

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 18 April 2023 at 2.00 p.m.

Present: Councillors Kenneth Bell (Chair), Ian Cavana, Alec Clark, Martin Kilbride and Mary Kilpatrick.

Remotely: Councillors Mark Dixon and Craig MacKay.

Apologies: Councillors Brian Connolly and Duncan Townson.

Attending: M. Vance, Solicitor (Legal Adviser); J. Hall, Planning Strategy Co-Ordinator (Planning Adviser); C. Griffiths, Committee Services Assistant and C. McCallum, Committee Services Assistant.

Opening Remarks.

The Legal Adviser took the sederunt. The Chair confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

1. Declarations of Interest.

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.

The minutes of 14 March 2023 (issued) were submitted and approved.

3. New Case for Review - 22/01010/APP – Application for Planning Permission for alterations and extension to dwellinghouse at 4 Rossllyn Place, Ayr, South Ayrshire, KA8 9HU.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for alterations and extension to dwellinghouse at 4 Rossllyn Place, Ayr, South Ayrshire KA8 9HU.

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.

Decided: To overturn the decision of the Appointed Officer and grant planning permission, 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.

- 3) That notwithstanding the plans hereby approved, all proposed materials to be used on external surfaces shall match the existing dwellinghouse to the satisfaction of the Planning Authority.
- 4) That notwithstanding the plans hereby approved, screen fencing shall be erected along the western boundary to a height of 2 metres over the depth of the extension, the details of which shall be submitted for the prior written approval of the Planning Authority prior to the commencement of works on site. Thereafter, the fencing shall be erected as agreed prior to the completion of the extension hereby granted planning permission and retained for the lifetime of the development.
- 5) That notwithstanding the plans hereby approved, the width of the side-facing window on the western elevation of the extension hereby approved shall be reduced to 1.2 metres in width. Scaled elevations and floor plans showing the position and dimensions of the window as amended shall be submitted for the prior written approval of the Planning Authority prior to the commencement of works on site.

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.
- 3) To ensure that materials are appropriate for the site and in the interests of visual amenity.
- 4) To ensure that materials are appropriate for the site and in the interests of visual amenity.
- 5) To define the terms of this planning permission, and in the interests of residential amenity.

List of Approved Plans

Drawing- Reference No (or Description): 22.125.LP
Drawing- Reference No (or Description): 22.125.SP
Drawing- Reference No (or Description): 22.125.01
Drawing- Reference No (or Description): 22.125.02
Drawing- Reference No (or Description): 22.125.03
Drawing- Reference No (or Description): 22.125.10
Drawing- Reference No (or Description): 22.125.11
Drawing- Reference No (or Description): 22.125.12
Drawing- Reference No (or Description): 22.125.13.

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 meeting ended at 14.40 p.m.