

## Planning and Building Standards

### Service Lead – Planning and Building Standards: Craig Iles

Planning Service, County Buildings, Wellington Square, Ayr, KA7 1DR  
Tel: 01292 616 147  
Email: [fiona.sharp@south-ayrshire.gov.uk](mailto:fiona.sharp@south-ayrshire.gov.uk)  
Our Ref: 24/00864/PPP  
Date: 7 March 2025



Mr Brian Jordan  
per Aidan Skiffington  
33 Sinclair Place  
Carluke  
ML8 5FS

Dear Sir/Madam,

#### THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

**PROPOSAL:** Planning permission in Principle for the erection of 5 dwellinghouses and associated development  
**SITE ADDRESS:** Land At Hillhead Coylton South Ayrshire

With reference to your Application for Planning Permission in Principle, I enclose a copy of the Decision Notice approving permission. This Decision Notice should be read in conjunction with our [Guidance Note for Planning Decisions](#).

The approved drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above. You may find the Report of Handling (otherwise entitled 'Panel Report') of particular interest, as this sets out an assessment of the application and an explanation for the decision taken.

If you require further information in respect of your permission, please contact Fiona Sharp by telephoning 01292 616 147 or by emailing [fiona.sharp@south-ayrshire.gov.uk](mailto:fiona.sharp@south-ayrshire.gov.uk).

Yours faithfully,

*Craig Iles*

**Craig Iles**  
**Service Lead - Planning and Building Standards**

Encs.

LOCAL DEVELOPMENT

PLANNING PERMISSION IN PRINCIPLE  
(Regulatory Panel)

Ref No: 24/00864/PPP

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: Mr Brian Jordan  
per Aidan Skiffington  
33 Sinclair Place  
Carluke  
ML8 5FS

With reference to your **Application for Planning Permission in Principle** dated **25th November 2024**, under the aforementioned Regulations, for the following development, viz:-

**Planning permission in Principle for the erection of 5 dwellinghouses and associated development**

at: **Land At Hillhead Coylton South Ayrshire**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **approve** the Application for Planning Permission in Principle for the said development in accordance with the following conditions as relative hereto and the particulars given in the application. The approved drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above and these represent the approved scheme.

**You are legally required to fully comply with all the particulars as set out in the terms of this decision notice, including the particulars as listed within the 'List of Approved Plans'.**

**The following condition(s) and corresponding reason(s) which relates to this permission are:**

<b>NOTE:</b> Conditions will be numbered and prefixed with a 'C'. The corresponding reason will be numbered the same as the attached condition, but prefixed with an 'R'.
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- (1C) The development to which this permission relates must be commenced no later than **five years** from the date of this permission.
- (1R) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc. (Scotland) Act 2006.
- (2C) A further application(s) for the following matters specified in conditions below shall be submitted for the requisite approval in writing of the Planning Authority. No works shall commence on site until the written permission of the Planning Authority has been obtained for the specific matter to which the works relate.
- (2R) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc. (Scotland) Act 2006.
- (3C) That full details of the proposed development, including the siting, design, external appearance, means of access, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in Condition 1 of this planning permission.
- (3R) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006.

- (4C) That this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below.
- (4R) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006
- (5C) That at the Approval of Matters Specified in Conditions stage, a design statement shall be submitted, for the written approval of the planning authority, which demonstrates how the design and siting of the development takes cognisance of the character of the surrounding area, and including a proposed street elevation drawing showing the proposed development in relation to the neighbouring existing dwellings at 11b and 13 c Hillhead.
- (5R) In the interest of residential and visual amenity.
- (6C) That at the Approval of Matters Specified in Conditions stage details shall be submitted, for the written approval of the planning authority, of private garden ground for each dwelling, which shall be in accordance with the Council's planning policy guidance in relation to 'Open Space and Designing New Residential Developments' and/ or any subsequent document prepared by the Council in relation to the provision of open space for residential areas.
- (6R) To comply with the Council's planning policy guidance in relation to open space, and to ensure that the extent of land to be used as garden ground is commensurate with the locality.
- (7C) That at the Approval of Matters Specified in Conditions stage details shall be submitted 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.
- (7R) In the interest of visual amenity.
- (8C) That at the Approval of Matters Specified in Conditions stage, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval.
- (8R) In the interest of residential and visual amenity.
- (9C) That at the Approval of Matters Specified in Conditions stage details shall be submitted of the proposed access, surfacing arrangements, and parking arrangements for the proposed houses, including any resultant footpath and carriageway repairs within the limits of the public road, all of which shall be to the satisfaction of the Ayrshire Roads Alliance, and in compliance with the National Roads Development Guide.
- (9R) In the interest of road safety.
- (10C) That at the Approval of Matters Specified in Conditions stage, an Ecological Impact Assessment (or similar document) shall be submitted for the written approval of the Planning Authority. The submitted document shall identify the presence of likely absence of ecological features, and prescribe mitigations measures to protect any such features, along with biodiversity measures to enhance biodiversity at the site.
- (10R) In the interests of the natural environment and biodiversity at the site.

