

**Coylton Community Council Meeting 26th March 2026
7pm Coylton Primary School**

Attendees		Apologies
Laura McEwan - Chair		Issac Kerr - Member
Rachel Wilson - Secretary/Planning member		Dan McMillan - Football representative
Stan Mault - Treasurer		Alison Ward - Member
Sarah Wylie - Member		
Betty Hodge - Licensing member		
Alison Wilson - Member		
Angela Rowe - Member		
Iain Campbell - Councillor		
Melissa McCulloch - External Funding Officer		
Members of the Community		

Notes	Action
Agreement of previous minutes - proposed by Betty and seconded by Sarah	
<ul style="list-style-type: none"> Chair welcomed 21 members of the community 	

Updates - Planning	Action

Current Planning - RW updated everyone on the current planning applications and noted that she had come across a new one on the council's planning portal for a house at the entrance to Sundrum Estate. The details were shared around and there was some discussion. The Chairperson proposed that an objection should be submitted, as it was felt the house wasn't in keeping with the surrounding area. There were also concerns raised about the number of trees that have already been removed from the site. LM offered to get in touch with the relevant authorities to ask about the land clearance. All in Favour

Lynch Homes - Despite several emails being sent, the Community Council has received no response from Lynch, with residents reporting the same lack of communication. LM advised that the council had confirmed Lynch are not acting illegally and are within their rights to begin works, despite earlier assurances that work would not start until the school holidays.

LM also raised concerns that there is still no report outlining how the development will be managed around school drop-off and pick-up times. SM noted that the path is now connected, and it is assumed that access to the site will be from the top of the old path.

Following contact from Councillor Campbell, ARA attended regarding concerns from residents who had been told their driveways would be blocked for a number of weeks. This will now not happen.

LM expressed ongoing concern about the lack of engagement with the community, noting that once again developers appear to be pushing ahead without proper consideration for local residents, and in particular the safety of the school. RW offered to contact Lynch Homes to seek clarity on accountability and to confirm who residents should direct any queries to, such as the site manager or development manager. She also stated that the factor, Spiers Gumley, should be doing more to advocate on behalf of residents.

Avant homes - The Chair informed the group that an email had been sent to Avant Homes inviting them to attend a meeting. They have responded asking for available dates, which is a positive step. However, a number of concerns remain around this potential development.

RWI explained that both she and LM had written to the Head of Planning regarding transparency within the planning process. There is a growing feeling that discussions are taking place with developers prior to applications being formally submitted, which gives the impression that developers are being given a "heads up".

It was noted that the planning system in South Ayrshire appears to favour developers, who are able to submit detailed applications supported by professional reports and visuals, whereas residents and the Community Council are limited in how much they can respond. This concern is further highlighted by the ongoing issues with infrastructure. After years of waiting for a new sewer system in Coynton, dating back to 2004, Scottish Water have recently appeared to carry out repairs to the existing system with little to no notice. This has caused disruption for residents and traffic throughout the village, including the introduction of four-way traffic lights.

It was also noted that Mr Hamilton, a member of the community, has provided useful documentation relating to previous planning in the village, much of which appears to contradict what is currently being proposed. Jim has also created a flyer which he intends to distribute throughout the estate affected by the proposed development.

Residents expressed their disappointment with the consultation carried out by Avant Homes. It was noted that at the second consultation, when asked if feedback from the first had been considered, Avant Homes were unable to confirm whether the comments had even been

Rachel

reviewed, let alone acted upon.

Residents felt the process was a tick-box exercise and a waste of time, with ongoing concerns about road safety and wider impacts on the local community not being properly listened to or addressed.

The discussion moved on to planning conditions, with questions raised about conditions that do not always appear to be enforced. LM suggested that planning conditions should be met before any development begins, using the recent caravan site application as an example.

At the panel meeting where this application was approved, it was stated that a slip road from the A70 into the site would be required for safety. LM expressed concern that this should have been completed first and questioned who would be held accountable if it is not delivered. She also noted similar concerns in relation to affordable housing, stating that if Avant Homes are granted permission, the affordable housing element should be prioritised and delivered early to ensure that planning conditions are properly met.

RW explained that she had been sharing copies of emails sent to South Ayrshire Council on the community Facebook page and asked if this was helpful. The majority of residents present agreed that this approach was useful and helped keep everyone informed.

Milestone - LM explained that the Community Council had agreed to object to the additional houses proposed by Milestone in place of the originally planned affordable housing. She advised that residents felt the new plans were not in line with what had been presented at the initial consultation, where properties were indicated as one-and-a-half storey. The revised plans for two-storey houses were considered to have a greater impact on the existing properties.

LM explained that, in an email to the Head of Planning, she had asked how community benefit is calculated. The response stated that it is based on the overall impact of the development on the community, and that ARA considered two digital bus stops at the top end of the village to be an appropriate benefit. LM explained that this was at a cost of £30,000 to Milestone.

Planning Applications & Development - Overall, there was extensive discussion relating to Coylton and its Local Development Plan. It was felt that the community is now experiencing the impact of decisions made many years ago, with increasing pressure on infrastructure and local facilities.

