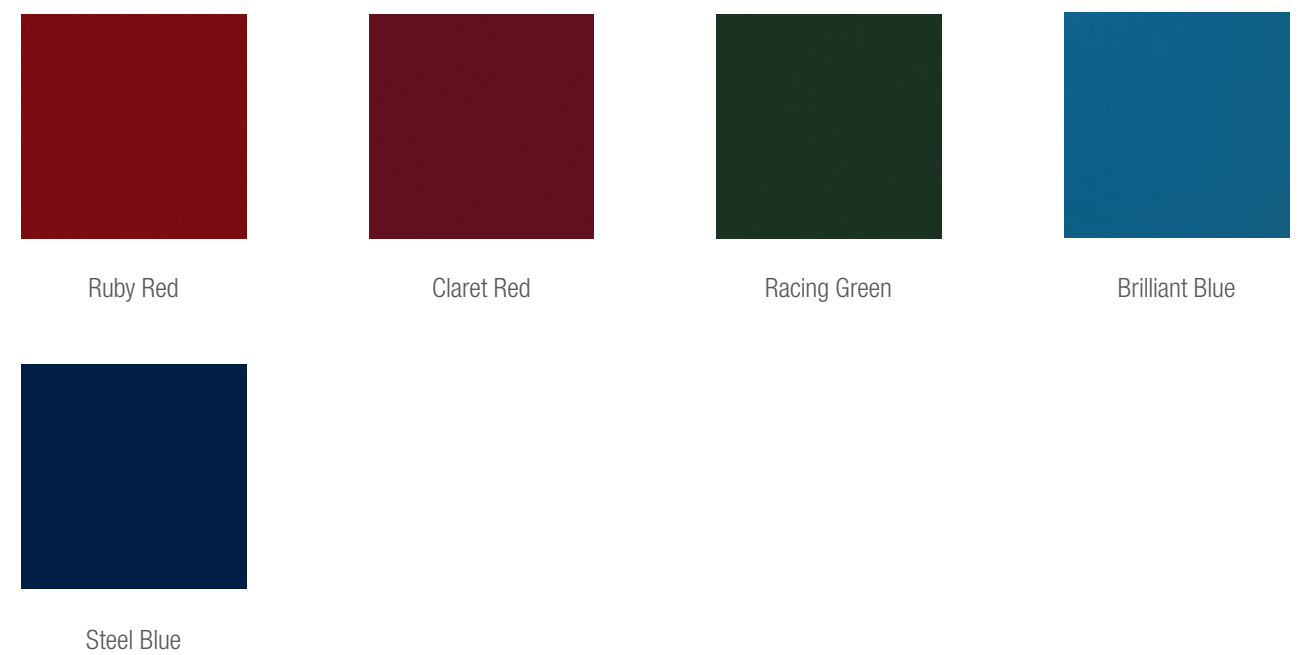
### The Timeless Collection



### The Traditional Collection



### The Statement Collection





## Get in touch...

### For further information

visit [www.rehau.uk/colour](http://www.rehau.uk/colour)

email [enquiries@rehau.com](mailto:enquiries@rehau.com)

#### UK & IRELAND SALES OFFICES

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**Slough**, Units 5 J & K, Langley Business Centre, Station Road, Langley, Slough SL3 8DS Phone: 01753 588500 Fax: 01753 588501

**Manchester**, Brinell Drive, Irlam, Manchester M44 5BL Phone: 0161 777 7400 Fax: 0161 777 7401

**Glasgow**, Phoenix House, Phoenix Crescent, Strathclyde Business Park, Bellshill, North Lanarkshire ML4 3NJ Phone: 01698 503700 Fax: 01698 503701

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<b>LOCAL DEVELOPMENT</b>
<b>REFUSAL OF MATTERS SPECIFIED IN CONDITIONS</b>
<b>(Delegated)</b>

Ref No: 21/00642/MSC

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**SOUTH AYRSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**  
**as amended by the PLANNING ETC. (SCOTLAND) ACT 2006**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: Mr Scott Wilson**  
**per MG Architectural Services**  
**Michael Goldie**  
**Craighead Farm**  
**Mauchline**  
**East Ayrshire**  
**KA5 6EX**

With reference to your application dated **10th June 2021** for matters specified in conditions under the above-mentioned Acts and Orders for the following development, viz:-

**Approval of matters to comply with conditions for application 18/00135/PPP**

**at: 13 Belston Holdings A70 From Holmston Roundabout To B744 At Belston East Of Ayr Ayr**  
**South Ayrshire KA6 5JW**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** this application for matters specified in conditions for the said development.

The drawings and other documents, where relevant, which relate to this refusal can be viewed at [www.south-ayrshire.gov.uk/planning/](http://www.south-ayrshire.gov.uk/planning/).

The reasons for the Council's decision are:

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Rural Housing, South Ayrshire Council's Supplementary Guidance on Rural Housing, and the terms of Planning Advice Note 72, by reason that the design, layout, massing, scale and proportions of the dwellinghouse does not respect or reflect the traditional rural vernacular of rural housing in South Ayrshire.

