

County Buildings  
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29 September 2025

**To: Councillors Lamont (Chair), Cavana, Clark, Kilbride, Kilpatrick, Lyons, Mackay and Townson.**

**All other Members for Information Only**

Dear Councillor

**REGULATORY PANEL (PLANNING)**

You are requested to participate in the above Panel to be held on **Thursday, 9 October 2025 at 10.00 a.m.** for the purpose of considering the undernoted business.

**Please note that a briefing meeting will take place for all Panel Members at 9.15 a.m., online and in the Dundonald Room.**

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

**CATRIONA CAVES**  
Chief Governance Officer

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

1. Declarations of Interest.
2. Minutes of previous meeting of 11 September 2025 (copy herewith).
3. Hearings relating to Applications for Planning Permission - Submit reports by the Housing, Operations and Development Directorate (copies herewith).

For more information on any of the items on this agenda, please telephone June Chapman,  
Committee Services on at 01292 272015, at Wellington Square, Ayr or  
e-mail: [june.chapman@south-ayrshire.gov.uk](mailto:june.chapman@south-ayrshire.gov.uk)  
[www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

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**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting  
on 11 September 2025 at 10.00 a.m.

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

Present  
Remotely: Councillor Craig Mackay.

Apologies: Councillors Alec Clark and Lee Lyons

Attending  
In County  
Buildings: A. Brown, Acting Co-ordinator - Legal & Licensing; C. Iles, Service Lead –  
Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning);  
D. Clark, Co-ordinator (Development Management), B. McDonnell, Ayrshire  
Roads Alliance; R. Dominy, Planning Assistant; J. Chapman, Committee  
Services Officer; and C. McCallum, Clerical Assistant.

**Chair's Remarks.**

The Chair

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

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

The Acting Co-ordinator, Legal and Licensing called the Sederunt for the meeting.

Councillor Townson declared an interest in respect of Agenda Item no 3(3). It was confirmed that there were no other 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 24 June 2025 ([issued](#)) were submitted and approved.

**Decided:** to approve these minutes.

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

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

The Panel considered the following applications: -

**(1) [22/00220/APP](#) LAND AT ANNFIELD ROAD PRESTWICK SOUTH AYRSHIRE) (Planning permission is sought for the erection of five dwellinghouses on land accessed from Annfield Road, Prestwick)**

The Panel heard from the applicant and various objectors,

The Panel

**Decided:** that the application be continued to allow the Panel to undertake a site visit and thereafter consider at a future meeting of this Panel.

**(2) [25/00378/APP](#) 3 MARLBOROUGH COURT SOUTH HARBOUR STREET AYR SOUTH AYRSHIRE KA7 1HE (Planning permission is sought for the change of use of a two-bedroom ground floor dwellingflat to form short term letting accommodation at a 5-storey flatted residential block located at 5 Trenchard Court, Ayr)**

The Panel heard from the applicant and various objectors,

The Panel

**Decided:** to refuse the application.

Councillor Townson left the meeting at this point.

**(3) [25/00337/APP](#) BLACKBURN DRIVE AYR SOUTH AYRSHIRE (Retrospective planning permission is sought for a temporary period of five years for the erection of a storage container to store specialist beach wheelchairs)**

The Panel heard from the applicant and objector,

The Panel

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

(1C) The storage container is granted for a temporary period of five years from the date of this permission. Upon expiry of this period, the container shall be removed from the site, and the land shall be reinstated to its former condition. Details of the reinstatement works, including a written specification and timescale for implementation, shall be submitted to and approved in writing by the Planning Authority prior to the expiry of the five-year period. The approved reinstatement works shall thereafter be carried out in full within the agreed timescale.

(1R) The use of the land is of a temporary nature and is only acceptable as a temporary expedient.

(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.

