

REGULATORY PANEL (PLANNING)

Minutes of Meeting held remotely
on 2 March 2022 at 10.00 a.m.

Present: Councillors Brian Connolly (Chair), Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Brian McGinley, Craig Mackay and Margaret Toner.

Attending: K. Briggs, Service Lead – Legal and Licensing; C. Iles, Service Lead – Planning and Building Standards; E. Goldie, Co-ordinator (Place Planning); A. Edgar, Supervisory Planner; K. Braidwood, Ayrshire Roads Alliance; L. Reid, Assistant Director – Place; F. Ross, Co-ordinator (Legal Services, Property and Contracts); F. Maher Committee Services Officer; C. Buchanan, Committee Services Officer; E. Moore, Clerical Assistant.

In Attendance: Agents to address the Panel.

1. **Welcome & Declarations of Interest**

The Chair welcomed everyone to the meeting and took the sederunt. 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 [3 February 2022](#) (issued) were submitted and approved.

3. **Application for Planning Permission**

There were submitted [reports](#) (issued) of January 2022 by the Director - Place on a planning application for determination.

The Panel considered the following application:

- (1) **21/01153/APPM – Arran Mall, Alloway Street, Ayr** – Erection of a sports, leisure and fitness facility (Class 11), shops (Class 1), cafe (Class 3), Office (Class 4), non-residential institutions (Class 10); demolition works; car parking, servicing and access arrangements; hard and soft landscaping, public realm; and, other associated works and infrastructure.

21/01140/LBC – Arran Mall, Alloway Street, Ayr - Internal and external alterations and extension associated with development of a sports, leisure and fitness facility and associated development.

Decided:- to approve application (Ref: **21/01153/APPM**) subject to the following conditions:

Transportation

- (1) That before occupation of the development a Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan
- (2) That prior to commencement of operation of the development, a draft of the Members Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Pack shall include information on walking, cycling and public transport facilities and services within the vicinity of the development site, including journey times by sustainable modes of transport to key local destinations. Thereafter, any new member will be provided with a copy of a Member Travel Pack as part of any induction/ welcome pack information.
- (3) That prior to the commencement of construction works on site an amended access junction design for the proposed Dalblair Road access shall be submitted for the prior written approval of the Council as Roads Authority. The junction layout shall require to accord with the Council's National Roads Development Guide, and clearly prioritise pedestrian movements over vehicles
- (4) That prior to the commencement of construction works on site, further details of all proposed alterations to public road on Alloway Street associated with the development including the access junction, bus stop provision, loading bay details, and controlled pedestrian crossing shall be submitted for the prior written approval of the Council as Roads Authority
- (5) That prior to occupation of the development any proposed gates shall be set back a minimum of 6 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway.
- (6) 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 construction work commences on site.
- (7) 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

- (8) That a maximum of 81 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Fully dimensioned details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide shall be submitted for the prior written approval of the Council as Roads Authority prior to the commencement of construction works on site
- (9) The applicant/ developer shall, prior to the opening of the development to the public, submit a Parking Management Plan for the written approval of the Council as Roads Authority. The plan shall describe the arrangements for the management of overspill parking to the development at periods of peak demand associated with typical development operation, and shall set out proposed measures and initiatives to aid in management of development parking.
- (10) That cycle parking accommodating a minimum of 30 cycles (20 spaces adjacent to Alloway Street, and 10 spaces adjacent to Dalblair Road) shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any construction work commences on site
- (11) That land be safeguarded within the site boundary to accommodate the future expansion of cycle parking, as required. Precise details of the area to be retained for potential further cycle parking provision shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any construction work commences on site
- (12) That prior to the occupation of the development, details of the location of the bin collection point(s) shall be submitted to and approved by the planning authority. Any such details shall show a collection point(s) positioned no more than 15 metres from the public road carriageway.
- (13) The applicant/ developer shall, prior to the opening of the development to the public, submit an Event Traffic Management Plan for the written approval of the Council as Roads Authority. The plan shall describe the arrangements for the management of trip generation associated with events to the development of varying sizes and frequencies, including any proposed traffic management measures, parking management, coach pick-up and drop-off arrangements, etc.
- (14) 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 their wheels in such a quantity which will cause a nuisance or hazard to the road system in the locality.

