

**Local Review Body
30 September 2020**

At a Meeting of the Local Review Body of North Ayrshire Council at 11.30 a.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

A. Hume, Planning Adviser to the LRB (Place); A. Craig, Legal Adviser to the LRB, J. Law, Legal Adviser to the LRB (Legal Services); S. Paterson, Customer Solutions Technician (ICT); and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the meeting of the Local Review Body held on 2 September 2020 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 20/00232/PP – North East of Wee Minnemoer, Millport, Isle of Cumbrae

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan and Planning decision notice were provided as appendices to the report.

The Planning Adviser to the Local Review Body summarised the Notice of Review submitted by the applicant, the Report of Handling submitted by the appointed officer, the representations received and policies affecting the application. Photographs and plans of the site were displayed.

The Local Review Body unanimously agreed that enough information had been provided to determine the review request.

Councillor McNicol seconded by Councillor Billings, moved that the Local Review Body uphold the officer's decision to refuse planning permission for the reasons set out in the officer's report of handling.

There being no amendment, the motion was declared carried.

The Meeting ended at 2.55 p.m.

**Local Review Body
5 October 2020**

At a Pre-Examination Meeting of the Local Review Body of North Ayrshire Council at 2.00 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 19/00882/PP – Sorbie Farm, Ardrossan, Ayrshire KA22 7NP

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice and further representations by interested parties were provided as appendices to the report.

The Legal Advisor to the Local Review Body addressed the Committee on a Preliminary matter, advising Legal advice had been sought on the competency of the application. As the height of the turbines was not specified in the description of the existing permission, the application was competent and could therefore be determined by the Local Review Body.

The Planning Adviser to the Local Review Body summarised the Notice of Review submitted by the applicant, the Report of Handling submitted by the appointed officer, the representations received and policies affecting the application. Photographs and plans of the site were displayed. The applicant's request for a hearing and site visit were noted and Local Review Body was advised of the applicant's request to withdraw a site visit.

Councillor Barr, seconded by Councillor McNicol, moved that a site visit should be undertaken before the review request was determined.

As an amendment, Councillor Reid, seconded by Councillor Foster, moved that a site visit was not required, and the review request be determined.

On a division there voted for the amendment seven and for the motion three, and the amendment was declared carried.

The Local Review Body requested further written submissions on noise assessments. Clarification was sought regarding the assessment in the original application, as required by the Reporter, which was around cumulative noise whereas the Environmental Assessment provided by the applicant stated that background noise had been excluded.

The Local Review Body unanimously agreed to continue the application to a Hearing to be determined.

Accordingly, the Local Review Body agreed (a) to continue consideration of the Notice of Review to a future meeting for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, to consider the application for review and hear on the following specified matters from the applicant, officers of the Council's Planning Service, any interested party who made representations in relation thereto and in relation to (i) below the Council's Environmental Health team (noise); (i) noise assessment and how it had been appropriately dealt with (ii) flickering and shadowing and differences between both applications (iii) landscape impact assessment and how it fitted with LDP2 Policy 29; (b) undertake all necessary notifications and any further procedure in terms of the said Rules.

The Meeting ended at 3.10 p.m.

**Local Review Body
7 October 2020**

At a Pre-Examination Meeting of the Local Review Body of North Ayrshire Council at 2.00 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); and E. Gray and H. Clancy, Committee Services Officers (Chief Executive's Service).

Apologies

Shaun Macaulay and Ronnie McNicol.

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 19/00752/PP – Site To North West Of 10 Crompton Way North Newmoor Irvine

The Legal Advisor to the Local Review Body addressed the Committee, advising the applicant had requested that the meeting be postponed until the live broadcast facility was available.

The Local Review Body agreed to continue the application to a future meeting.

The Meeting ended at 2.05 p.m.

**Local Review Body
26 October 2020**

At a Pre-Examination Meeting of the Local Review Body of North Ayrshire Council at 2.00 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Apologies

Shaun Macaulay and Ronnie McNicol.

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 19/00752/PP – Site To North West Of 10 Crompton Way North Newmoor Irvine

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties and the applicant's response to the further representations were provided as appendices to the report.

The Planning Adviser to the Local Review Body summarised the Notice of Review submitted by the applicant, the Report of Handling submitted by the appointed officer, the representations received and policies affecting the application. Photographs and plans of the site were displayed. The applicant's request for a hearing, further written submissions and site visit were noted.

Councillor Larsen, seconded by Councillor Clarkson, moved that a site visit should be undertaken before the review request was determined.

