

EAST AYRSHIRE COUNCIL

LOCAL REVIEW BODY

MINUTES OF MEETING HELD ON TUESDAY 11 AUGUST 2026 AT 1400 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, Chief Governance Officer (acting as Legal Adviser); Rachel Hall, Senior Planning Officer (acting as Planning Adviser); and Lynne Pearson, Democratic Services Officer.

CHAIR: Councillor Graham Barton, Chair.

DECLARATIONS OF INTEREST

1. Councillor Barton stated that in the interest of transparency he visited the opticians operating from the building at 14 Portland Road, Kilmarnock, therefore had a non-financial connection to the agenda item 3 which was not deemed significant, having considered the terms of the objective test, as outlined in Paragraph 5.5 of the Councillor's Code of Conduct. Accordingly, he did not consider the connection to amount to a declarable interest that would require him to withdraw from the meeting for that item of business in accordance with Paragraph 5.7, 7.1 and 7.4 of the said Code.

PROCEDURE TO BE FOLLOWED AT FIRST MEETING

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

APPLICATION REF: 26/0009/LRBREF: REMOVE AND REPLACE ROOF SLATES WITH NEW, ERECTION OF REAR DORMER AND CONVERSION OF ATTIC TO CREATE OFFICE SPACE AT 14 PORTLAND ROAD, KILMARNOCK BY PT & AD INVESTMENTS LTD (PLANNING APPLICATION REF: 26/0037/PP)

3. There was submitted a Position Statement (circulated) in respect of a Notice of Review application to remove and replace roof slates with new, erection of rear dormer and conversion of attic to create office space at 14 Portland Road, Kilmarnock, by PT & AD Investments Ltd (planning application ref: 26/0037/PP).

The Notice of Review Application Form; Notice of Review Supporting Statement; Heritage and Design Statement; and CUPA Heavy 3 Brochure; 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 SS2: Overarching policy (i) and (ii)
2. Policy HE1: Listed buildings
3. Policy HE2: Conservation areas
4. Policy DES1: Development design
5. Listed buildings and conservation areas – supplementary guidance 2024.

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

1. Policy 7: Historic assets and places
2. Policy 14: Design, quality and place

The application did not comply with Historic Environment Scotland – managing change in the historic environment: extensions; roofs; and setting.

There were no material considerations to indicate otherwise.

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

The meeting terminated at 1447 hours.