**List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** 2020-42-01 C

Drawing - Reference No (or Description): **Refused** 2020-42-02 C

Drawing - Reference No (or Description): **Refused** 2020-42-03 C

Drawing - Reference No (or Description): **Refused** 2020-42-04 C

Drawing - Reference No (or Description): **Refused** 2020-42-05 C



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

**Dated: 9th August 2021**

.....  
**Julie Nicol**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**

**SOUTH AYRSHIRE COUNCIL**  
**LOCAL REVIEW BODY**  
**NOTE of CURRENT POSITION**

<b>Site Address:</b>	6 Newmarket Street Ayr South Ayrshire KA7 1LP
<b>Application:</b>	21/00175/APP Repainting of existing building
<b>Appointed Officer's Decision:</b>	Refusal
<b>Date Notice of Review Received:</b>	25 October 2021

<b>Current Position:</b>	New Case for Review
<b>Documentation:</b>	The documents in relation to the review are attached: Pages 1 to 4 – Report of Handling Pages 5 to 15 – Notice of Review and Supporting Information Pages 16 to 30 – Planning Application and Supporting Information Pages 31 to 32 – Decision Notice Pages 33 to 37 - Appointed Officers site photographs
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	N/A
<b>Dated:</b>	6 January 2022

# South Ayrshire Council

## Place Directorate

### Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.  
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

Reference No:	21/00175/APP
Site Address:	6 Newmarket Street Ayr South Ayrshire KA7 1LP
Proposal:	Repainting of existing building
Recommendation:	Refusal

#### REASON FOR 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. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

**1. Site Description:**

The application site is a ground floor shop located at the corner of Newmarket Street/ Hope Street, Ayr, which is a later 18th century, 3 storey, category C listed building and located within Ayr Central Conservation Area.

**2. Planning History:**

Listed building consent is sought concurrently with the planning application; Ref:21/00193/LBC.

Advertisement consent has been granted for the erection of signage at the premises; Ref:21/00206/ADV.

**3. Description of Proposal:**

Planning permission is sought to paint the shop's two frontages (Newmarket Street and Hope Street), as per the submitted plans.

**4. Consultations:**

No consultations were undertaken for this application.

**5. 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.

**6. 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.

**7. 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.

**8. Representations:**

No representations were received.

**9. Development Plan:**

Section 25 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 proposal has been considered against the Local Development Plan's Spatial Strategy and is not in accordance with the strategy.

The following policies are relevant in the assessment of the application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

LDP Policy: Spatial Strategy (Core Investment Area);  
LDP Policy: Sustainable Development;  
LDP Policy: Town Centres; and  
LDP Policy: Historic Environment.

The provisions of the Adopted South Ayrshire Local Plan must 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.

The development proposal has been assessed against the above policies and is considered to be contrary to the development plan. This is outlined further, below.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

**10. Other Relevant Policy Considerations (including Government Guidance):**

Scottish Planning Policy (SPP) states that the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. The SPP also states that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance.

The principles outlined in the SPP are largely emphasised by policies HEP2 and HEP4 of the recently adopted Historic Environment Policy for Scotland. Policy HEP2 states that decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for

present and future generations, whilst Policy HEP4 states that changes to specific assets and their context should be managed in a way that protects the historic environment.

The provisions of the Historic Environment Policy for Scotland are supplemented by Historic Environment Scotland's Managing Change in the Historic Environment series. With regard to this application, the Managing Change documents on Setting and Shopfront and Signage are of particular relevance to the proposals.

The Managing Change document on Setting defines setting as the way in which the surroundings of a historic asset contributes to how it is experienced, understood and appreciated, and indicates that the setting of a historic structure often extends beyond the immediate property boundary of that structure into the broader landscape. Planning authorities are expected to take into account the setting of historic assets in the determination of applications for listed building consent.

The Managing Change document on Shopfronts and Signs states that the interest of a historic shopfront can be derived from its architectural quality, fixtures and features and its historical and cultural associations. Regional variations and functional shop types are often identifiable in their form and details. Alterations to historic shopfronts to accommodate commercial needs such as security and signage or associated with a change of use can affect a building's visual amenity and character. High quality historic shopfronts should be retained. Good examples of Georgian, Victorian, Edwardian and inter-war shopfronts are now scarce. Some newer, well-designed shopfronts which relate to the architectural quality of a building are also significant. The commercial purpose of a shopfront is to attract customers. This can present challenges for the historic character of a building or place. A balance needs to be achieved between accommodating commercial needs such as signage and security and maintaining the historic significance of the shopfront. Shopfronts which straddle two separate buildings should acknowledge the architectural and structural divisions above. Where historic details such as pilasters, capitals, console brackets, entablatures or cast-iron columns are found, an earlier shopfront may be at least partly recoverable. Even if only the cornice survives, this should be retained as a valuable demarcation line between the shopfront and the facade above. Stall risers similarly contribute to the balance of a shopfront by providing a solid base for the display window. Good examples, including those in stone, timber, tile, iron or toughened glass (such as 'Vitrolite'), should be kept.