As an amendment, Councillor Foster, seconded by Councillor McMaster, moved that a site visit was not required prior to the review request being determined.

On a division there voted for the amendment four and for the motion four, and on the casting vote of the chair the motion was declared carried.

Accordingly, the Local Review Body agreed that a site visit should be undertaken before the review request was determined.

The Local Review Body then requested further written submissions from the Council's Planning Service and the applicant on a number of matters: -

- the reasons for alternative locations, including site size and map;
- SEPA's comments on flooding in respect of the Ayrshire Metals site;
- the impact on other supermarkets in the Town Centre;
- the impact on the 'health' of the Town Centre;
- a summary document setting out concisely the various reasons for/against the proposal as contained in the representations by interested parties;
- feedback from the Council's Legal Service on the QC's report;
- further information on points 4.9 to 4.12 of the applicant's supporting statement;
- more detail in respect of point 5.8 of the applicant's statement in relation to paragraph 9.20;
- the application of the Town Centre 1st Policy;
- the Green Policy and why only two charging spaces is deemed to be acceptable; and
- clarification on "edge of Town Centre".

Councillor Foster, seconded by Councillor Larsen, moved to continue the application to a Hearing to be determined.

There being no amendment the motion was declared carried.

Accordingly, the Local Review Body agreed:

- (a) to continue consideration of the Notice of Review to a future meeting to allow (i) a site visit to be undertaken, (ii) further written submissions to be provided, as set out above and (iii) for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013;
- (b) that, the hearing hear on the following specified matters from the applicant, officers of the Council's Planning Service, any interested party who made representations in relation thereto and in relation to: (i) the reasons for refusal of the Planning and (ii) an up to date view on the Retail Impact Assessment due to the current Covid-19 situation; and
- (c) that officers undertake all necessary notifications and any further procedure in terms of the said Rules.

The Meeting ended at 3.15 p.m.

**Local Review Body
24 November 2020**

At a Meeting of the Local Review Body of North Ayrshire Council at 10.00 a.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); A. Hume, Senior Development Management Officer and P. Brennan, Specialist Environmental Health Officer (Place) and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Also in Attendance

M. Briggs, A. Hogarth, A. Neish, I. Winton and D. Slater.

Apologies

Shaun Macaulay

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

**2. Notice of Review: 19/00882/PP – Sorbie Farm, Ardrossan, Ayrshire
KA22 7NP**

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers in respect of Planning Application 19/00882/PP Section 42 application to vary condition 2 of planning permission 18/01061/PP to enable an increase of the consented wind turbine tip height from 104.3m to 125m at Sorbie Farm, Ardrossan.

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties and hearing statements from the applicant, interested parties, North Ayrshire Council Planning and Environmental Health services were provided as appendices to the report.

At its meeting on 5 October 2020, the Local Review Body agreed (a) to continue consideration of the Notice of Review to a future meeting for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland)

Regulations 2013, to consider the application for review and hear on the following specified matters from the applicant, officers of the Council's Planning Service, any interested party who made representations in relation thereto and in relation to (i) below the Council's Environmental Health team (noise); (i) noise assessment and how it had been appropriately dealt with (ii) flickering and shadowing and differences between both applications (iii) landscape impact assessment and how it fitted with LDP2 Policy 29; (b) undertake all necessary notifications and any further procedure in terms of the said Rules.

In accordance with the hearing procedure and rules, the applicant, an officer of the Council's Planning Service, an officer of the Council's Environmental Health Service and interested parties who made representations on the application were invited to attend the Hearing Session and to submit a Hearing Statement and supporting documentation in advance of the session.

The applicant and representatives, the Council's Planning and Environment Health Services and an interested party then addressed the Local Review Body. The Planning Adviser also read out the Hearing Statement from an interested party who was unable to attend the hearing.

Members asked questions and were provided with further information on:

- noise complaints in respect of the existing windfarm;
- the area of significant protection in terms of the spatial framework referred to in Policy 29;
- noise from the existing turbines;
- reduced noise mode at 6m per second;
- noise limits set by the Scottish Government;
- woodland planting at the site;
- shadow flicker mitigation;
- noise mitigation around wind speed;
- the cut off speed for the turbines in terms of wind speed;
- visual impacts of the site; and
- economic benefits to the local economy.

The Local Review Body agreed to continue consideration of the Notice of Review to a determination meeting.

The Meeting ended at 12:00 p.m.

**Local Review Body
24 November 2020**

At a Determination Meeting of the Local Review Body of North Ayrshire Council at 12.30 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); and E.Gray and H. Clancy, Committee Services Officers (Chief Executive's Service).