List of Determined Plans:

Drawing - Reference No (or Description): 770/01A

Drawing - Reference No (or Description): 770/02A

Drawing - Reference No (or Description): 770/03A

Drawing - Reference No (or Description): 770/04A

Supporting Information - Reference No (or Description): Beach Wheelchair

Supporting Information - Reference No (or Description): Supporting statement

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

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

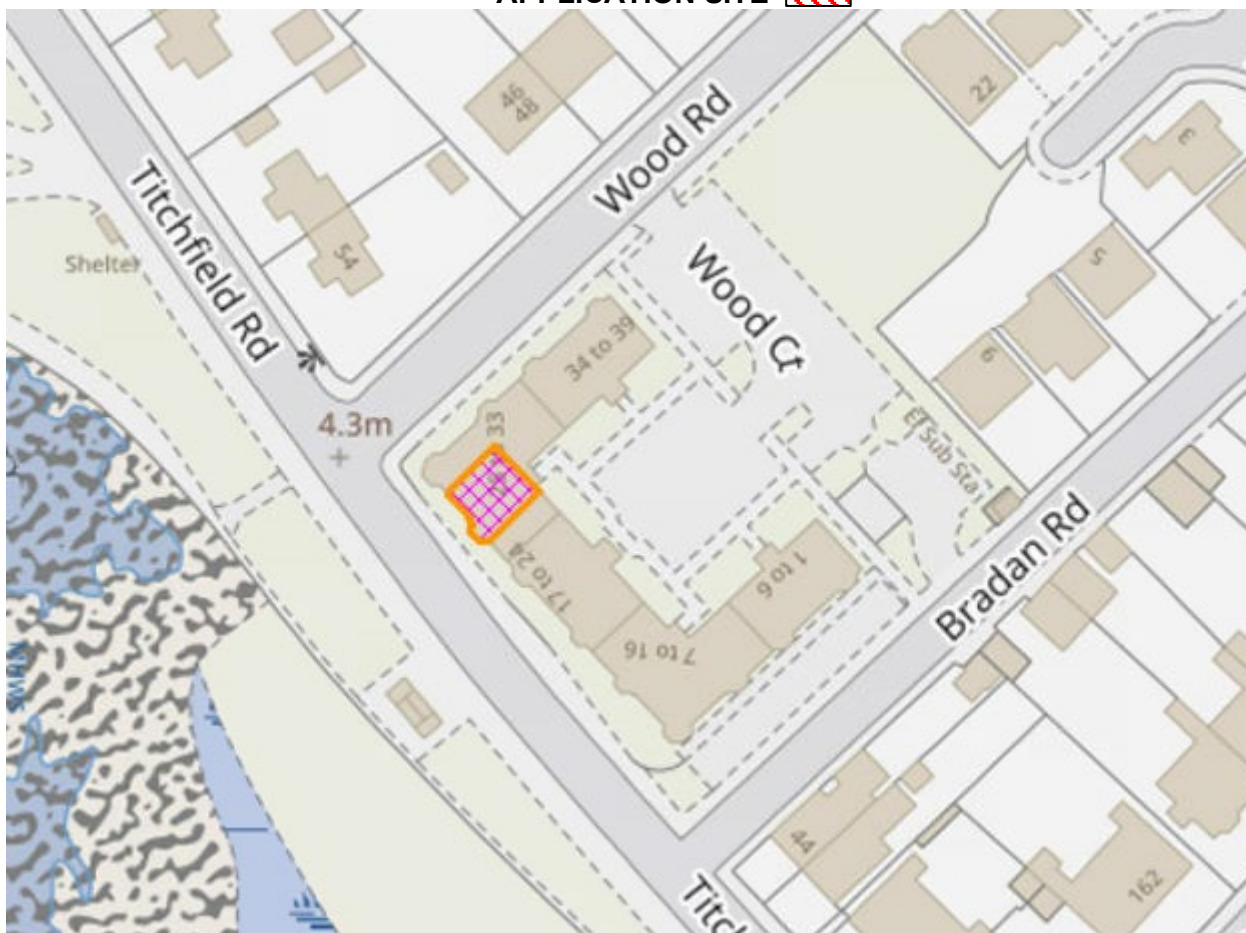
Background Papers:

1. Application form, drawings and supporting information
2. Representation
3. National Planning Framework 4 (NPF 4)
4. Adopted Local Development Plan 2 (LDP2)
5. Consultation responses
6. Planning application 23/00829/APP and associated Non-Material Variation Application.

Integrated Impact Assessment:

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

The meeting ended at 11:16am.

