

## EAST AYRSHIRE COUNCIL

### LOCAL REVIEW BODY

#### MINUTES OF MEETING HELD ON MONDAY 8 JUNE 2026 AT 1300 HOURS IN THE COUNCIL CHAMBERS, COUNCIL HEADQUARTERS, LONDON ROAD, KILMARNOCK/BY VIDEO CONFERENCE

**MEMBERS PARTICIPATING:** Councillors Graham Barton, Ellen Freel, William Lennox, Neill Watts and James Kyle.

**OFFICERS PARTICIPATING:** Craig Young, Acting Chief Governance Officer; Richard Crawford, Acting Team Leader - Litigation and Advice (acting as Legal Advisers); Alison O’Kane, Principal Planning Officer and Amy Bristow, Senior Planning Officer (acting as Planning Advisers); and Lynne Pearson, Democratic Services Officer.

**CHAIR:** Councillor Graham Barton, Chair.

#### DECLARATIONS OF INTEREST

1. No declarations of interest were intimated by the Members participating in relation to the items of business on the Agenda.

#### PROCEDURE

2. There was submitted and noted the Procedure to be followed at the meeting in respect of the following items of business (circulated).

#### **APPLICATION REF: 26/0002/LRBREF: ERECTION OF 2 NO DETACHED HOUSES AT 2 SHIELD COTTAGE, COALHALL BY MR J PATON (PLANNING APPLICATION REF: 25/0474/PP)**

3. There was submitted a Position Statement (circulated) in respect of a Notice of Review application for the proposed erection of 2 no. detached houses at 2 Shield Cottage, Coalhall, by Mr J Paton (planning application ref: 25/0474/PP).

The Notice of Review Application Form; Supporting Design Statement; Review Request Statement; and 3D Images Booklet; plans; Decision Notice; Report of Handling; representations received from interested parties in relation to the original planning application; and suggested Planning Conditions were all circulated.

The Local Review Body heard from the Planning Adviser in relation to the Notice of Review application.

The Local Review Body determined that they had sufficient information before them to proceed to determine the application, without further procedure, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Body Procedure) (Scotland) Regulations 2013.

It was agreed having considered matters including the application assessment which had been carried out by the Planning Officer within the Report of Handling, and having considered this against the Notice of Review application form and the circulated documentation, as previously detailed, that the application did not comply with the following policies of the East Ayrshire Local Development Plan 2 (2024):-

1. Policy RES1: New Housing Development
2. Policy RH2: Housing in the rural diversification area
3. Policy T1: Transport requirements in new development
4. Policy T2: 20 Minute Neighbourhood
5. Policy NE4: Nature crisis

The application also did not comply with the following policies of the National Planning Framework 4:-

1. Policy 16: Quality homes
2. Policy 9: Brownfield, vacant and derelict land and empty buildings
3. Policy 13: Sustainable transport
4. Policy 15: Local Living and 20 Minute Neighbourhood
5. Policy 4: Natural Places
6. Policy 17: Rural homes

There were no material considerations to indicate otherwise.

As a consequence, the Local Review Body determined that the application be refused and accordingly dismissed.

**APPLICATION REF: 26/0005/LRBREF: ERECTION OF 2 NO DWELLINGHOUSES, PLOT 1 WITH DETACHED GARAGE AT LAND AT STATION ROAD, GALSTON BY MR CRAIG FOSTER (PLANNING APP REF: 25/0429/PP)**

4. There was submitted a Position Statement (circulated) in respect of a Notice of Review application for the erection of 2 no. dwellinghouses, Plot 1 with detached garage at Land at Station Road, Galston, by Mr Craig Foster (planning application ref: 25/0429/PP).

The Notice of Review Application Form; Notice of Review Supporting Statement; and Supporting Planning Statement; plans; Decision Notice; Report of Handling; representations received from interested parties in relation to the original planning application; representations received from interested parties in relation to the Notice of Review; response received from applicant in relation to representations received from interested parties to the Notice of Review; and suggested Planning Conditions were all circulated.

The Local Review Body heard from the Planning Adviser in relation to the Notice of Review application.

The Local Review Body determined that they had sufficient information before them to proceed to determine the application, without further procedure, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Body Procedure) (Scotland) Regulations 2013.

It was agreed having considered matters including the application assessment which had been carried out by the Planning Officer within the Report of Handling, and having considered this against the Notice of Review application form and the circulated documentation, as previously detailed, that the application did not comply with the following policies of the East Ayrshire Local Development Plan 2 (2024):-

1. Policy DES1: Development Design
2. Policy RES3: Residential Amenity
3. Policy SS2 (i) and (ii): Overarching Policy

The application also did not comply with the following policies of the National Planning Framework 4:-

1. Policy 14: Design, quality and place
2. Policy 16 (g): Quality homes

There were no material considerations to indicate otherwise.

As a consequence, the Local Review Body determined that the application be refused and accordingly dismissed.

**APPLICATION REF: 26/0007/LRBREF: ERECTION OF A HOUSE FOR AN AGRICULTURAL WORKER, FORMATION OF AN ACCESS AND SITING OF A SEPTIC TANK AT DALLARS MAINS FARM, HURLFORD BY MR SCOTT PRENTICE (PLANNING APPLICATION REF: 25/0544/PPP)**

4. There was submitted a Position Statement (circulated) in respect of a Notice of Review application for the erection of a house for an agricultural worker, formation of an access and siting of a septic tank at Dallars Mains Farm, Hurlford, by Mr Scott Prentice (planning application ref: 25/0544/PPP).

The Notice of Review Application Form; Appeal Statement; Supporting Appeal Statement; Supporting Planning Statement; Development Solutions for People and Land; and Labour Requirement Report; plans; Decision Notice; Report of Handling; representations received from interested parties in relation to the original planning application; and suggested Planning Conditions were all circulated.

The Local Review Body heard from the Planning Adviser in relation to the Notice of Review application.

The Local Review Body determined that they had sufficient information before them to proceed to determine the application, without further procedure, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Body Procedure) (Scotland) Regulations 2013.

It was agreed having considered matters including the application assessment which had been carried out by the Planning Officer within the Report of Handling, and having considered this against the Notice of Review application form and the circulated documentation, as previously detailed, that the application did comply with the following policies of the East Ayrshire Local Development Plan 2 (2024):-

1. Policy SS2 (i): Overarching Policy
2. Policy RH1: Housing in the rural protection area
3. Policy RH4: Housing for agricultural workers and other rural enterprises
4. Policy RES1: New Housing Development
5. Policy T1: Transport requirements in new development
6. Policy SS1: Climate Change

The application also did comply with the following policies of the National Planning Framework 4:-

1. Policy 17a (v): Rural homes
2. Policy 16: Quality homes

There were no material considerations to indicate otherwise.

As a consequence, the Local Review Body determined that the application be approved, subject to the suggested planning conditions.

The meeting terminated at 1437 hours.