- (15) The applicant/ developer shall 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 works traffic to and from the site during both demolition and construction works, and shall include agreement on suitable routes to and from the site and a works programme showing a breakdown of estimated daily trips by vehicle classification. The Construction Traffic Management plan shall require the agreement of the Council as Roads Authority prior to any movement of works traffic associated with demolition or construction.

SUDS

- (16) That a suitable Sustainable Urban Drainage System shall be designed and constructed in accordance with the recommendations of the Drainage Assessment Document Reference Report Ref No ALC-GAL-XX-XX-RP-C-0001, Issue 01 - 09/11/21, The Terrenus Land & Water Level 1 Flood Risk Assessment 8th September 2020, the SUDS Manual CIRIA C735 and other relevant guidance. The Sustainable Urban Drainage System shall be designed to ensure that infrastructure and buildings are generally free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1 in 200 years + Climate Change calculated in accordance with the SEPA Climate Change Allowance (2019) Guidance). If the chosen Sustainable Urban Drainage System solution requires discharge to an open watercourse then this discharge rate shall be agreed with the Flood Risk Management Authority.

Archaeology

- (17) No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Environmental Health

- (18) Prior to the commencement of construction works on-site, a noise assessment shall be undertaken and submitted to the Planning Authority to determine the likelihood of noise impact detrimental to the residential amenity of nearby dwellings from the proposed fixed plant on noise sensitive receptors. The assessment shall be carried out by a suitably qualified acoustic consultant or

other competent person, and shall include all relevant noise sources that may impact on the noise sensitive receptors using the current British Standard (or as may be amended). Maximum Target Noise Levels within the noise sensitive receptor to be used are as follows:

- I. LAEQ16hrs 35dB (0700-2300) internal noise level
- II. LAEQ 8hrs 30dB (2300-0700) internal noise level
- III. LAMAX 45dB (2300-0700) internal noise level
- IV. LAEQ 16hrs 50dB (0700-2300) internal noise level

In addition, the significance of effect to be no greater than neutral as per Technical Advice Note Assessment of Noise (TAN) Table 3.5 page 20. Internal noise levels to be achieved, where possible, with windows open sufficiently for ventilation. Noise reduction to be taken as 10dB from outside to inside with window open sufficiently for ventilation (normally 10% of the opening area). The report requires to demonstrate that plant associated with the development meets noise rating criteria 25 when measured within a habitable room of the nearest noise sensitive dwelling with windows open sufficiently for ventilation shall be submitted for the formal prior written approval of the Council as Planning Authority. The report shall include details of any mitigation measures necessary to achieve the target noise levels detailed above. The approved mitigation measures shall be fully implemented upon completion of the development and maintained thereafter in perpetuity.

Landscaping

- (19) That notwithstanding approved drawings ALC-TGP-ZZ-ZZ-DR-L-0004 ALC-TGP-ZZ-ZZ-DR-L-0001 before any construction works start on site, revised detailed landscape plans incorporating a substantial reduction in the quantity of herbaceous perennial plants and replacement with a wider variety of deciduous and evergreen shrubs and bulbs that will provide all year round interest and offer some form and structure, shall be submitted for the prior written approval of the Planning Authority. Plans shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m². The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. Construction details for paved or other hard surfaces shall be provided together with details of any fences for inclusion as part of the landscape scheme. The scheme as approved shall be implemented within the first planting season following the completion or

occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard.

