

Agenda Item no 2b.**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting
on 13 November 2025 at 10.00 a.m.

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

Present
Remotely: Councillors Alec Clark and Craig Mackay.

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

Also Attending:

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 previous meeting of 9 October 2025 (issued) were submitted and approved.

Decided: to approve these minutes.

The Chair thanked Councillor Lyons for his work on the Panel and welcomed Councillors Hogg and Weir to the Panel.

3. Hearing relating to an Application for Planning Permission.

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

The Panel considered the following applications: -

(1) 25/00585/APP GARTON SUNDRUM AYR SOUTH AYRSHIRE KA6 6LR (planning permission is sought for the formation of pitches for 15 static caravans for holiday use at the site know as 'Garton' to the west of Coylton)

Following discussions,

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 the holiday accommodation units shall not be promoted, advertised, let or used for any purpose other than as holiday accommodation.

(3R) To clarify the terms of the permission, and to ensure that the accommodation is used for holiday purposes only.

(4C) The holiday accommodation shall be operated in accordance with the submitted Management and Operation Arrangements document, to the satisfaction of the planning authority.

(4R) To ensure that the accommodation is used for holiday purposes only.

(5C) That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable.

The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.

(5R) In order to ensure that no damage is caused to the existing trees during development operations.

(6C) That the existing trees shall be retained and protected in accordance with BS5837:2012 Trees in relation to Construction, to the satisfaction of the Planning Authority.

(6R) In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site.

(7C) That before any works start on site, a scheme of landscaping comprising of appropriate native species only shall be submitted for the prior written approval of the Planning Authority. The scheme should indicate the siting, numbers, species, and heights (at time of planting) of all trees, shrubs, and hedges to be planted, and the extent and profile of any areas of earth mounding. The scheme as approved shall be implemented within first planting season following the completion or occupation of the first holiday accommodation unit, whichever is the sooner, and shall be retained to this approved standard.

(7R) In the interests of visual amenity and to contribute to the enhancement of biodiversity at the locale.

(8C) That the proposed access shall be constructed in accordance with the specifications in the SCOTS National Roads Development Guide and be a minimum of 6.0 metres wide over the initial 10.0 metres as measured from the rear of the public roadway. The access shall be constructed, as approved by condition and in conjunction with any necessary Roads Construction Consents and/or Permits, prior to operation of the development.

(8R) In the interest of road safety and to ensure an acceptable standard of construction.

(9C) The applicant shall make provision of an appropriate package of warning signage and road markings on the A70 on both directions of approach to the site access prior to operation of the development. The precise details and specifications of all infrastructure improvements shall be submitted for the approval of the Planning Authority in consultation with ARA prior to the commencement of work on site.

(9R) For the purposes of road safety and the functional operation of the local road network.

(10C) That junction access visibility sightline splays of 2.4 metres by 215 metres, as shown in drawing B072607-TTE-XX-XX-DR-H-000001-P02 (included as Appendix D of the Transport Statement prepared by Tetra Tech Ltd) shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

(10R) In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.

(11C) That prior to occupation of the development any gates shall be set back a minimum of 10.0 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway.

(11R) In the interest of road safety.

(12C) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the approval of the Planning Authority in consultation with ARA, before any work commences on site.

(12R) In the interest of road safety and to avoid the discharge of water onto the public road.

(13C) That a maximum of 30 off-road parking spaces shall be provided within the existing site boundary.

(13R) In the interest of road safety and to ensure adequate off-street parking provision.

(14C) That defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council.

(14R) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.

(15C) That plans supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the approval of the Planning Authority in consultation with ARA. The turning areas shall be constructed, as approved, prior to completion of the development.

(15R) To reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety.

(16C) That prior to the commencement of the development, a swept path analysis accommodating the largest size of vehicle expected to be serving the development shall be submitted for the approval of the Planning Authority in consultation with ARA.

(16R) In the interest of road safety.

(17C) No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority in consultation with the Ayrshire Roads Alliance. The CTMP shall be required to include:

1. Full confirmation of the approved/agreed routes for use by construction traffic movements;
2. Full details of any mitigation and/or control measures required on the public road network to facilitate construction traffic. Where this requires public road layout or alignment mitigation this requires to include full detailed design/ construction details;
3. Details of parking facilities to accommodate all construction traffic throughout the construction programme to avoid placing the adjacent road network under undue pressure;

4. Details of measures to minimise traffic impacts in existing road users where practicable, including consideration of avoiding busy road periods, and requirements for all drivers to drive in a safe and defensible manner at all times.

Thereafter, the development shall be carried out in full accordance with the approved CTMP, unless approved otherwise in writing with the Planning Authority, in consultation with the Ayrshire Roads Alliance.

(17R) In the interests of road safety.