Supplementary Guidance Policy 1 of South Ayrshire Council's Supplementary Guidance (SG) on the Historic Environment refers to design quality, and states that development proposals will be considered in terms of compliance with the 'General Criteria for New Development', which applies to both new development and extensions to existing development / buildings.

Supplementary Guidance Policy 3 refers specifically to development proposals within conservation areas, and states that all new development within, or affecting the setting of, a conservation area shall be required to preserve or enhance its character or appearance. To ensure a consistent high standard of development within conservation areas, proposals will be considered in terms of compliance with the design principles for all proposed development within a conservation area.

It is considered that the painting of the original black Vitrolite tiles results in an insensitive alteration to the detriment of the listed building, and does not preserve or enhance the Ayr Central Conservation Area. This is outlined further, below.

#### **11. Assessment (including other material considerations):**

Planning permission is sought to paint the shopfront at 6 Newmarket Street, Ayr. The premises is sited within a prominent corner site and has two frontages onto Newmarket Street and Hope Street. The property is listed at category C and sited within Ayr Central Conservation Area. It is recognised that the works, which are subject of the current planning application, have now been completed and therefore the application is retrospective.

The original shopfront comprised black coloured Vitrolite tiles which are specifically referred to in the listing description for the building (both in terms of material and colour). The tiles have been painted in 'Piegnoir' (a grey pink colour), and a decorative feature carved into the Vitrolite has also been painted over, also in 'Piegnoir'. Whilst it is acknowledged that the Vitrolite itself has been retained, the painting of the vitrolite frontages of the premises has adversely affected the character and special interest of the listed building through the unacceptable alteration of a feature specifically referred to in the listing description. As set out elsewhere in the report, Historic Environment Scotland in their Managing Change series on 'Shopfronts and Signage' refer specifically to original shopfront features such as Vitrolite tiles and their value in being retained as good examples of historic shopfronts. On this basis, it is considered that the painting of the original black Vitrolite tiles does not meet the statutory test of preserving or enhancing the character of Ayr Central Conservation Area at the locale.



An assessment of the proposals on the setting and special character of the listed building is set out within the report of handling which accompanies the listed building application 21/00193/LBC.

Given the above, and having balanced the rights of the applicant against the general interest, it is recommended that the application is refused.

**12. Recommendation:**

It is recommended that the application is refused.

**Reasons:**

- (1) That the proposal is contrary to the provisions of Scottish Planning Policy, Historic Environment Policy for Scotland, Historic Scotland's Managing Change in the Historic Environment document on 'Shopfront and Signage', 'Setting' and South Ayrshire Council's Supplementary Guidance on the Historic Environment, by reason that the painting the original Vitrolite tiles found at the premises does not enhance or preserve the character or appearance of the Ayr Central Conservation Area.
- (2) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Spatial Strategy, LDP Policy: Sustainable Development, and LDP Policy: Historic Environment, by reason that the painting the original Vitrolite tiles found at the premises does not preserve or enhance the character or appearance of the Ayr Central Conservation Area.

**Advisory Notes:**

**List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** LOCATION PLAN  
Drawing - Reference No (or Description): **Refused** DRAWING ALL DETAILS AS PROPOSED  
Other - Reference No (or Description): **Refused** EXISTING ELEVATION  
Other - Reference No (or Description): **Refused** PAINT COLOURS

**Reason for Decision (where approved):**

**Equalities Impact Assessment**

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics

<b>Decision Agreed By:</b>	<i>Appointed Officer</i>
<b>Date:</b>	<i>9 July 2021</i>



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100480024-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Newmarket street"/>
First Name: *	<input type="text" value="Zoe"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Hunter"/>	Address 1 (Street): *	<input type="text" value="6 Newmarket Street"/>
Company/Organisation	<input type="text" value="They Bake ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07815915263"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="Ka7 1lp"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="theybake@outlook.com"/>		

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

6 NEWMARKET STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 1LP

Please identify/describe the location of the site or sites

Northing

621980

Easting

233772

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Re paint building

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.



What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We are seeking an appeal on the decision as we could not have opened our premises of the current condition of the shop. The tiles which were in the original description are still in tact. We have painted over these to give the building a clean look which has only been praised by the local community. The building before was damaged and the cockerel on the building was defaced which we had cleaned and all graffiti removed. We have improved the street with the current look.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Photos of before and after showing the damage to the building and the look we have left it with