Apologies

Shaun Macaulay

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

**2. Notice of Review: 19/00882/PP – Sorbie Farm, Ardrossan, Ayrshire
KA22 7NP**

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of conditions applied to a planning permission granted by officers under delegated powers in respect of Planning Application 19/00882/PP Section 42 application to vary condition 2 of planning permission 18/01061/PP to enable an increase of the consented wind turbine tip height from 104.3m to 125m at Sorbie Farm, Ardrossan.

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties and further written submission from the applicant on noise assessments were provided as appendices to the report.

At an earlier Hearing Meeting on 24 November 2020, the Local Review Body heard from the applicant and representatives, the Council's Planning and Environment Health Services and an interested party on specified matters and agreed to continue the Notice of Review to a future meeting for determination.

The Planning Adviser to the Local Review Body summarised the Notice of Review and further written submission on noise assessment submitted by the applicant, the Report of Handling submitted by the appointed officer, the representations received and policies affecting the application.

The Local Review Body unanimously agreed that enough information had been provided to determine the review request.

Councillor Foster, seconded by Councillor McMaster, moved that the Local Review Body uphold the review and are minded to grant planning permission subject to conditions on the grounds that it adheres with Policy 29 of the Local Development Plan.

As an amendment, Councillor Marshall, seconded by Councillor Billings, moved that the Local Review Body uphold the officer's decision and refuse planning permission.

On a division and a roll call vote, there voted for the amendment, Councillors Marshall and Billings (2) and for the motion, Councillors Barr, Clarkson, Foster, Larsen, McMaster, McNicol and Reid (7), and the motion was declared carried.

Accordingly, the Local Review Body agreed to uphold the review and, once a s75 Agreement has been signed and registered in the Land Register for Scotland to ensure the restoration of the site when operations cease, are minded to grant planning permission on the grounds that it adheres with Policy 29 of the Local Development Plan, subject to the following conditions:

1. That, in condition 3 as set out in Appendix 1 to the decision letter of The Scottish Government (ref. AIR-NAY-001) dated 30th November 2015, the wording "6 months" and "6 month" shall be substituted for "5 months" and "5 month" respectively.
2. That, for the avoidance of doubt, all other conditions as set out in Appendix 1 to the decision letter of The Scottish Government (ref. AIR-NAY-001) dated 30th November 2015 shall continue to have effect except for conditions 4 and 7 which shall be amended to read:

"4. That the turbines shall be erected, and the site roads constructed in the locations identified on drawing Figure 1.3 Site Layout, dated 15/11/2019, save for the ability to vary these locations by 30m. Any movement greater than 30m would require the written approval of North Ayrshire Council as Planning Authority. Before the turbine bases are concreted, the precise position of the turbines shall be notified to, and approved in writing by, North Ayrshire Council as Planning Authority.

7. That no turbines will be erected until details of the model, height, colour and finish of the turbines and of any external transformers, have been submitted to, and approved in writing by, the planning authority. The turbines shall not be illuminated and shall not carry any symbols, logos or other lettering except where required under other legislation. For the avoidance of doubt, the height of the wind turbines to blade tip shall not exceed 125 metres. The development shall be carried out thereafter in accordance with the approved details, unless any changes are subsequently agreed in writing by North Ayrshire Council as Planning Authority."

3. That, prior to the commencement of the development hereby approved, a written statement setting out the measures which shall be taken by the developer during the windfarm procurement, construction and commissioning phase to take into account Policy 29 of the adopted North Ayrshire Local Development Plan in respect of “Community: providing a net-economic impact – including socio-economic benefits, such as employment, associated business and supply chain opportunities” shall be submitted. Thereafter, a demonstration of the implementation of such measures shall be submitted to North Ayrshire Council, as Planning Authority, upon completion of the development.

The Meeting ended at 1.35 p.m.

**Local Review Body
8 January 2021**

At a Meeting of the Local Review Body of North Ayrshire Council at 10.00 a.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ronnie McNicol and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); J. Miller, Chief Planning Officer (Place) and A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Also in Attendance

D. Wheelwright, R. Jackson, A. Neish, S. Mallinson, S. Taylor and I. Ali.

Apologies

Ellen McMaster

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 19/00752/PP – Site To North West Of 10 Crompton Way North Newmoor Irvine

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of a planning permission refused by officers under delegated powers in respect of Planning Application 19/00752/PP – the erection of a Lidl foodstore with a sales area of up to 1,257 square metres to include the provision of access, car parking, landscaping and boundary treatment at the Site To North West Of 10 Crompton Way North Newmoor Irvine.