**REGULATORY PANEL: 09 OCTOBER 2025****REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT****25/00473/APP****25 WOOD COURT TROON SOUTH AYRSHIRE KA10 6BB****Location Plan****APPLICATION SITE** 

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The drawings and other documents relating to this application, can be accessed on the Council's website via the link below:

[\(Application Summary\)](#)

**Summary**

Planning permission is sought for the change of use of a dwelling flat to short-term letting accommodation at a flatted residential block located at 25 Wood Court, Troon. The block forms part of the larger Wood Court development, which comprises a total of 39 flats arranged across five separate sections, each with dedicated communal entrances, hallways, bin stores, garden grounds, and unallocated parking. The application site is within the block containing flats 25–33, which share facilities with eight other flats in the same section. An existing short-term let at 32 Wood Court operates under a short term let licence and is a material consideration in assessing potential cumulative impacts.

The flat itself is a ground-floor, two-bedroom property comprising a hall with storage, a lounge/diner with bay window and Juliet balcony, fitted kitchen, two double bedrooms (including a master with en suite shower room), and a separate bathroom. The application does not propose any alterations to the internal layout or the exterior of the building; it solely seeks permission for the change of use to short-term letting purposes in accordance with the Scottish short-term letting licensing scheme.

The application has attracted 18 objections from residents of Wood Court, raising concerns regarding noise and disturbance, parking, security, the character and cohesion of the residential community, communal maintenance and waste management, and legal restrictions in the Title Deeds. Following consideration, the Planning Service has assessed these concerns in the context of relevant planning policies, guidance, and the operational management measures proposed for the short-term let. It is considered that none of the objections raise material planning reasons to warrant refusal of the application.

The proposed development has been assessed against the provisions of National Planning Framework 4 (NPF4) and the South Ayrshire Local Development Plan 2 (LDP2). It is considered that the proposal complies with the relevant planning policies, would not have an unacceptable impact on local amenity or the character of the area, and any potential adverse effects can be managed through operational measures and licensing controls. Accordingly, the application is recommended for approval with conditions.

## REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

### REGULATORY PANEL: 09 OCTOBER 2025

<b>SUBJECT:</b>	<b>PLANNING APPLICATION REPORT</b>
<b>APPLICATION REF:</b>	<b>25/00473/APP</b>
<b>SITE ADDRESS:</b>	<b>25 Wood Court Troon South Ayrshire KA10 6BB</b>
<b>DESCRIPTION:</b>	<b>Change of use of flatted dwelling to form short term let</b>
<b>RECOMMENDATION:</b>	<b>Approval with conditions</b>

#### APPLICATION 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 (as amended). The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### Key Information:

- The application was received on 23 July 2025.
- The application was validated on 12 August 2025.
- The case officer visited the site on 25 September 2025.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 14 August 2025.
- No Site Notice was required.
- No Public Notice in the Local Press was required.

#### 1. Proposal:

Planning permission is sought for the change of use of a dwelling flat to form short-term letting accommodation. The application site comprises a ground-floor, two-bedroom flat located at 25 Wood Court, Troon. The property forms part of residential development of properties, positioned off Wood Road and Titchfield Road, adjacent to the seafront and within walking distance of Troon town centre amenities.

The flat is accessed via a communal entrance with a secure call-entry system, serving a block of nine flats (25–33 Wood Court). This block forms part of the larger Wood Court development, which comprises 39 flats in total arranged across five separate sections, each with their own access points, communal areas, and facilities. The application site therefore shares its immediate access, communal hallways, bin store, and garden grounds with eight other flats within the same block. There is also an existing short-term letting property located at 32 Wood Court within this block. In addition, the wider development benefits from unallocated private parking spaces located within the grounds of Wood Court, available for use by residents and visitors.

Internally, the flat comprises a hall with storage, a lounge/diner with bay window and Juliet balcony, fitted kitchen, two double bedrooms (including a master bedroom with en suite shower room), and a separate bathroom.

The proposed use of the flat for short-term letting purposes does not involve any alterations to the internal layout or external appearance of the building, with the application solely seeking permission for the change of use in order to comply with the Scottish short-term letting licensing scheme.