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/00175/APP

What date was the application submitted to the planning authority? \*

18/02/2021

What date was the decision issued by the planning authority? \*

20/02/2021

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Zoe Hunter

Declaration Date: 18/10/2021













NEWMARKET STREET







NEWMARKET STREET

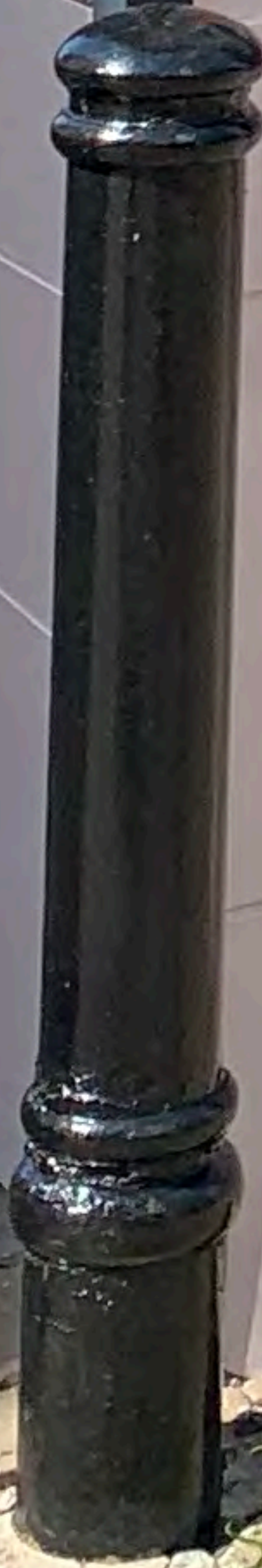
HOPE STREET

GUINEA PIG RESCUE  
K'S PET SUPPLIES



HOPE STREET.

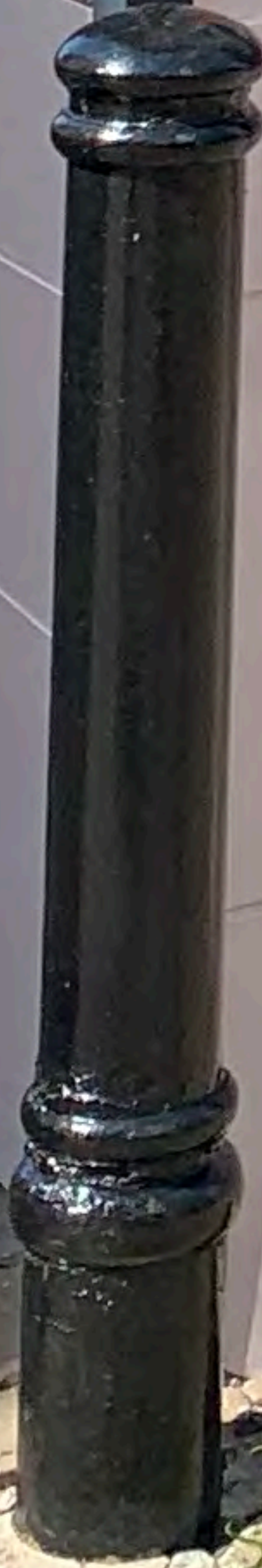
THEY BAKE.





HOPE STREET.

THEY BAKE.





# THEY BAKE.

NEWMARKET STREET



FOR OFFICIAL USE ONLY  
PLEASE DO NOT REMOVE  
A LICENSED PHOTO  
1 PHOTO 25.00  
4 PHOTOS 75.00  
8 PHOTOS 125.00  
12 PHOTOS 175.00  
AND ANY OTHER SERVICE TO ORDER  
WWW.THEYBAKE.CO.UK  
020 7594 4200



LUXURY HANDMADE BAKES AND  
FRESHLY GROUND COFFEE TO GO



THEY  
BAKE.







County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100355516-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

We would like to repaint the outside of the shop using [https://www.homebase.co.uk/farrow-ball-exterior-eggshell-peignoir-no-286-750ml\\_p351133](https://www.homebase.co.uk/farrow-ball-exterior-eggshell-peignoir-no-286-750ml_p351133) for the main part of the outside and then [https://www.homebase.co.uk/farrow-ball-no-272-plummett-exterior-eggshell-paint-750ml\\_p429760](https://www.homebase.co.uk/farrow-ball-no-272-plummett-exterior-eggshell-paint-750ml_p429760) for the wood edging along the canopy's and the shutter door. We propose to use J Tisor painter and decotator.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?

Yes  No

(Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent



## Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Newmarket street
First Name: *	Zoe	Building Number:	6
Last Name: *	Hunter	Address 1 (Street): *	6/8 Newmarket Street
Company/Organisation	They Bake ltd	Address 2:	
Telephone Number: *	07815015000	Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	Ka7 1lp
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:	South Ayrshire Council
Full postal address of the site (including postcode where available):	
Address 1:	6 NEWMARKET STREET
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	AYR
Post Code:	KA7 1LP

Please identify/describe the location of the site or sites

--	--

Northing	621980	Easting	233772
----------	--------	---------	--------



## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

I had asked for advice from the planning department regarding the changes we were looking to make the property, a Dianne Lewis emailed me back to explain that planning permission, listed building consent and advertisement consent was needed.

Title:

Other title:

First Name:

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

28.39

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

The current premises is empty and was used previously as West Coast Fisheries

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.



How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

our planning application is for repainting of the building it does not effect any recycling or refuse provisions already in place on site

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No



## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

### Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B



# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mrs Ruth Knowles

Address:

romar, upper dalhouse, bonnyrigg, mid lothian, eh19 3hz

Date of Service of Notice: \*

26/01/2021

Name:

Ms marnie mcvitie

Address:

4, 4 cross street, peebles, eh45 8le

Date of Service of Notice: \*

26/01/2021

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*



Signed: Mrs Zoe Hunter

On behalf of:

Date: 04/02/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.



