

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held on
2 December 2025 at 2.00 p.m.

Present: Councillors Alan Lamont (Chair), Ian Cavana, Alec Clark, Wullie Hogg, Martin Kilbride, and George Weir.

Remote: Councillor Craig Mackay.

Apologies: Councillors Mary Kilpatrick and Duncan Townson.

Attending: M. Vance, Solicitor, Legal and Licensing (Legal Adviser), J. Hall, Planning Strategy Co-ordinator (Planning Adviser); R. Anderson, Committee Services Assistant and C. McCallum, Clerical Assistant.

Opening Remarks.

The Chair confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live. The Chair welcomed Councillors Hogg and Weir to their first meeting of the Local Review Body.

1. Declarations of Interest.

The Legal Adviser called the sederunt and, having called the roll, confirmed that there were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of Previous Meetings.

Following the recent South Ayrshire Council meeting, Councillors Hogg and Weir replaced Councillors Dixon and Lyons on the Local Review Body. Councillors Hogg and Weir were therefore not eligible to vote on this item.

Councillor Mackay was not present at the previous meeting and therefore not eligible to vote on this item.

The [minutes](#) of 24 June 2025 (issued) were submitted and approved.

3. **New Case for Review – 25/00034/APP – Application for the Erection of a Dwellinghouse and Agricultural Shed at U96 from C138 Junction near Low Wardneuk to A719 Junction near Bourtreebush, Monkton, South Ayrshire.**

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision to refuse Planning Permission for the Erection of a Dwellinghouse and Agricultural Shed at U96 from C138 Junction near Low Wardneuk to A719 Junction near Bourtreebush, Monkton, South Ayrshire.

Following discussion, the Body

Decided: to continue the review for a procedure notice to be issued to the applicant to supply a 7-day speed survey, an Instrument Flight Procedure Stage 1 Assessment, bat surveys and mitigation measures to address potential harm to protected species. Procedure notices will also be served on Ayrshire Roads Alliance, Prestwick Airport, AECOM, and the appointed officer to comment on the further information. The Body delegates authority to the Planning Adviser to impose reasonable timescales on the procedure notices. The case will be brought back to a future meeting of the Body for review.

4. **New Case for Review – 25/00115/APP – Application for the Change of Use of Class 3 Restaurant to Form Class 11 Dance Studio at 38 North Harbour Street, Ayr, South Ayrshire, KA8 8AH.**

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision to refuse Planning Permission for the Change of Use of Class 3 Restaurant to Form Class 11 Dance Studio at 38 North Harbour Street, Ayr, South Ayrshire, KA8 8AH.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

The Body

Decided: to overturn the Appointed Officer's decision and grant Planning Permission for the Change of Use of Class 3 Restaurant to Form Class 11 Dance Studio at 38 North Harbour Street, Ayr, South Ayrshire, KA8 8AH, subject to the following conditions:-

Conditions

1. That the development hereby permitted must be begun within **three years** of the date of this permission.
2. 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.

Reasons:

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

List of Approved Plans

List of Plans determined: Plan Type	Reference:	Version No:	Received Date:
Drawing	HAD-249-002	PL A4	05.03.2025
Drawing	HAD-249-001	(Rev. A)	21.03.2025
Supporting Information	Noise Mitigation Information		21.03.2025
Supporting Information	Noise Impact Assessment- Amended		13.06.2025
Supporting Information	Supporting and Operational Statement		14.05.2025

Reason for Decision:

The development hereby approved is considered to accord with the provisions of the Local Development Plan and would have no significant adverse impact on the amenity of neighbouring land and buildings.

5. **New Case for Review – 25/00042/APP - Application for the Erection of Agricultural Shed and Formation of Access Track and Yard (in partial retrospect) at Land Adjacent to Dykehead Cottage C53 from A719 Junction at Fiveways House North to Council Boundary North West of East Mosside, Kilmarnock, South Ayrshire, KA1 5JR.**

There were submitted the relevant [papers](#) (issued) relating to a request to review the decision to refuse Planning Permission for the Erection of Agricultural Shed and Formation of Access Track and Yard (in partial retrospect) at Land Adjacent to Dykehead Cottage C53 from A719 Junction at Fiveways House North to Council Boundary North West of East Mosside, Kilmarnock, South Ayrshire, KA1 5JR.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Following discussion, the Body agreed to adjourn at 2.44pm.

The Body reconvened at 3.02pm.

The Body

Decided: that the review be continued, and a procedure notice issued to the applicant to supply a 7-day speed survey and all other information required by Ayrshire Roads Alliance (“ARA”). Procedure notices will also be served on ARA and the appointed officer to comment on the further information. The Body delegates authority to the Planning Adviser to impose reasonable timescales on the procedure notices. The case will be brought back to a future meeting of the Body for review.

The meeting ended at 3.04pm