External Materials

- (20) That before any construction work commences on site, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.
- (21) Prior to the commencement of works to remove and replace the existing shop display windows at 30 Alloway Street and 22 to 28 Alloway Street, full details of the proposed replacement shopfront glazing, stallriser, pilasters, pedestal base and fascia, including 1:20 scale elevation plans and 1:1 or 1:5 or 1:10 scale typical cross sections and samples of the materials to be used and colours shall be agreed in writing with the Council as Planning Authority.
- (22) Prior to the commencement of stone repair work on 30 Alloway Street and 22 to 28 Alloway Street details of the methods of cleaning and repairing the stonework shall be agreed in writing with the Council as Planning Authority. Such details shall include the results of petrographic analysis of the existing stone and any stone indents to ensure that any indents match closely the original stone colour and texture
- (23) Following demolition of the rear extensions at 30 Alloway Street and 22 to 28 Alloway Street and prior to the formation of the new exterior walls, further detailed elevational drawings shall be submitted to and approved by the planning authority showing the treatment of Hourstons west and south elevations and in particular the treatment of the junctions between sections of new cladding and the original stonework.
- (24) Prior to the occupation of the approved sports, leisure and recreation centre, the works to repair and restore the original windows, cornice and balustrade, iron balconies and plaques, decorative capitals and other decorative features including the Arts and Crafts period sundial in 30 Alloway Street and 22 to 28 Alloway Street as detailed within the approved plans and supporting documents shall be completed to the satisfaction of the Council as Planning Authority.

Reasons

1. To encourage sustainable means of travel.
2. To encourage sustainable means of travel.
3. In the interest of road safety and to ensure an acceptable standard of construction.

4. In the interest of road safety and to ensure an acceptable standard of construction.
5. In the interest of road safety.
6. In the interest of road safety and to avoid the discharge of water onto the public road.
7. In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.
8. In the interest of road safety and to ensure adequate off-street parking provision.
9. In the interest of road safety.
10. To ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
11. To ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
12. In the interests of road safety.
13. In the interests of road safety.
14. In the interests of road safety.
15. In the interests of road safety.
16. To ensure the site is drained in an acceptable and sustainable manner.
17. To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.
18. In order to ensure that the residential properties adjoining the site are not adversely affected by noise nuisance.
19. In the interest of visual amenity.
20. To ensure that materials are appropriate for the site and in the interests of visual amenity.
21. To safeguard the character and appearance of the listed building.
22. To safeguard the character and appearance of the listed building.
23. To safeguard the character and appearance of the listed building.
24. In order to ensure that the proposed restoration works are carried out timeously.

Advisory Notes:

(1) Scottish Water

General notes:

Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

SW Public General

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude. Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Please find information on how to submit application to Scottish Water at our Customer Portal.

Next Steps:

All Proposed Developments.

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic

Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

Trade Effluent Discharge from Non-Domestic Property

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found here.

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

(2) Ayrshire Roads Alliance

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.

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.

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.

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.

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.

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.

RSA Stage 2:

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 HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges shall be completed and submitted for the prior written approval of the Council as Roads Authority. 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.

RSA Stage 3:

The Council as Roads Authority advises that a Stage 3 Road Safety audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges should be submitted for the prior written approval of the Council as Roads Authority 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.

Footway/ Carriageway Reinstatement:

The Council as Roads Authority advises that the applicant/ developer will be responsible for the reinstatement of the public footway/ carriageway along the entire frontage of the site in compliance with the Council's National Roads Development Guide.