If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |                              |   |
|--|------------------------------|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Zoe Hunter

Declaration Date: 17/02/2021

## Payment Details



Created: 17/02/2021 12:49



The lettering is graphite black foam with a 20mm return and a 5mm acrylic graphite face.

Applied to pre painted fascia.

Printed vinyl logo and vinyl lettering, applied to pre painted fascia.



5150mm



SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

This drawing is issued for Advertisement Consent



Address: 6 Newmarket Street, Ayr, KA7 1LP

Email: theybake@outlook.com

Proposed shopfront of building,  
6 Newmarket Street, Ayr, KA7 1LP  
for They Bake

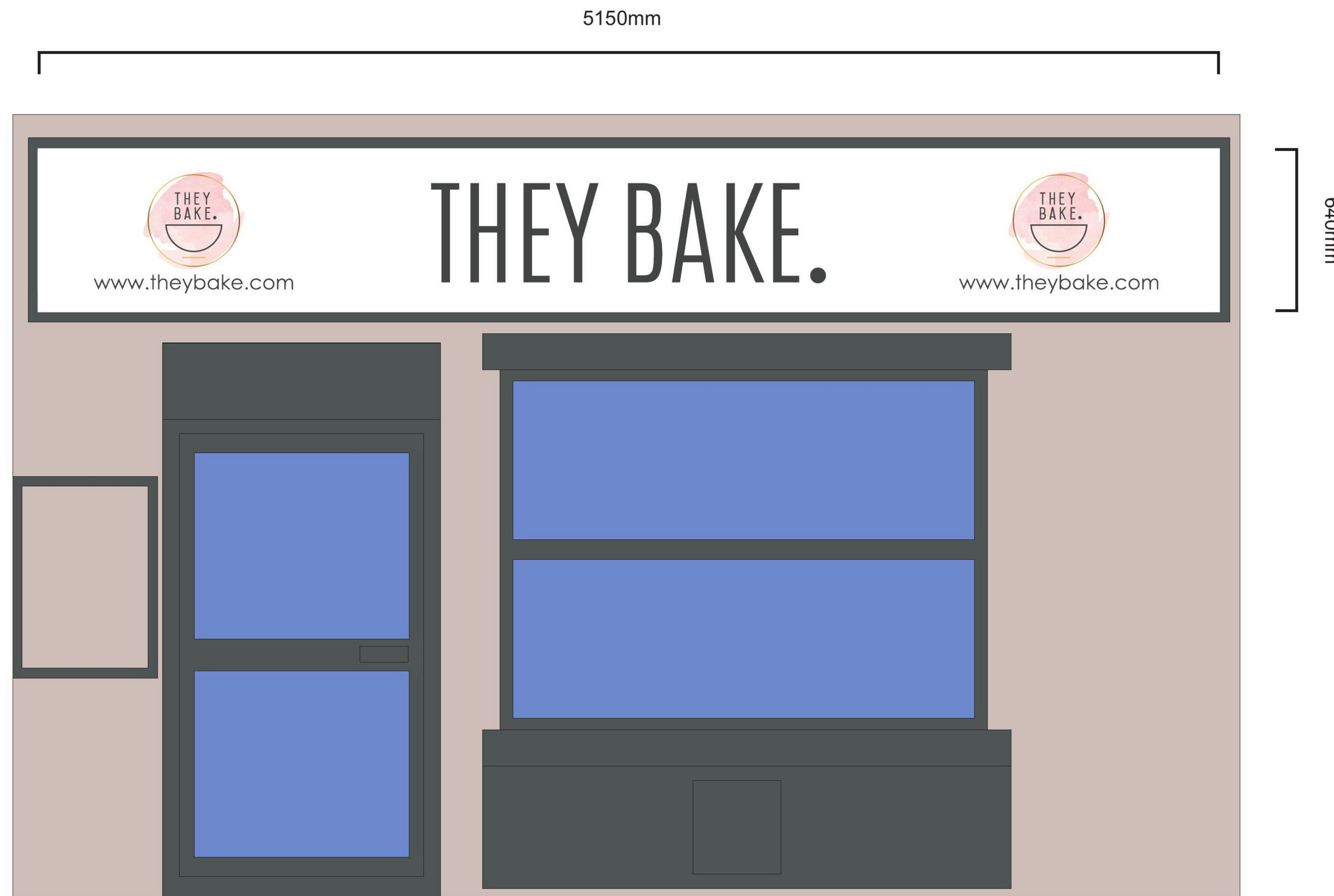
Proposed Front Elevation



The lettering is graphite black foam with a 20mm return and a 5mm acrylic graphite face.

Applied to pre painted fascia.

Printed vinyl logo and vinyl lettering, applied to pre painted fascia.



SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

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Address: 6 Newmarket Street, Ayr, KA7 1LP

Email: theybake@outlook.com

Proposed shopfront of building,  
6 Newmarket Street, Ayr, KA7 1LP  
for They Bake

Proposed Front Elevation



The lettering is graphite black foam with a 20mm return and a 5mm acrylic graphite face.

Applied to pre painted fascia.

Printed vinyl logo and vinyl lettering, applied to pre painted fascia.



### SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

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Address: 6 Newmarket Street, Ayr, KA7 1LP

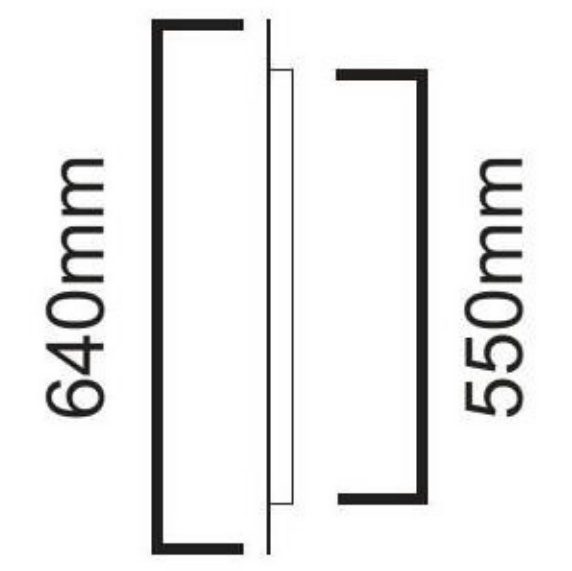
Email: theybake@outlook.com

Proposed shop side of building,  
6 Newmarket Street, Ayr, KA7 1LP  
for They Bake

### Proposed Side Elevation

Scale: 1/25 @A3 | Date: 22/02/2021



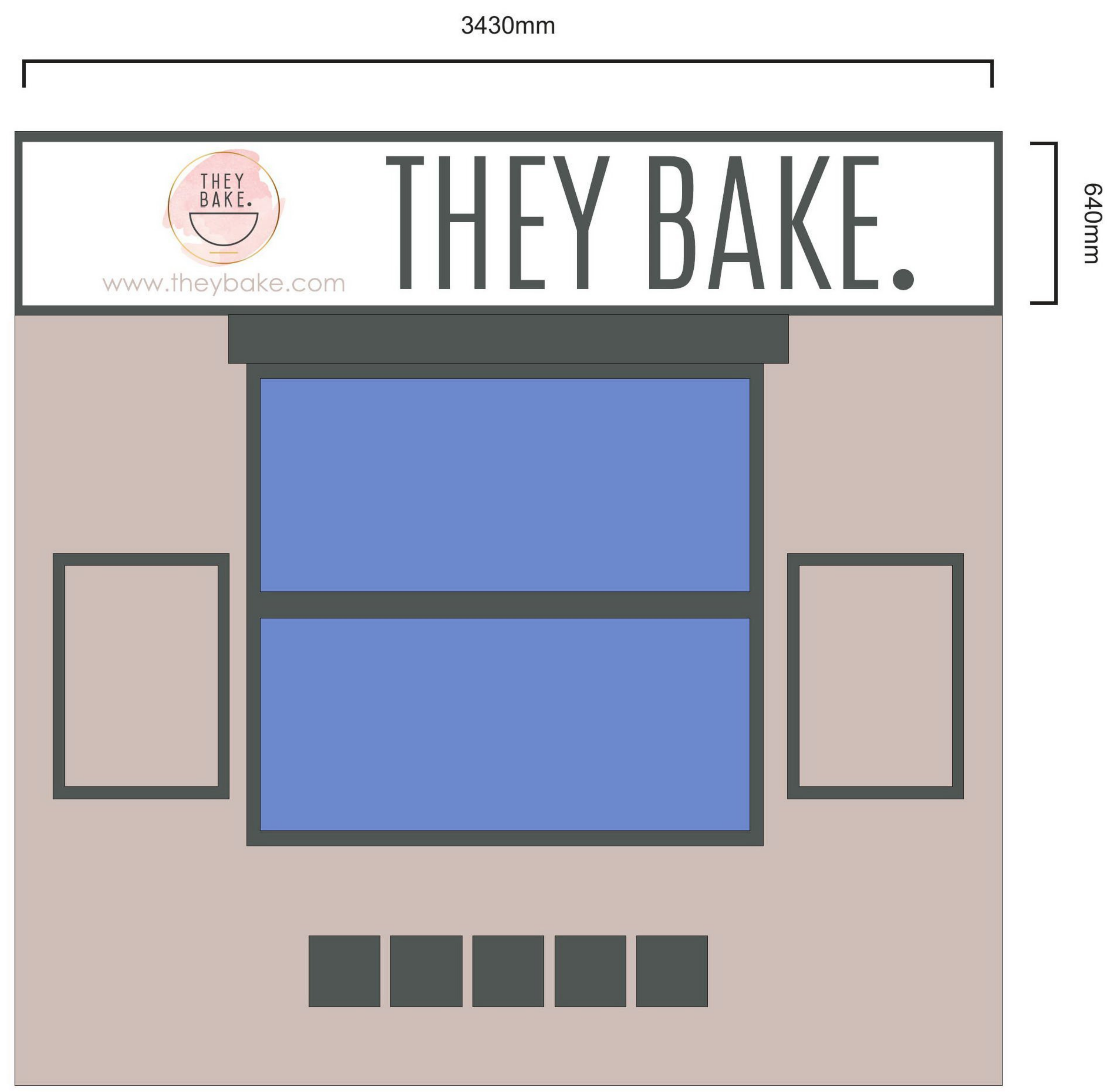


The lettering is graphite black foam with a 20mm return and a 5mm acrylic graphite face.

