

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 15 May 2025 at 10.00 a.m.

Present
in County
Buildings: Councillors Alan Lamont (Chair), Ian Cavana, Alec Clark, Martin Kilbride and Duncan Townson.

Present
Remotely: Councillor Craig Mackay.

Apologies: Councillors Mark Dixon, Mary Kilpatrick and Lee Lyons.

Attending
In County
Buildings: E. Goldie, Co-ordinator (Place Planning), Planning and Building Standards; F. Ross, Co-ordinator Legal Services (Property and Contracts), Legal and Licensing; D. Clark, Co-ordinator, (Development Management), Planning and Building Standards; A. McGibbon, Supervisory Planner, Planning and Building Standards; R. Dominy, Planning Assistant, Planning and Building Standards; J. Corrie, Head of Roads – Ayrshire Roads Alliance, J. Chapman, Committee Services Officer; and E. Moore, Clerical Assistant.

Also Attending: Steve Callan, Planning Consultant for the Council, Stantec.

Chair's Remarks.

The Chair

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

1. Sederunt and Declarations of Interest.

The Coordinator Legal Services (Property and Contracts) called the Sederunt for the meeting and having called the roll, confirmed that there were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of previous meetings.

The Minutes of previous meeting of 27 March 2025 (Site Visit) were submitted and approved.

Councillors Alec Clark, Mark Dixon and Lee Lyons could not vote as they did not attend the meeting when or withdrew from the meeting before the application was previously heard on 5 March 2025, and they did not participate in the site visit of 27 March 2025.

Decided: to approve the minutes.

3. **Hearing relating to an Application for Planning Permission.**

There was submitted a report (issued) of May 2025 by the Housing, Operations and Development Directorate on a planning application for determination.

The Panel considered the following application: -

**(3) 25/00131/APP - 12I ARDAYRE ROAD PRESTWICK SOUTH AYRSHIRE KA9 1QL
(Change of use of an existing dwelling flat to short-term letting accommodation at a flatted residential block located at 12I Ardayre Road, Prestwick.)**

The Panel heard from an interested party and the applicant.

The Panel

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

(a) that the development hereby permitted must be begun within three years of the date of this permission.

(b) 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; and

(c) that the accommodation hereby approved shall not be promoted, advertised, let, or used for any purpose other than as holiday accommodation, to the satisfaction of the Planning Authority.

Reasons:

- (a) to be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed; and
- (c) to define the terms of this planning permission, and to retain proper planning control over the development.

List of Determined Plans:

Drawing - Reference No (or Description): 2422-PLA-001

Drawing - Reference No (or Description): Floor Plan

Drawing - Reference No (or Description): Location Plan

Background Papers:

1. Application form, plans and submitted documentation.
2. Representations.
3. Adopted South Ayrshire Local Development Plan (LDP2).
4. National Planning Framework 4 (NPF4).

Reason for Decision:

The proposed change of use proposal is supported by the framework of planning policy including National Planning Framework 4 and Local Development Plan 2 in that it could bring economic benefits to the area and is not expected to have a detrimental impact on residential amenity or the character of the conservation area. Should any residential amenity issues arise in the future, it would be for Police Scotland, the Council's Environmental Service or Licensing Team to pursue through their regulatory powers.

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

**(4) Consultation under Section 36 of the Electricity Act 1989 (23/00472/DEEM)
- Proposed Wind Farm at Knockodhar, B734 From A714 Junction At
Pinmore Bridge To Barr, Pinmore, South Ayrshire (Construction and
operation of 16 wind turbines, an energy storage system, substation and
compound, access, and associated infrastructure).**

There was submitted a report (issued) of May 2025 by the Housing, Operations and Development Directorate in respect of an application for consent under section 36 of the Electricity Act 1989 for the erection and operation of a windfarm, and associated infrastructure at Knockodhar, near Pinmore, South Ayrshire.

The Panel heard from the Council's appointed planning consultant.

Having heard from Members regarding various concerns surrounding the application, a representative from Ayrshire Roads Alliance answered questions from Members in relation to access.

The Panel

Decided: to submit an objection to the consultation to the Scottish Government Energy Consents Unit for the reasons set out in the Report of Handling.

The meeting ended at 10:51.