The application submission is accompanied by an Operating Plan, which confirms that the short-term let will operate under the following management and operational arrangements:

- The flat will be let as a secondary letting as part of a wider business operation, with the property owner liable for Council Tax and utilities.
- The maximum occupancy is four guests, excluding children under 10, with lettings operating year-round (January–December). Bookings will be for a minimum of 2 days and a maximum of 28 days per stay, with the property available for letting up to 365 days per year.
- Shared areas within the block include the communal entrance, hallways, bin store, communal garden grounds, and unallocated private parking.
- Access and guest management are provided through a key safe and digital guest instructions, including check-in at 4pm and check-out at 10am. A digital guest book provides guidance on parking, property access, appliance use, and other relevant information.
- Cleaning and servicing are carried out by a professional cleaning company, which provides fresh bedding, towels, toiletries, and removes waste following each guest stay.
- Any complaints from guests or neighbouring residents are recorded and managed through a property management system, with resolution by email, telephone, or in-person intervention where necessary.
- Measures to minimise disturbance include a signed short-term rental agreement outlining house rules (including quiet hours 10pm–8am, occupancy limits, and prohibition of parties). Breaches of the rules may result in early termination of the booking and direct intervention.
- Waste management is coordinated to avoid excessive use of communal bins, with the property paying Council Tax and not on non-domestic rates.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as more than 10 competent written objections have been received.

**2. Consultations:**

No consultations were undertaken for this application.

**3. 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.

**4. 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.

**5. 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.

## **6. Representations:**

18 representations have been received, 18 of which object to the proposed development. All representations can be viewed online at ([Application Summary](#)).

Objectors have raised issues relating to noise and disturbance arising from the potential turnover of short-term tenants, particularly in relation to late-night arrivals, social gatherings, and general activity within the block. Concerns have also been expressed regarding the pressure on the communal parking provision, including the potential for larger vehicles or additional cars to exceed the capacity of the existing car park.

Several objectors have highlighted potential impacts on the security and safety of residents, noting that allowing transient occupants with access to the block may increase the risk of unauthorised entry or theft. The effect on the settled character and cohesion of the Wood Court community has also been cited, with concern that the introduction of commercial short-term lets could alter the residential nature of the development and set a precedent for further similar proposals. Additional points raised include the potential for increased wear and tear on communal areas, implications for waste disposal, and perceived risks to property values or insurance arrangements. Reference has also been made to the terms of the Title Deeds, which specify the flats are for residential use and prohibit business activity.

While these objections have been noted, the specific planning merits of the proposal, including consideration of the impacts on residential amenity, parking, and the character of the development, are assessed in detail elsewhere in this report. The matters raised through the objections will be considered in the context of relevant planning policies, guidance, and the operational management of the proposed short-term let.

In accordance with the Council's procedures for the handling of Planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. A response to these representations is included within the assessment section of this report.

## **7. Assessment:**

The material considerations in the assessment of this planning application are the provisions of the development plan, objector concerns and the impact of the proposal on the amenity of the locality.

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 (NPF4). NPF4 sets out the Scottish Ministers position in relation to land use planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (LDP2) (adopted August 2022).

Sections 25(1) and 37(2) 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 application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

(i) National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at National Planning Framework 4 - gov.scot ([www.gov.scot](http://www.gov.scot)):

Policy 30 of the revised Draft National Planning Framework 4 states that development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

An assessment of the application proposals on the impact on local amenity is set out elsewhere in this report.

In considering the local economic benefit of the application proposal, the Scottish Government's 'Research into the impact of short-term lets on communities across Scotland' document is of relevance to the assessment of the application. The document sets out 5 key impacts that short-term lets have on communities, which include local economic benefits. The document acknowledges that STLs encourage tourism which supports local economic benefits. Specifically, the benefits identified relate to increased spend, increased availability of jobs (often all year round) and direct jobs and trade for the STLs supply chain including property managers, cleaners and the property maintenance industry.

The application site is located within the settlement of Troon and guests of the STL will have easy access to services and amenities located nearby. It is not unreasonable to assume that guests of the STL will use such services and amenities and thus increase spend within the local area. Furthermore, it is noted from the submitted Operating Plan that the applicant uses a management company which is considered to support local economic benefit. Overall, it is considered that the loss of the existing residential accommodation can be justified due to the local economic benefits associated with the application proposals.

(ii) **South Ayrshire Local Development Plan 2**

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at Local development plan 2 - South Ayrshire Council ([south-ayrshire.gov.uk](http://south-ayrshire.gov.uk)):

- o Strategic Policy 1: Sustainable Development;
- o Strategic Policy 2: Development Management;
- o LDP Policy: Tourism; and
- o LDP Policy: Residential policy within settlement, release sites and windfall sites.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, 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.

