

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 5 June 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: Councillors Mark Dixon, Lee Lyons and Craig Mackay.

Apology: Councillor Mary Kilpatrick.

Attending
In County
Buildings: K. Briggs, Service Lead - Legal and Licensing; C. Iles, Service Lead - Planning and Building Standards; D. Clark, Co-ordinator, (Development Management) Planning and Building Standards; R. Dominy, Supervisory Planner - Planning and Building Standards; G. Senior, Ayrshire Roads Alliance; J. Chapman, Committee Services Officer; and E. Moore, Clerical Assistant.

Also Attending F. Sharp, Supervisory Planner - Planning and Building Standards.

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

2. Minutes of previous meetings.

The Minutes of the previous meeting of 3 April 2025 were continued to the next panel meeting of 24 June 2025 to allow the Co-ordinator, Legal Services (Property and Contracts) to finalise the minute in conjunction with Planning Officers.

The Minutes of the previous meeting of [15 May 2025](#) were submitted and approved.

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 planning applications for determination.

The Panel considered the following application: -

(1) 24/00752/APP - PUBLIC CONVENIENCE NORTH SHORE ROAD TROON SOUTH AYRSHIRE (Erection of new building to form restaurant and change of use of open space to form car park).

The Panel heard from the Co-ordinator, (Development Management) Planning and Building Standards.

The Panel

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

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

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

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

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

(3C) That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority and thereafter shall be implemented as approved. The external materials to be utilised shall consist of flood resistant and resilient materials.

(3R) In the interests of visual amenity.

(4C) Surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007 (or as amended).

(4R) To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.

(5C) That, the operation of the restaurant facility shall not commence, until such a time that the works to form the upgraded and extended car park as shown on the approved plans have been completed to the satisfaction of the Planning Authority, in conjunction with the Ayrshire Roads Alliance.

(5R) For the purposes of road safety and functional operation of the local road network.

(6C) That, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, of the measures to upgrade the existing car park, and in terms of how the extended car park area is to be formed, including; surface details, and the provision of replacement bollards, and the formation of parking bays. Thereafter, the car park areas

and associated works shall be implemented as per the agreed specification and shall be retained in perpetuity, for the lifetime of the development.

(6R) In the interest of road safety and to ensure an acceptable standard of construction.

(7C) That, the operation of the restaurant facility shall not commence, until such a time that the existing footpath link running between the controlled pedestrian crossing on North Shore Road and the Promenade has been widened and/ or realigned as required to maintain a minimum 3 metre width over the entire length of the footpath. The detailed design of the footpath shall be submitted for the written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, prior to the commencement of works on-site.

(7R) In the interest of road safety and to ensure an acceptable standard of construction, and to encourage sustainable means of travel.

(8C) That before the operation of the facility commences, a Travel Plan shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Ayrshire Roads Alliance as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car.

(8R) To encourage sustainable means of travel.

(9C) That prior to the commencement of development, details shall be submitted of cycle parking for a minimum of 10 cycles for the written approval of the Council as Planning Authority (in consultation with the Ayrshire Roads Alliance as Roads Authority). Thereafter, the agreed cycle parking shall be implemented as per the agreed specification and shall be retained in perpetuity, for the lifetime of the development.

(9R) To encourage sustainable means of travel.

(10C) That off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan.

(10R) In the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off site car parking.

(11C) That parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres.

(11R) To ensure adequate off-street parking provision.

(12C) That before any works start on site, details shall be submitted for the prior written approval of the Planning Authority, in conjunction with the Ayrshire Roads Alliance, of the servicing arrangements for vehicles, and waste management arrangements for the proposed development. Thereafter, servicing and waste management shall be carried out in accordance with the arrangements approved under the terms of this condition.

(12R) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning, and the provision of adequate waste management facilities.

(13C) That, prior to the commencement of works on-site, details shall be submitted of a suitable ventilation system incorporating an air dilution and/or filtration system for the written approval of the Planning Authority, in conjunction with the Council's Environmental Health Service. Thereafter, the system shall be installed and operational prior to the operation of the facility and thereafter shall be retained as approved.

(13R) To satisfy the requirements of the Council's Environmental Health Service.

