

REGULATORY PANEL (PLANNING)

Minutes of a hybrid webcast meeting
on 5 February 2026 at 10.00 a.m.

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

Present Remotely: Councillor Mary Kilpatrick.

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

Also Attending: S. Mulholland, Director of Education, G. Cockburn, Service Lead – Education Support Services, S. Callan, Planning Consultant and D. Harman, Planning Consultant.

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 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 10 December 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 January 2025 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following application: -

(3/1) [25/00689/APP](#) TOWNEND HOUSE, TOWNEND DRIVE, SYMINGTON, SOUTH AYRSHIRE (Planning permission is sought for external alterations to Townend House, a mid-19th century Category B Listed building located within the Townend Estate to the south-west of Symington, together with the formation of a car park within its landscaped grounds).

Following discussions,

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.

(3/2) [25/00765/APP](#) 8B NEW BRIDGE STREET, AYR, SOUTH AYRSHIRE, KA7 1JX (Planning permission is sought for the change of use of a dwelling flat to short-term letting accommodation at 8B New Bridge Street, Ayr).

Following discussions,

The Panel

Decided: to approve with 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.

List of Determined Plans:

Drawing - Reference No (or Description): Location Plan

Drawing - Reference No (or Description): Floor Plan

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

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 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. National Planning Framework 4 (NPF4).
4. Adopted South Ayrshire Local Development Plan (LDP2).

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.

(3/3 & 3/4) [225/00364/MDO](#) and [25/00372/MDO](#) LAND AT GREENAN DUNURE ROAD AYR SOUTH AYRSHIRE (Applications seeking to modify the Minutes of Agreement associated with the Section 75 obligations for planning permissions 09/00683/OUT and 18/00311/FURM, the latter being a renewal of the original permission 09/00683/OUT).

Following discussions,

The Panel

Decided: to approve the applications and the decision reported to Cabinet for noting due to financial implications for the Council.

Reason for Decision:

In view of the available evidence in respect of pupil numbers/projections and school capacities within the catchment (and at Kyle Academy which is out with the catchment), and having considered the tests within Circular 4/2025 in relation to Planning Obligations, the Development Plan and representations from interested parties, it has been concluded that retaining these unspent contributions is not necessary and would be unreasonable. The Planning Authority has obtained KC legal opinion on this matter which indicates that there would be little evidence to justify the retention of the unspent contributions. It is recommended that the applicants proposed wording to modify the S75 Agreements is approved.

List of Determined Plans:

Drawing - Reference No (or Description): Location Plan 264.30/PA/SP01 Rev: 0

Background Papers:

- Application form, plans and supporting documents.
- National Planning Framework 4 (NPF4).
- South Ayrshire Local Development Plan 2 (LDP2).
- Circular 4/2025 - Planning Obligations and Good Neighbour Agreements.
- Section 75 Legal Agreement associated with 09/00683/OUT.
- Section 75 Legal Agreement associated with 18/00311/FURM.
- Education Capacity Assessment (Lichfields, September 2025) – on behalf of the applicant.
- Council's 2009 Education Impact Assessment.
- Council's Recent Postcode Analysis.
- Representations received.
- Consultation response received.

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.

**(4) Consultation under Section 36 of the Electricity Act 1989
([23/00472/DEEM](#)) – Proposed Wind Farm at Knockdhar B734 from A714
Junction at Pinmore Bridge to Barr Pinmore, South Ayrshire.**

Following discussions,

The Panel

Decided:

- (a) to submit this report to The Scottish Government Energy Consent Unit as a position of maintaining our objection on behalf of the Planning Authority to the Section 36 application for the proposed development (ECU Reference: ECU00002153) unless the conditions set out in the appendix below are imposed in their entirety or that suitable alternative;
- (b) to approve delegated authority to officers of the Planning Service to conclude planning conditions with the Scottish Government Energy Consents Unit, in writing, should the Scottish Ministers be minded to grant consent under Section 36 of the Electricity Act 1989 and deemed planning permission pursuant to Section 57 (2) of the Town and Country Planning (Scotland) Act 1997.

Councillor Clark left the meeting at this point.

**(5) Consultation under Section 36 of the Electricity Act 1989
(23/00334/DEEM) – Proposed Wind Farm, U27 from B741 Junction at
Cloyntie to U66 Junction at South Balloch, Maybole, South Ayrshire.**

Following discussions,

The Panel

Decided: to submit this report to The Scottish Government as an objection to the proposed wind farm.

The meeting ended at 12.25pm.