An assessment of the proposals against the provisions of Local Development Plan 2 is set out below.

(iii) **Objector Concerns**

The objections are summarised in the sub-sections below (in bold) and are responded to in turn.

**Noise and Disturbance**

**Objectors raise concerns that the introduction of short-term tenants at 25 Wood Court could lead to increased noise, late-night arrivals, social gatherings, and general disturbance within the flatted block, particularly affecting retirees or residents who are infirm. There is also concern regarding potential issues arising from events such as stag or hen parties.**

Response: The property is a two-bedroom ground-floor flat with a maximum occupancy of four persons. The operational statement submitted with the application outlines clear management procedures, including house rules for guests, restrictions on parties, and quiet hours, which aim to minimise disturbance. Any persistent noise issues could be addressed through the Councils Environmental Health Service enforcement or intervention by the Short-Term Lets Licensing Team. Given the limited scale of the property and occupancy, the likelihood of significant disturbance is considered low.

**Parking and Traffic**

**Objectors highlight the potential for increased pressure on communal parking spaces, including the arrival of additional or oversized vehicles, noting that the existing car park serves 38 flats with specific restrictions on vehicle size.**

Response: The existing parking provision, while shared, is sufficient to accommodate the proposed short-term let given its limited size and occupancy. Guests would be made aware of parking restrictions, and the flat's central location near amenities and public transport reduces dependency on car use. Any misuse of parking arrangements would be managed by the factor or the property owner. The Planning Authority considers that, on balance, the proposal would not result in a material increase in parking or traffic within the development.

## Security and Safety

**Residents express concern that transient occupants would have access to the block, potentially increasing the risk of unauthorised entry, theft, or lost keys, particularly affecting vulnerable residents.**

Response: Access to the block will continue to be controlled via the existing secure entry system. Guests will receive temporary access arrangements, and the operational statement includes measures to ensure secure management of keys and codes. The Planning Authority acknowledges the concern but considers the risk to be manageable given the operational controls and limited scale of the proposal.

**Objectors are concerned that introducing a short-term let will undermine the residential nature of Wood Court, disrupt settled community patterns, and set a precedent for further similar applications.**

Response: The application relates to a single flat within a block of 9 flats (25–33 Wood Court), within a wider development of 39 flats across multiple blocks. While there is a licensed short-term let at 32 Wood Court, this operation predates the licensing regime introduced in October 2022 and did not require planning permission at the time. Its presence demonstrates that short-term letting can operate within the development without materially affecting residential amenity or community cohesion.

From a planning perspective, the assessment focuses on whether the proposed change of use would have an unacceptable impact on the character of the area or the residential amenity of other occupants, as required under NPF4 Policy 30e and LDP2 policies relating to residential development. The proposed flat is modest in size (two bedrooms, maximum occupancy four), with no external alterations except a Juliet balcony, and its occupancy pattern is constrained by operational management measures outlined in the submitted operational plan. This ensures that the intensity of use, comings and goings in terms of arrivals and departures and potential noise levels are controlled.

Furthermore, the flat shares access with only eight other units within its block, which limits the number of shared interactions and potential conflicts. The Planning Service considers that, given the controlled scale of occupancy, the nature of the property, and the management measures proposed, the introduction of a single short-term let would not significantly change the settled pattern of residential occupation within the block.

While it is acknowledged that the establishment of short-term lets can have cumulative effects if replicated extensively, any future applications would be assessed individually. Each would be considered on its own planning merits, including potential impacts on residential amenity, parking, and the character of the development. In this context, the limited scale and operational controls associated with the current proposal do not indicate a material risk to the overall residential character or cohesion of Wood Court.

## Communal Areas, Waste, and Maintenance

**Objections reference potential wear and tear to communal areas, inadequate management of waste and recycling, and additional maintenance costs associated with frequent turnover of tenants.**

Response: The operational statement confirms that waste disposal, cleaning, and general maintenance will be managed by the property owner or appointed management company. These arrangements ensure that the short-term let would not materially affect the upkeep or functionality of shared areas. Any additional costs incurred would be subject to the normal factoring arrangements, which are consistent with the management of a communal residential development and not a material planning consideration.