Many residents expressed frustration at the perceived lack of engagement from South Ayrshire Council and suggested that the Community Council should approach their local MSP. Laura explained that she and Rachel had already met with Sharon Dowey, who has offered to contact South Ayrshire Council on the community's behalf.

Both Laura and Rachel also highlighted the continued support of Iain Campbell, noting that without his involvement many of the community's projects simply would not have progressed as they have. His commitment and willingness to support Coylton has made a significant difference to the community.

- **Police Report** - No Police report

- **Licensing** - Nothing to report

- **Treasurer's Report** - The Treasurer reported a balance of £1,386.52 in the main account and £10,596.57 in the Community Garden/Gala account. Stan explained that he was in the process of auditing books.

- **Councillors Report** - The Councillor began by explaining that, despite objections from the planning department regarding lighting, the MUGA has now progressed to the planning stage. He advised that the plans have been adjusted, with new lighting designs intended to ensure that nearby residents are not adversely affected, particularly in terms of light shining directly into their homes.

He also outlined that he is currently seeking funding for a new roof for the bowling green premises and is in ongoing discussions with the asset manager at South Ayrshire Council regarding potential upgrades to the activity centre. LM highlighted that investment in these facilities is essential for Coylton, particularly as there is no guarantee that the activity centre will remain open following future budget decisions.

Discussion then moved to the proposed 350 homes at Holmston Roundabout. Residents have raised concerns regarding which primary school would serve the development. Mr Campbell explained that the development will include footbridges and other planning conditions that must be met prior to construction progressing, although some initial ground testing has already begun.

RW raised concerns that decisions regarding placements at Coylton Primary School may be made after the planning panel decision for the Avant Homes development. Mr Campbell advised that the Education Department will ultimately determine which school the Holmston Roundabout development will feed into.

Any Other Business

Community Council Elections - The Chairperson confirmed that all 10 nominations had been accepted, and as a result, no election was required. It was noted that the AGM will take place in April, where office bearers will be formally appointed.

Website - LW explained that the Community Council is looking to create its own website but currently has no one with experience in setting one up. She asked if anyone could recommend someone who may be able to assist. Mrs Bryden advised that she may be able to put the committee in contact with someone who could help.

LW informed all present that there was to be a **Ayrshire Housing Tenant Engagement**

Meeting 23rd April, time and venue tbd.

Coylton Wanderers Football team submitted an email to the Community Council outlining concerns regarding their current storage arrangements. They explained that the situation has become increasingly difficult to manage and, although they had recently been approached about storing additional equipment for the tennis club, they are unable to accommodate any further items. They further advised that, while it may appear there is available space within the pavilion, this is not the case. League requirements state that the facility must be maintained as a clean, tidy, and functional environment suitable for hosting the home team, away team, and match officials. As such, the pavilion cannot be used for additional storage.

The football team reiterated that they had previously suggested the provision of an additional storage container, which would be beneficial to the wider community. This would allow overflow equipment from groups such as the tennis club and community events team to be stored appropriately, without placing further strain on existing facilities. LM explained that she had initially approached Milestone regarding the possibility of a storage container being donated following the completion of building works at Manse Road, for use at the activity centre. However, she advised that she is now less confident this will progress, particularly in light of the recent objection to the latest Milestone planning application.

LM outlined the importance of the **Local Development Plan (LDP)** and explained that Coylton is now experiencing the consequences of limited community involvement in previous plans, largely due to the absence of an active Community Council at that time. She noted that the current Coylton Community Council is effective and well-supported, particularly with the involvement of Councillor Campbell, and emphasised that it is important for the community to be fully engaged in the development of LDP3, which South Ayrshire Council is currently progressing. RW offered to share relevant links with the community to allow residents to review the proposals and provide feedback on the areas the Council is consulting on.

The Chair referred to the **Coylton Development Trust** and highlighted the importance of establishing such a group to support future funding opportunities for projects within Coylton and the surrounding areas. She explained that there had been a previous attempt to set one up and that she, along with RW, had visited Dunure to gain an understanding of how a Development Trust operates in practice. It was noted that by establishing a SCIO (Scottish Charitable Incorporated Organisation), Coylton would gain charitable status, enabling access to a wider range of funding opportunities. This group would operate separately from the Community Council, with members acting as trustees of the organisation. Melissa McCulloch provided a brief overview of the regulations and how a SCIO would function. She advised that, once established, she would be able to support the group in identifying and applying for external funding. She also recommended making contact with Angela McWhinny at Voluntary Action South Ayrshire, who could provide guidance and support in setting up the organisation. Melissa further suggested that an information evening be held later in the year to help residents better understand the purpose of the Development Trust and what involvement would entail.

A resident raised concerns regarding an issue discussed on the **Coylton Families Facebook page**, relating to the sharing of sensitive information. The admins present advised that, due to the sensitive nature of the matter, they had sought guidance from Police Scotland and acted in line with that advice.

<p>There being no further business the meeting closed at 855pm</p> <p>Next meeting AGM Thursday April 23rd 2026</p>	