

Agenda Item No. 2**REGULATORY PANEL (PLANNING)**

Minutes of a hybrid webcast meeting
on 13 May 2026 at 10.00 a.m.

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

Present
Remotely: Councillor Craig MacKay.

Apologies: Councillors Mary Kilpatrick and Duncan Townson.

Attending
In County
Buildings: C. Iles, Service Lead – Planning and Building Standards; A. Brown, Co-ordinator - Legal & Licensing; A. McGibbon, Co-ordinator – Development Planning; E. McKie – Supervisory Planner – Planning and Building Standards; R. Dominy, Planning Assistant - Planning and Building Standards; J. Chapman, Committee Services Officer and E. Moore, 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 Co-ordinator - Legal & Licensing called the Sederunt for the meeting and having called the roll, Councillor Wullie Hogg advised that, in terms of the Councillors' Code of Conduct, he would declare a personal interest in Agenda Item no 3/1. No further declarations of interest by Members of the Panel were made.

2. Minutes of previous meetings.

The Minutes of previous meetings of 2 April 2026 ([issued](#)) were submitted for approval.

Decided: to approve these minutes.

3. Hearings relating to Applications for Planning Permission.

There was submitted a report ([issued](#)) of May 2026 by the Housing, Operations and Development Directorate on planning applications for determination.

The Panel considered the following applications: -

Councillor Hogg left the meeting before the commencement of Agenda Item 3/1.

- (1) **26/00107/APP - UNITED FREE CHURCH 4 KIRKHOLM AVENUE AYR SOUTH AYRSHIRE KA8 8LY** (Planning permission is sought to amend the fenestration arrangements of the proposed dwellinghouses approved under planning application 24/00848/APP. This planning application granted planning permission for the erection of 2 dwellinghouses and the change of use, alterations and extension of an existing church to form 2 dwellinghouses.)

The Panel adjourned for discussions to take place from 10:53am until 11:17am.

Following discussions,

The Panel

Decided: to grant delegated authority to officers for the purpose of adding an additional condition requiring a suitable means of enclosure in the rear elevation of the development to be maintained at all times and thereafter to approve the application subject to the additional and 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 notwithstanding the plans hereby approved, the windows formed within the gables of each proposed dwellinghouse hereby granted planning permission shall be glazed with obscured / frosted glass which shall be installed prior to the occupation of each dwellinghouse and retained as such for the lifetime of the development, to the satisfaction of the Planning Authority.

(3R) In the interests of residential amenity.

(4C) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any subsequent amendments, the following classes of development shall not apply to the approved dwellinghouses:

1. Class 1A-D (Enlarging a dwellinghouse)
2. Class 2A-B (External alterations which are not enlargements)
3. Class 3A-D (Development within the curtilage of a dwellinghouse, including outbuildings).

Therefore, prior approval from the planning authority is required for any development falling within these classes or any other development which would otherwise be granted by the aforementioned Order.

(4R) The garden grounds of each dwellinghouse do not meet with council standards and the removal of permitted development rights can help prevent over development.

(5C) That the window opening formed within the eastern (rear) elevation of 'Phase 2', closest to the south (principal) elevation, is not approved. This window shall be blocked up prior to the occupation of this dwellinghouse in accordance with Drawing No. HDA-231-010(E).

(5R) In the interest of residential amenity.

(6C) That notwithstanding the approved plans, no in-curtilage parking spaces are to be formed within the front curtilage of each dwellinghouse, for the lifetime of the development.

(6R) To prevent adverse impacts on pedestrian safety in the surrounding area.

List of Determined Plans:

Drawing - Reference No (or Description): HDA-231/002

Drawing - Reference No (or Description): HDA-231-006(E)

Drawing - Reference No (or Description): HDA-231/007(H)

Drawing - Reference No (or Description): HDA-231/010(D)

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, plans and submitted documentation.
2. Representations.
3. National Planning Framework 4 (NPF4).
4. Adopted South Ayrshire Local Development Plan (LDP2).
5. South Ayrshire Council's Planning Guidance on Open Space and Designing New Residential Developments.

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.

Councillor Hogg returned to the meeting.

- (2) **26/00199/APP - TOWN HALL GARDENS NEW BRIDGE STREET AYR SOUTH AYRSHIRE** (This report relates to a planning application for public realm improvements at Town Hall Gardens, Ayr. The proposal includes upgraded surfacing, new seating, planting, lighting, wayfinding signage, digital information screens and associated works within an existing area of public open space.)

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.

List of Determined Plans:

Drawing - Reference No (or Description): Ex0011.

Drawing - Reference No (or Description): P001 General Site Plan as Pro.

Drawing - Reference No (or Description): P001 Location Plan.

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.

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 11:26.