

## **SOUTH AYRSHIRE LOCAL REVIEW BODY.**

Minutes of a hybrid webcast meeting held  
on 14 March 2023 at 2.00 p.m.

Present: Councillors Martin Kilbride (Chair), Ian Cavana, Alec Clark and Brian Connolly.

Remotely: Councillor Mary Kilpatrick.

Apologies: Councillors Kenneth Bell, Mark Dixon, Craig Mackay and Duncan Townson.

Attending: L. McPartlin, Solicitor (Legal Adviser); J. Hall, Planning Strategy Co-Ordinator (Planning Adviser); J. McClure, Lead Committee Services Officer; C. Griffiths, Committee Services Assistant and C. McCallum, Committee Services Assistant.

### **Opening Remarks.**

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

### **1. Declarations of Interest.**

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

### **2. Minutes of Previous Meetings.**

The minutes of 31 January 2023 (issued) were submitted and approved.

### **3. Continuation of Review following a Site Visit - 22/00324/APP – Application for Planning Permission for erection of Dwellinghouse at Meadowhead C119 from Council Boundary East of West Mosside to Council Boundary, North of Craigie, Craigie, South Ayrshire, KA1 5LT.**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for the erection of Dwellinghouse at Meadowhead C119 from Council Boundary East of West Mosside to Council Boundary, North of Craigie, Craigie, South Ayrshire, KA1 5LT.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

**Decided:** to overturn the decision of the Appointed Officer and grant planning permission, subject to the following conditions:-

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

- (3) That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority of; the proposed new access arrangements which shall meet with the specification of the Roads Development Guide, the surfacing arrangements, and parking and turning arrangements for the proposed houses, and drainage details which shall prevent the discharge of water onto the public road carriageway, which shall be to the satisfaction of the Ayrshire Roads Alliance. Thereafter the development shall be implemented as per the agreed specification.
- (4) That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval.
- (5) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Classes 1A, 1B, 3A, 3B, 3C, 3D, 3E, and 7 shall be undertaken within the land to the rear of the dwellinghouse, which forms the application site, without the prior written permission of the Planning Authority.
- (6) That the sewage treatment plant shall be constructed and installed in accordance with the requirements of the Scottish Environment Protection Agency, in conjunction with Scottish Water.
- (7) The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
- (8) That the dwellinghouse hereby granted planning permission shall remain part of the single planning unit associated with the adjacent property known as Meadowhead Farm, as identified on the submitted and approved drawings, unless granted planning permission for a sub-division of the plot.

### **Reasons**

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of The Planning Etc. (Scotland) Act 2006.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) To ensure the development can be adequately and safely serviced by the in terms of roads matters.
- (4) In the interests of residential amenity.
- (5) To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.
- (6) To ensure the development can be adequately serviced.

- (7) To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.
- (8) To clarify the terms of this permission.

**Advisory Notes:**

Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

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

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

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

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Please find information on how to submit application to Scottish Water via the Customer Portal.

4. **Continuation of Review following a Site Visit - 22/00367/APP – Application for Planning Permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

**Decided:** to hold a hearing session to which a representative from Ayrshire Roads Alliance will be invited to provide further information on ARA's consultation response to the application regarding parking and road safety; and to thereafter consider the application further.

The meeting ended at 15:00 p.m.

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