## Title Deeds and Business Use

**Objectors note that the Title Deeds for Wood Court restrict use to private residential purposes and prohibit trade or business activity.**

Response: While the Title Deeds are legally binding for property owners, they are not a statutory planning consideration. The Planning Authority's assessment focuses on the planning merits of the proposal, including impacts on amenity, parking, and the character of the area. The proposed change of use is assessed under relevant planning policies, and compliance with Title Deeds does not constitute a planning reason for refusal.

## **Property Values and Insurance**

### **Concerns were raised that granting the application could reduce property values or affect insurance premiums for residents.**

Response: Potential impacts on property values or insurance arrangements are not material planning considerations. The assessment is restricted to planning policy compliance, amenity impacts, and operational management of the short-term let.

## **Flood Risk and Other Site-Specific Issues**

### **Some objections raised concerns regarding potential flooding in the vicinity, as well as site management and waste collection arrangements.**

Response: The proposal does not involve any physical alterations to the building or surrounding site, so there is no increase in impermeable surfaces or changes to drainage that would exacerbate flooding risk.

Concerns regarding waste storage and collection are addressed through the submitted operational plan. The flat will utilise existing communal bin stores within Wood Court, ensuring that refuse and recycling are managed consistently with the arrangements currently in place for the development. On this basis, the Planning Service considers that there are no site-specific factors, including flooding or waste management, that would materially affect the acceptability of the proposed change of use.

#### (iv) Impact on the Locality

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the South Ayrshire Local Development Plan 2 (LDP2). The relevant policy considerations are outlined above and are considered in more detail below. The determining issues in this case are whether the proposal complies with development plan policy, and whether there are any other material considerations which justify a departure from policy.

As previously noted, NPF4 was adopted on 13 February 2023 and carries increased status over previous National Planning Frameworks. In the event of any incompatibility between a provision of NPF4 and a provision of an adopted LDP, the later in date prevails (Town and Country Planning (Scotland) Act 1997, section 24(3)). In the absence of specific policy on short-term lets in LDP2, NPF4 Policy 30e (Tourism) is relevant and provides that proposals for the reuse of existing buildings for short-term holiday letting will not be supported where they would result in an unacceptable impact on local amenity or the character of a neighbourhood, or where the loss of residential accommodation is not outweighed by demonstrable local economic benefits.

The application site comprises a ground-floor, two-bedroom flat at 25 Wood Court, Troon, which includes a lounge with a bay window and French doors opening onto a Juliet balcony. Wood Court is a residential development comprising 39 flats arranged across five separate sections, each with dedicated communal entrances, hallways, and access points. The application site is located within the block containing flats 25–33, which share a communal entrance, hallways, bin store, and garden grounds with eight other flats in the block. The communal parking provision is shared across all residents of Wood Court rather than being allocated to individual blocks or flats. It is noted that there is an existing short-term let at 32 Wood Court, which operates under a valid licence but did not require planning permission, having commenced prior to October 2022. The presence of this existing STL is a material consideration when assessing potential cumulative impact.

The proposed change of use has been assessed in relation to potential impacts on local amenity, including noise, parking, and disturbance. The flat is modest in scale, with two bedrooms and a maximum occupancy of four guests, and the inclusion of a Juliet balcony does not provide external space that would materially increase the potential for noise. The operational statement provided demonstrates that the short-term let will be managed, including the provision of house rules, quiet hours (10pm–8am), and a digital guest book to guide guest behaviour. Access is controlled through a key safe, and professional cleaning and servicing arrangements will ensure that turnover of guests does not adversely affect residents. Any complaints from guests or neighbours will be recorded and addressed via email, telephone, or in-person intervention if necessary. Persistent disturbance would be dealt with by Police Scotland, the Council's Environmental Health Service, or the Short-Term Lets Licensing Team.

Parking has also been considered. The block benefits from unallocated private parking and the flats proximity to local amenities and transport links reduces the likelihood of parking pressure. Given the small scale of the flat, the modest maximum occupancy, and the limited number of STLs in the block (including 32 Wood Court), it is considered that the proposed change of use would not generate excessive parking demand or traffic within the development.