(14C) That, prior to the commencement of works on-site, details shall be submitted of any proposed external seating area/ and or any means of enclosure to the south of the

site, for the written approval of the Planning Authority. Thereafter, any external seating area and boundary treatment shall be formed as per the agreed specification.

(14R) In the interest of visual amenity.

(15C) That no development shall commence on-site until such a time as full details of a flood mitigation and evacuation plan for the development has been submitted for the prior written approval of the Council as planning authority. Thereafter, the flood mitigation and evacuation plan shall be adhered to at all times, and shall remain in place for the lifetime of the development.

(15R) In the interest of flood mitigation.

(16C) That, prior to its first operation, the development hereby permitted shall have a minimum finished floor level of 5.45 metres AOD, and shall be retained as such, for the lifetime of the development, to the satisfaction of the Council.

(16R) To alleviate any risk of flooding to the development.

(17C) That, prior to the commencement of development on-site, details shall be submitted for the prior written approval of the planning authority of the proposed biodiversity enhancement measures to be undertaken at the site, which shall include the planting of native species appropriate to a coastal location. Thereafter, the development shall be implemented as per the agreed specification and retained for the lifetime of the development.

(17R) In the interests of biodiversity.

(18C) That, prior to the commencement of development on-site, a Construction and Environmental Management Plan ("CEMP") outlining site specific details of all on-site construction works, post-construction reinstatement, drainage and mitigation, together with details of their timetabling shall be submitted to and approved in writing by the planning authority. The CEMP shall include (but shall not be limited to):

- a. a site waste management plan;
- b. a dust management plan;
- c. site specific details for management and operation of any concrete batching plant (including disposal of pH rich waste water and substances);
- d. details of measures to be taken to prevent loose or deleterious material being deposited on the local road network and site entrances;
- e. a pollution prevention and control method statement, including arrangements for the storage and management of oil, fuel and other chemicals on the site;
- f. soil storage and management;
- g. a water and drainage management plan for all groundwater, surface and waste water;
- h. details of any temporary site illumination;
- i. the method of construction of the access into the site and the creation and maintenance of associated visibility splays;
- j. details of the methods to be adopted to reduce the effects of noise occurring during the construction period;
- k. the presence or absence of any invasive non-native species (INNS) within the site, and any mitigation measures proposed;
- l. methodology for the movement of all demolition and construction traffic to and from the site including routing, hours of operation, wheel washing facilities.

The development shall be implemented thereafter in accordance with the approved CEMP unless otherwise approved in writing by the planning authority.

(18R) In the interests of amenity.

9.1 **Advisory Notes:**

Advisory Notes:

- (1) Food Safety - The premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.
- (2) Public Health - Refuse Stores - Adequate provision must be made for the storage and disposal of food waste, non-edible by-products and other refuse.
- (3) Refuse stores are to be designed and managed in such a way as to enable them to be kept clean and, where necessary, free of animals and pests.
- (4) The proposed plans do not set out clearly where any cooking facilities, hand wash sinks or raw and ready to eat preparation areas would be. Further information about the type and the location of these installations within the kitchen is needed.
- (5) That the application site delineated in red on the submitted plans is not indicative of the planning unit associated with the proposed restaurant facility. For the avoidance of doubt, the planning unit associated with the restaurant facility extends to the built footprint of the buildings only.
- (6) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture will require to be borne by the applicant/developer.

List of Determined Plans:

Drawing - Reference No (or Description): 546/01

Drawing - Reference No (or Description): 546/02

Drawing - Reference No (or Description): 546/03

Drawing - Reference No (or Description): 546/04

Drawing - Reference No (or Description): 546/05

Drawing - Reference No (or Description): 546/06

Drawing - Reference No (or Description): 546/07

Drawing - Reference No (or Description): 546/08

Drawing - Reference No (or Description): 546/09

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

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

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

Supporting Information - Reference No (or Description): Travel Plan

Supporting Information - Reference No (or Description): Additional Planning Information

9.3 Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the statutory development plan and through a combination of factors including the appropriate site layout and design, and condition. There is no significant adverse impact on the amenity of neighbouring land and buildings that would warrant a different recommendation.

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

The meeting ended at 10:20.