(3) South Ayrshire Council Biodiversity Officer

1. That the applicant is made aware that works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).
2. That the applicant is made aware that works should not lead to contravention of the Habitats Directive / Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
3. That the area of construction be checked prior to the commencement of any works for any ground nesting birds or nesting hare, thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004.
4. If there is a requirement for any tree felling then it may be appropriate for the developer to conduct a survey (in season) for potentially roosting bats / nesting birds.
5. If a bat survey demonstrates that bats and / or a known roost are likely to be affected by the proposed development and planning permission is to be granted then a condition should be placed on the decision notice requiring the developer to apply for, and obtain, a European Protected Species Licence (EPS) before work commences.
6. If a bat survey demonstrates that development is likely to affect bat foraging and/or commuting habitat then where possible linear features such as tree lines should be retained, and compensatory planting should be considered.
7. If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist should provide input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.
8. Any temporary lights used during construction should be fitted with shades to prevent light spillage outside the working area. Temporary lights should not illuminate any tree lines or hedgerows due to lighting potentially affecting wildlife commuting and foraging.
9. Where possible the developer considers the inclusion of bird and bat boxes within the development.
10. If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist provides input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.
11. If an EPS licence is required further survey will be required in order to gain sufficient information in order to supply a sufficient baseline and to inform the necessary mitigation plan required to support a licence application. Application forms can be found on the SNH website along with guidance.

12. Should any EPS be found either prior to or during the period of development then a qualified ecological consultant should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this.
13. Should any European EPS be found either prior to or during the period of development then the need for EPS licensing should be reviewed.
14. Should any vegetation require to be removed this should be undertaken outwith the breeding bird's season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.
15. Where possible that any native hedgerows are retained, or replaced with native species hedgerow enhancements. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder.
16. That where possible any landscape planting considers the use of native nectar rich species and fruiting species. These might include Blackthorn (*Prunus spinose*), Crab apple (*Malus sylvestris*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Rowan (*Sorbus aucuparia*) and Silver birch (*Betula pendula*). * Applicable to sites > 13km distance from Prestwick Airport.
17. All holes and excavations greater than 1 m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of trapped species to escape. Where this is not possible these areas should be fenced off to prevent accidental entry.
18. The ends of any pipeline should be capped when unattended, or at the end of each working day to prevent animal access.

(4) Glasgow Prestwick Airport

Cranes

Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level (AGL) or that of the surrounding structures or trees (if higher), within 10 Nautical Miles (NM) / (18.5km) of the aerodrome. For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>. Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.

List of Determined Plans:

- Drawing - Reference No (or Description): ALC-LAA-XX-XX-SK-A-00161 Sun Path P01
 Other - Reference No (or Description): Acoustic Assessment
 Other - Reference No (or Description): Archaeological Assessment
 Other - Reference No (or Description): Conservation Statement

Other - Reference No (or Description): Description of Proposed Works to Facade
 Other - Reference No (or Description): Design _ Access Statement
 Other - Reference No (or Description): Drainage Assessment
 Other - Reference No (or Description): Ecological Assessment _ Roost Assessment
 Other - Reference No (or Description): Flood Risk Assessment
 Other - Reference No (or Description): Geotechnical Report
 Other - Reference No (or Description): Heritage Audit
 Other - Reference No (or Description): PAC Report
 Other - Reference No (or Description): Planning Statement
 Other - Reference No (or Description): Sustainability Statement
 Other - Reference No (or Description): Transport Assessment
 Other - Reference No (or Description): Tree Survey Report
 Other - Reference No (or Description): Utility .& Energy Infrastructure Report
 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01400 Detail Section 01 - Foyer P01
 Drawing - Reference No (or Description): 2007-LAA-XX-00-DR-A-E0020 Site Plan Existing P06
 Drawing - Reference No (or Description): 7802/03 Hourstons Elevations Proposed a
 Drawing - Reference No (or Description): Hourstons Floorplans Existing P01
 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01401 Detail Section 02 - Fitness/Room Changing P01
 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01402 Detail Section 01 - Main Pool P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-00-DR-A-01101 Ground Floor Proposed P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-01-DR-A-01102 Proposed First Floor Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-B1-DR-A-01100 Proposed Basement Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-LP-DR-A-01000 Proposed Location Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-LP-DR-A-E0001 Existing Location Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-RF-DR-A-01103 Proposed Roof Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-SP-DR-A-01020 Proposed Site Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-SP-DR-A-E0002 Existing Site Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-00500 Site Demolition Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01200 Proposed East Elevation P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01201 Proposed South _ North Elevations P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01205 Proposed West _ Hourstons Elevations P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01300 Proposed Sections 01-02 P02
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01301 Proposed Sections 03-04 P02
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0001 Landscape Masterplan P19
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0004 Masterplan Planting Design P04
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0006 Park Ramp Elevation P01
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0007 Fencing Concepts P00
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0008 Vegetation Management Plan P01
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-RP-L-0009 Rendered Masterplan

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.