(18C) Prior to occupation of the development, a Service Management Plan (SMP) shall be submitted to and approved in writing by the Planning Service in consultation with Ayrshire Roads Alliance as the Council's Roads Service. The SMP shall provide details of all management measures associated with vehicular movements required in relation to regular servicing activities on the application site and the operation of the development and provide details of measures to limit the impacts that servicing activity may have on the adjacent local road network. The expectation is that the SMP also covers associated with any necessary controls or procedures associated with the delivery of, or removal of, static caravan units to or from site. Thereafter, the approved SMP and associated details and arrangements shall be implemented as approved prior to occupation of the development and shall be maintained as such for a period of 1 year from that date, unless otherwise agreed in writing by the Planning Service (in consultation with Ayrshire Roads Alliance as the Council's Roads Authority). Following a period of 1 year from that date, an updated SMP reflecting and responding to the initial year of operation shall be submitted to and approved in writing by the Planning Service (in consultation with Ayrshire Roads Alliance as the Council's Roads Authority). Thereafter, the approved updated SMP shall be implemented as approved for the lifetime of the development unless otherwise agreed in writing by the Planning Service (in consultation with the Ayrshire Roads Alliance as the Council's Roads Authority).

(18R) For the purposes of road safety and the functional operation of the local road.

Advisory Notes:

- (1) Please note that work should be undertaken in compliance with legislation and guidance relating to Scottish Environment Protection Agency (SEPA) Guidance Note No.8 which can be found at the website of SEPA as follows: www.sepa.org.uk
- (2) The Council as Environmental Health Authority has advised that the Waste Water/Sewage System is to be constructed and installed in accordance with BS6279 Code of Practice for Design and Installation of drainage fields for use in wastewater treatment (as amended). BS 6279 is applicable to systems for handling discharges from domestic and commercial sources from single households and upwards. These sources are typically septic tanks and package sewage treatment plants.
- (3) If planning permission is granted, then you should contact South Ayrshire Council Environmental Health Service to apply to amend the caravan site licence before the site opens and the site must meet the conditions stated in the Caravan sites and Control of Development Act 1960 and amendment's therewith included in the Act.
- (4) The Council as Roads Authority advises that a Road Opening Permit will be required for any work within the public road limits.

- (5) The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (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.
- (7) In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- (8) The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development will require to be fully funded by the applicant - including any relevant road signs and markings.
- (9) The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.
- (10) The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 2 Road Safety Audit in compliance with GG119 of the Standard for Highways Design Manual for Roads and Bridges shall be submitted for the approval of the Planning Authority in consultation with ARA. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.
- (11) The Council as Roads Authority advises that a Stage 3 Road Safety audit in compliance with GG 119 of the Standard for Highways Design Manual for Roads and Bridges shall be submitted for the approval of the Planning Authority in consultation with ARA by no later than 1 month after completion of the development, unless an alternative time period is approved. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority & the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.

List of Determined Plans:

- Drawing - Reference No (or Description): RDD-943-24-01
- Drawing - Reference No (or Description): RDD-943-24-02
- Drawing - Reference No (or Description): RDD-943-24-03
- Drawing - Reference No (or Description): RDD-943-24-04
- Drawing - Reference No (or Description): RDD-943-24-05
- Supporting Information - Reference No (or Description): Planning Statement
- Supporting Information - Reference No (or Description): Management and Operation Arrangements
- Supporting Information - Reference No (or Description): Transport Statement

Reason for Decision:

1. 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.
2. The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

(2) [25/00525/APP](#)

FLAT 2 27 WELLINGTON SQUARE AYR SOUTH AYRSHIRE KA7 1HH (planning permission is sought for the change of use of a dwelling flat to short-term letting accommodation at Flat 2, a one-bedroom ground-floor flat within a seven-flat residential block at 27 Wellington Square, Ayr.)

At this point and the time being 10:52 am, the Panel agreed to adjourn.

The panel reconvened at 11:02 am.

Following discussions,

The Panel

Decided: to refuse on the following grounds: -

that the proposal is contrary to the Policy 30 of NPF4 as the use of the application site for purposes of a short term let would have a detrimental effect on other residents of 27 Wellington Square and the availability of residential accommodation within the immediate area.

(3) Application continued from the Regulatory Panel of 11 September 2025 - 22/00220/APP – Land at Annfield Road, Prestwick, South Ayrshire (erection of five dwellinghouses on land accessed from Annfield Road, Prestwick).

Following discussions,

The Panel

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

(1C) 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.

(1R) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

(2C) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (or any order revoking and re-enacting the Order) all development falling within Classes 1 and 3 (covering the enlargement of a dwellinghouse and other development within the curtilage of a dwellinghouse) shall be the subject of a formal application for planning permission.

(2R) In the interests of the amenity of the area.

(3C) That the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to the occupation of the first dwelling. Precise details and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

(3R) In the interest of road safety and to ensure an acceptable standard of construction.

(4C) That a maximum of 10 off-road parking spaces shall be provided within the site boundary as shown on Drawing Number L(00)003 Rev K, to satisfy provision levels as defined within the SCOTS National Roads Development Guide.

(4R) In the interest of road safety and to ensure adequate off-street parking provision.