The potential cumulative impact of introducing a second short-term let within the block has been assessed. While 32 Wood Court already has a short term let licence, the modest scale of both properties, the shared management measures, and the distribution of flats within the block means that any cumulative impact on noise, activity, or shared facilities is unlikely to be unacceptable. The operational arrangements for 25 Wood Court ensure that the property will be managed responsibly, with measures in place to protect the amenity of residents and maintain the character of the block.

It is noted that the Council's Regulatory Panel (Planning) has recently refused two applications for change of use from residential flats to short-term lets at 8 Rowallan Court, Ayr, and 3 Marlborough Court, Ayr.

The application at 8 Rowallan Court was refused due to concerns relating to parking pressures and the potential occupancy levels associated with a three-bedroom property. The application at 3 Marlborough Court was refused on the grounds of perceived over-provision of short-term lets in that area, however, this decision was not informed by a quantitative assessment of over-provision.

The Marlborough Court decision remains subject to a possible appeal to the Directorate for Planning and Environmental Appeals (DPEA). Any outcome from such an appeal may offer valuable guidance on how over-provision should be evidenced, interpreted, and weighted in future decision-making. However, at this time, the Service can consider the matter of over provision based on the information available and the specific circumstances and merits of the application. In this context, it is not considered that the proposal at 25 Wood Court would result in over-provision of short-term lets or generate unacceptable disturbance or pressure on shared facilities. The location of the flat, its modest scale, maximum occupancy of four guests, presence of operational management measures, and limited number of STLs in the block mitigate potential impacts and distinguish this case from the previous refusals.

The proposed change of use would result in the conversion of a two-bedroom flat to short-term let accommodation. There is no evidence to suggest that approval of the proposal would materially reduce the availability of residential accommodation in Troon. The flat would continue to retain its residential character in terms of scale and layout, and the use is restricted to short-term holiday occupancy. This arrangement provides demonstrable economic benefits to the area by supporting tourism and local businesses, meeting growing demand for flexible self-catering accommodation, and providing additional capacity for visitors attending events or visiting Troon's coastal and recreational attractions.

No external alterations are proposed beyond the existing Juliet balcony, and the introduction of short-term letting use is unlikely to affect the wider character or appearance of the building or neighbourhood. The scale of the use, combined with the operational management measures, means that the proposal is unlikely to generate excessive traffic, noise, or activity that would materially affect neighbouring residents or the character of Wood Court. The property would be conditioned to ensure that it is used only for holiday accommodation, and not as a sole or principal residence.

In conclusion, taking into account the scale of the flat, the context of the larger Wood Court development, the presence of the existing licensed STL at 32 Wood Court, the modest Juliet balcony, and the operational management measures proposed, it is considered that the change of use of 25 Wood Court to a short-term let would not result in unacceptable impacts on local amenity or the character of the area. The proposal is compliant with NPF4 Policy 30e and relevant provisions of LDP2, and any potential negative impacts can be mitigated through the proposed management measures and licensing controls. Accordingly, the proposal is considered acceptable, and approval is recommended subject to conditions restricting occupancy to holiday accommodation only.

## **8. Conclusion:**

Given the above assessment, it is recommended that the application is approved subject to conditions.

**9. Recommendation:**

It is recommended that the application is approved subject to the following conditions: -

- (1C) That the development hereby permitted must be begun within three years of the date of this permission.
- (1R) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- (2C) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (2R) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3C) That 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.
- (3R) To define the terms of this planning permission, and to retain proper planning control over the development.

**9.1 Advisory Notes:**

None.

**9.2 List of Determined Plans:**

Drawing - Reference No (or Description): Floor Plan

Drawing - Reference No (or Description): Location Plan

Other – Reference No (or Description): Operating Statement

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

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 surrounding area. Should any residential amenity issues arise in the future, it would be for Police Scotland, the Council's Environmental Health Service or Licensing Team to pursue through their regulatory powers.

**Background Papers:**

1. Application form, plans and submitted documentation.
2. Representations.
3. Adopted South Ayrshire Local Development Plan (LDP2).
4. National Planning Framework 4 (NPF4).
5. Planning application 24/00486/APP & 25/00378/APP

**Integrated Impact Assessment:**

The consideration of this planning application sits within a policy framework of the Council's Local Development Plan 2 and National Planning Framework 4. These have been the subject of Equalities Impact Assessments which considered how the policies may impact on protected characteristics. Therefore, no separate Integrated Impact Assessment is required.

**Person to Contact:**

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