The lettering is graphite black foam with a 20mm return and a 5mm acrylic graphite face.

Applied to pre painted fascia.

Printed vinyl logo and vinyl lettering, applied to pre painted fascia.



SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

This drawing is issued for Advertisement Consent



Address: 6 Newmarket Street, Ayr, KA7 1LP  
 Email: theybake@outlook.com

Proposed shop side of building,  
 6 Newmarket Street, Ayr, KA7 1LP  
 for They Bake

Proposed Side Elevation



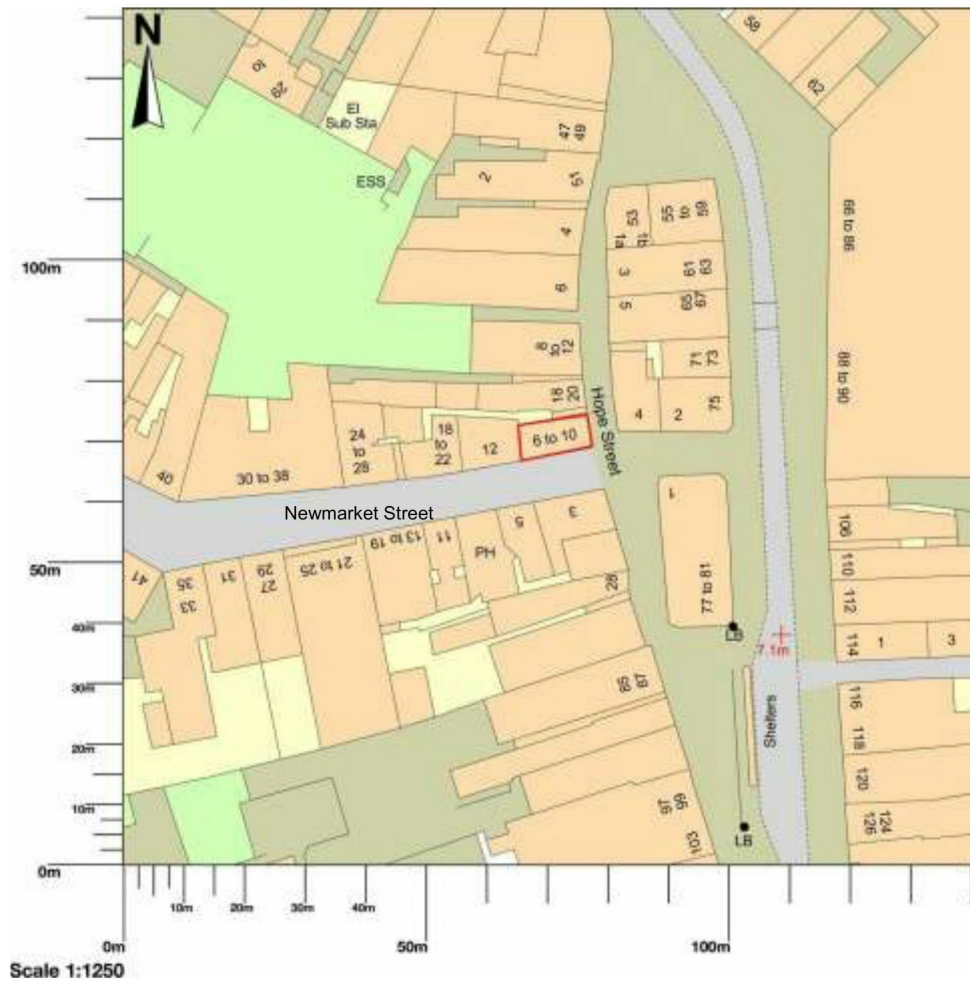
SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.





## 6 Newmarket Street, Ayr, KA7 1LP

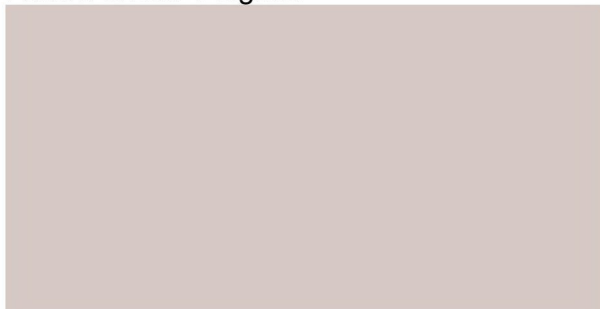


Map area bounded by: 233701,621909 233843,622051. Produced on 26 January 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/564393/764517



Proposed colours for repainting external elevations are:

Farrow & Ball 'Peignoir'



Anthracite Grey



### **Proposed Method of Works**

Simpson and Shaw will be doing the re-painting and they have confirmed that they are aware of the tiles and they will be using tile paint to avoid any disruption to the current finish.

SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



**LOCAL DEVELOPMENT**

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION  
(Delegated)**

Ref No: 21/00175/APP

**SOUTH AYRSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
as amended by the PLANNING ETC. (SCOTLAND) ACT 2006**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS**

**To: They Bake Ltd  
Mrs Zoe Hunter  
6 Newmarket Street  
Ayr  
KA7 1LP**

With reference to your application dated **12th April 2021** for planning permission under the above-mentioned Acts and Orders for the following development, viz:-

**Repainting of existing building**

**at: 6 Newmarket Street Ayr South Ayrshire KA7 1LP**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** planning permission for the said development.

The drawings and other documents, where relevant, which relate to this refusal can be viewed at [www.south-ayrshire.gov.uk/planning/](http://www.south-ayrshire.gov.uk/planning/).

The reasons for the Council's decision are:

- (1) That the proposal is contrary to the provisions of Scottish Planning Policy, Historic Environment Policy for Scotland, Historic Scotland's Managing Change in the Historic Environment document on 'Shopfront and Signage', 'Setting' and South Ayrshire Council's Supplementary Guidance on the Historic Environment, by reason that the painting the vitrolite tiles found at the premises does not enhance or preserve the character or appearance of the Ayr Central Conservation Area.
- (2) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Spatial Strategy, LDP Policy: Sustainable Development, and LDP Policy: Historic Environment, by reason that the painting the vitrolite tiles found at the premises does not preserve or enhance the character or appearance of the Ayr Central Conservation Area.



**List of Plans Determined:**

Drawing - Reference No (or Description): **Refused** LOCATION PLAN

Drawing - Reference No (or Description): **Refused** DRAWING ALL DETAILS AS PROPOSED

Other - Reference No (or Description): **Refused** EXISTING ELEVATION

Other - Reference No (or Description): **Refused** PAINT COLOURS

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

**Dated: 20th July 2021**

.....  
**Julie Nicol**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**



# LOCAL REVIEW

Planning application Reference: 21/00175/APP

6 Newmarket Street, Ayr

Repainting of existing building

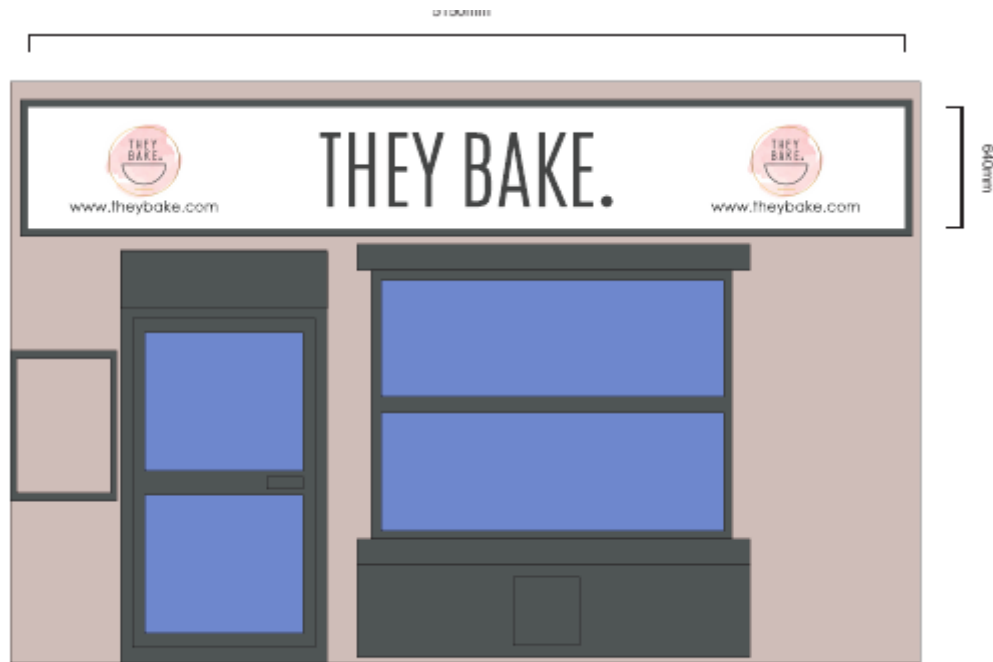


# Location Plan – 6 Newmarket Street, Ayr





# Proposed front and side elevations, as submitted



Front elevation fronting Newmarket Street



Side elevation fronting Hope Street



Existing building (images from Google Streetview dated 2017, as building had been painted prior to officer's site visit).



Elevation fronting Newmarket Street



Side elevation fronting Hope Street



# Officer Site Photographs (Saturday 15<sup>th</sup> May 2021)