(5C) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

(5R) In the interest of road safety and to avoid the discharge of water onto the public road.

(6C) That designated bin collection points shall be located a maximum of 15 metres from the public carriageway, prior to the occupation of the development. Details and specification of the siting and design of bin collection points shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

(6R) In the interests of road safety.

(7C) No work shall be carried out on any phase of the development unless and until an effective vehicle wheel washing facility has been installed in accordance with details that shall be submitted for the written approval of the Council as Roads Authority prior to its installation, if required for that phase. When required, such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in such a quantity which will cause a nuisance or hazard to the road system in the locality.

(7R) In the interest of road safety.

(8C) The applicant/developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority. The plan shall describe the methodology for the movement of construction traffic to and from the site, including agreement on suitable routes, and shall be implemented as approved.

(8R) In the interest of road safety.

(9C) No development shall take place on site until such time as a surface and foul water drainage scheme has been submitted to and approved in writing by the Planning Authority, in consultation with the Ayrshire Roads Alliance (Flooding). The scheme shall incorporate the findings of the Flood Risk Assessment and BRE 365 soakaway testing, and shall include details of long-term maintenance arrangements. The approved scheme shall thereafter be implemented in full prior to the occupation of the dwellings.

(9R) To ensure satisfactory drainage and to protect the site and surrounding area from flood risk.

(10C) The applicant must provide a trespass-proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary, with provision made for future maintenance and renewal. Details of the proposed fencing shall be submitted for the prior written approval of the Planning Authority (in consultation with Network Rail) before development commences, and thereafter erected as approved.

(10R) In the interests of public safety and the protection of Network Rail infrastructure.

(11C) The applicant must provide a safety barrier along the boundary of the railway where adjacent to roads, turning circles and parking areas, designed to prevent vehicles driving onto the railway or damaging lineside fencing. Details shall be submitted for the prior written approval of the Planning Authority (in consultation with Network Rail) before development commences, and the barrier shall be installed as approved prior to occupation of the dwellings.

(11R) In the interests of public safety and the protection of Network Rail infrastructure.

(12C) Any Sustainable Urban Drainage features shall not be located within 10 metres of the railway boundary.

(12R) To protect the stability of the adjacent railway lines and the safety of the rail network.

(13C) No development shall take place until such time as a scheme of landscaping has been submitted to and approved in writing by the Planning Authority. The scheme shall include:

Hard and soft landscaping works;
Boundary treatments;
Details of trees and vegetation to be retained;
Species and planting locations;
Phasing and implementation programme.

Where trees/shrubs are proposed adjacent to the railway boundary these must be positioned at a distance greater than their predicted mature height, and certain broadleaf species shall be avoided.

The approved scheme shall be implemented in accordance with the agreed phasing and thereafter maintained.

(13R) To safeguard residential amenity, enhance biodiversity, and protect railway operations.

(14C) Prior to occupation of the dwellings, details of biodiversity enhancement measures (such as native planting, bird/bat boxes, and hedgehog highways) shall be submitted for the written approval of the Planning Authority, and thereafter implemented as approved.

(14R) To ensure the development delivers biodiversity enhancement in line with NPF4 requirements.

(15C) No dwelling shall be occupied until the noise mitigation measures set out in the Noise Impact Assessment (ref: 7480-00-00, dated 2 September 2022) have been fully implemented. These shall include the erection of a mitigation barrier as specified in Section 9.1 of the report. The approved mitigation shall thereafter be retained in perpetuity.

(15R) To protect the amenity of future occupiers from railway noise and vibration.

(16C) The external materials of the development shall be in accordance with the approved plans unless otherwise agreed in writing by the Planning Authority.

(16R) In the interests of visual amenity and to safeguard the character of the area.

Advisory Notes:

- (1) Road Will Not Be Adopted: The Council as Roads Authority advises that the Council will not adopt the road on its completion.
- (2) Road Opening Permit: That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.
- (3) Roads (Scotland) Act: The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (4) New Roads and Street Works Act 1991: In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
- (5) Costs of Street Furniture: The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.
- (6) Costs of TROs: The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant - including any relevant road signs and markings.
- (7) Signage to TSRGD 2016: The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits.
- (8) Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, contact details below:

Network Rail Asset Protection Engineer
151 St. Vincent Street, GLASGOW, G2 5NW

E-mail: AssetProtectionScotland@networkrail.co.uk

List of Determined Plans:

Plan Type	Reference	Version No	Received Date
Drawing	L(00)002		09.03.2022
Drawing	L(00)003	K	24.05.2025
Drawing	L(00)004	F	24.05.2005
Drawing	L(00)01		09.03.2002
Drawing	L(01)301	House Type A Floor Plans	09.03.2022
Drawing	L(01)301	House Type B Floor Plans	09.03.2022
Drawing	L(02)301		09.03.2022
Drawing	L(02)301		09.03.2022

Reason for Decision:

1. 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.
2. 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 11.20pm