- (11C) That at the Approval of Matters Specified in Conditions stage a noise impact assessment shall be undertaken and submitted so as to determine the likelihood of noise nuisance from road traffic on the noise sensitive receptors, for the written approval of the planning authority, in conjunction with the Council's Environmental Health Service. The noise impact assessment shall be carried out by a suitably qualified acoustic consultant or other competent person, in accordance with the principals outlined in Technical Advice Note (TAN) Assessment of Noise. All Noise sensitive receptors in the high and medium category (table 2.1 TAN) shall be identified and the level of significance determined.

Maximum Target Noise Levels within the noise sensitive receptor to be used in the determination:

LAEQ16hrs 35dB (0700-2300) internal noise level  
LAEQ8hrs 30dB (2300-0700) internal noise level  
LAMAX 45 dB (2300- 0700) internal noise level  
LAEQ16hrs 50dB (0700-2300) outside amenity space

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.

The submitted assessment shall identify any mitigation measures required to achieve the above ratings and shall be agreed in writing with the Planning Authority prior to the commencement of works on-site.

- (11R) In the interest of residential amenity.

**List of Approved Plans:**

Plan Type	Reference	Version No.	Received Date
Drawing	0001		22.11.2024
Drawing	0002		22.11.2024

**Advisory Notes:**

- (1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.
- Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)
- (2) That a Road Opening Permit is required in addition to planning consent for any work to be undertaken within the public road limits. An application for a Road Opening Permit should be made separately to the ARA as Roads Authority, prior to works commencing on site.
- (3) 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.
- (4) 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.
- (5) 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.

- (6) 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.
- (7) The Council as Roads Authority advises that access to the site shall be by way of dropped kerbs, in accordance with paragraph 3.1.2 of the Council's National Roads Development Guide.

**Reason for Decision:**

The principle of the development hereby approved is considered to accord with the provisions of the development plan, and subject to appropriate conditions and the submission of application(s) for the Approval of Matters Specified in Conditions, 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.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

**Dated: 5th March 2025**

*Craig Iles*

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**Craig Iles**  
**Service Lead - Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**

**Note:**

**In addition to this approval and before proceeding with the development the applicant may require a Building Warrant under The Building (Scotland) Act 2003 as amended or a Road Opening Permit or Construction Consent under The Roads (Scotland) Act 1984 Legislation.**

**NOTICE TO ACCOMPANY  
REFUSAL OR GRANT OF PERMISSION WITH CONDITIONS**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)**

- (1) If the applicant is aggrieved by the decision of the Planning Authority to refuse permission or for approval required by condition in respect of the proposed development, or to grant permission for approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of The Town and Country Planning (Scotland) Act 1997 as amended by the Section 20 of The Planning etc. (Scotland) Act 2006 within **three months** from the date of this notice.

Appeals can be submitted via the [ePlanning Scotland website](#). This is the most efficient method to submit an appeal.

Alternatively, you can submit an appeal via paper form addressed to:

The Planning and Environmental Appeals Division  
Scottish Government,  
Ground Floor, Hadrian House,  
Callendar Business Park,  
Callendar Road,  
Falkirk FK1 1XR

**T:** 0300 244 6668

**E:** [DPEA@gov.scot](mailto:DPEA@gov.scot)

Please note that a copy of the notice of appeal must at the same time be sent to South Ayrshire Council, Planning Service, County Buildings, Wellington Square, Ayr, KA7 1DR.

- (2) If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of The Town and Country Planning (Scotland) Act 1997.
- (3) In certain circumstances, a claim may be against the Planning Authority for compensation, where permission is refused or granted subject to conditions by the Scottish Ministers, or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 77 of The Town and Country Planning (Scotland) Act 1997.
- (4) Where permission is being granted in respect of any building or premises which are open to the public, attention is hereby drawn to the applicant's duty, in terms of Sections 4, 5, and 7 to 8A of The Chronically Sick and Disabled Persons Act 1970, to include, where reasonable and practicable provision for the needs of the disabled. (Ref. Section 45 of The Town and Country Planning (Scotland) Act 1997).

Attention is also drawn to The Equality Act 2010 which may impose further obligations on developments.