Decided:- to approve application (Ref: **21/01140/LBC**) subject to the following conditions:1/ Prior to the commencement of works to remove and replace the existing shop display windows at 30 Alloway Street and 22 to 28 Alloway Street, full details of the proposed replacement shopfront glazing, stallriser, pilasters, pedestal base and fascia, including 1:20 scale elevation plans and 1:1 scale typical cross sections and samples of the materials to be used and colours shall be agreed in writing with the Council as Planning Authority.

2/ Prior to the commencement of stone repair work on 30 Alloway Street and 22 to 28 Alloway Street details of the methods of cleaning and repairing the stonework shall be agreed in writing with the Council as Planning Authority. Such details shall include the results of petrographic analysis of the existing stone and any stone indents to ensure that any indents match closely the original stone colour and texture.

3/ Following demolition of the rear extensions at 30 Alloway Street and 22 to 28 Alloway Street and prior to the formation of the new exterior walls, further detailed elevational drawings shall be submitted to and approved by the planning authority showing the treatment of Hourstons west and south elevations and in particular the treatment of the junctions between sections of new cladding and the original stonework.

4/ prior to the occupation of the approved sports, leisure and recreation centre, the works to repair and restore the original windows, cornice and balustrade, iron balconies and plaques, decorative capitals and other decorative features including the Arts and Crafts period sundial in 30 Alloway Street and 22 to 28 Alloway Street shall be completed to the satisfaction of the Council as Planning Authority.

Reasons:

- 1/ To safeguard the character and appearance of the listed building
- 2/ To safeguard the character and appearance of the listed building
- 3/ To safeguard the character and appearance of the listed building
- 4/ In order to ensure that the proposed restoration works are carried out timeously

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 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01400 Detail Section 01 - Foyer P01
 Drawing - Reference No (or Description): 2007-LAA-XX-00-DR-A-E0020 Site Plan Existing P06
 Drawing - Reference No (or Description): 7802/03 Hourstons Elevations Proposed a
 Drawing - Reference No (or Description): Hourstons Floorplans Existing P01
 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01401 Detail Section 02 - Fitness/Room Changing P01
 Drawing - Reference No (or Description): ALC-LAA-LC-ZZ-DR-A-01402 Detail Section 01 - Main Pool P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-00-DR-A-01101 Ground Floor Proposed P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-01-DR-A-01102 Proposed First Floor Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-B1-DR-A-01100 Proposed Basement Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-LP-DR-A-01000 Proposed Location Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-LP-DR-A-E0001 Existing Location Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-RF-DR-A-01103 Proposed Roof Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-SP-DR-A-01020 Proposed Site Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-SP-DR-A-E0002 Existing Site Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-00500 Site Demolition Plan P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01200 Proposed East Elevation P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01201 Proposed South _ North Elevations P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01205 Proposed West _ Hourstons Elevations P01
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01300 Proposed Sections 01-02 P02
 Drawing - Reference No (or Description): ALC-LAA-ZZ-ZZ-DR-A-01301 Proposed Sections 03-04 P02
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0001 Landscape Masterplan P19
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0004 Masterplan Planting Design P04
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0006 Park Ramp Elevation P01
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0007 Fencing Concepts P00
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-DR-L-0008 Vegetation Management Plan P01
 Drawing - Reference No (or Description): ALC-TGP-ZZ-ZZ-RP-L-0009 Rendered Masterplan

Reason for Decision:

It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development in Planning application report (21/01153/APPM and 21/01140/LBC) is not considered to give rise to any differential impacts on those with protected characteristics.

The meeting ended at 11:29am