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties, the applicant's response to further representations from interested parties and hearing statements from the applicant, interested parties and North Ayrshire Council Planning service, were provided as appendices to the report.

At its meeting on 26 October 2020, the Local Review Body agreed:

(a) to continue consideration of the Notice of Review to a future meeting to allow (i) a site visit to be undertaken, (ii) further written submissions to be provided, as set out above and (iii) for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013;

(b) that, the hearing hear on the following specified matters from the applicant, officers of the Council's Planning Service, any interested party who made representations in relation thereto and in relation to: (i) the reasons for refusal of the Planning and (ii) an up to date view on the Retail Impact Assessment due to the current Covid-19 situation; and

c) that officers undertake all necessary notifications and any further procedure in terms of the said Rules.

In accordance with the hearing procedure and rules, the applicant, an officer of the Council's Planning Service and interested parties who made representations on the application were invited to attend the Hearing Session and to submit a Hearing Statement and supporting documentation in advance of the session.

The applicant and representatives, the Council's Planning Service and three interested parties then addressed the Local Review Body.

Members asked questions and were provided with further information on:

- other potential sites available;
- impact on existing local retail businesses;
- suggested upgrades to access routes, traffic calming and improvement measures at Stanecastle roundabout;
- Strategic Environmental Assessment objective for the Ayrshire Metals site;
- the Lamont Drive site previously acquired by Lidl but not developed;
- creation of potential jobs;
- rationale for Lidl using Invicta Public Affairs Ltd; and
- Lidl's contribution to improvements at Stanecastle Roundabout.

The Local Review Body agreed to continue consideration of the Notice of Review to a determination meeting.

The Meeting ended at 12:10 p.m.

**Local Review Body
8 January 2021**

At a Meeting of the Local Review Body of North Ayrshire Council at 12.30 p.m. involving participation by remote electronic means.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Shaun Macaulay, Ronnie McNicol and Donald Reid.

In Attendance

N. McIlvanney, Planning Adviser to the LRB (Growth & Investment); J. Law, Legal Adviser to the LRB (Legal Services); and E. Gray, A. Little and H. Clancy, Committee Services Officers (Chief Executive's Service).

Apologies

Ellen McMaster.

Chair

Councillor Marshall in the Chair.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Notice of Review: 19/00752/PP – Site To North West Of 10 Crompton Way North Newmoor Irvine

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of a planning permission refused by officers under delegated powers in respect of Planning Application 19/00752/PP – the erection of a Lidl foodstore with a sales area of up to 1,257 square metres to include the provision of access, car parking, landscaping and boundary treatment at the Site To North West Of 10 Crompton Way North Newmoor Irvine.

The Notice of Review documentation, Planning Officer's Report of Handling, Location Plan, Planning decision notice, further representations by interested parties, the applicants response to further representations from interested parties, further written submissions from the applicant and North Ayrshire Council's Planning Service and the applicants response to the further written submissions were provided as appendices to the report.

At an earlier Hearing Meeting on 8 January 2021, the Local Review Body heard from the applicant and representatives, the Council's Planning Service and interested parties on specified matters and agreed to continue the Notice of Review to a determination meeting.

The Planning Adviser to the Local Review Body summarised the Notice of Review and further written submissions submitted by the applicant and North Ayrshire Council Planning Service, the Report of Handling submitted by the appointed officer, the representations received and policies affecting the application.

The Local Review Body unanimously agreed that enough information had been provided to determine the review request.

Councillor Marshall, seconded by Councillor McNicol, moved that the Local Review Body uphold the officer's decision and refuse planning permission on the following grounds:

- (a) The proposed development would be contrary to the Strategic Policy 1 Spatial Strategy (Towns and Villages Objective) and Policy 3 Town Centres and Retailing of the adopted North Ayrshire Council Local Development Plan, as the applicant has demonstrated a town centre first approach as required. The proposed site is not suitable for a large retail development as it would compete with the town centre and there are preferable sites available in, or close to the town centre;
- (b) The proposed development would be contrary to the Strategic Policy 2 Placemaking of the adopted North Ayrshire Local Development Plan as it would be neither distinctive in respect of scale, street, building form and material and does not create a place with a sense of place of identity nor in keeping with the predominantly residential character of the surrounding area; and
- (c) The proposed development would be contrary to Policy 27 Sustainable Transport and Active Travel of the adopted North Ayrshire Council Development Plan as the application would be for an out-of-centre retail development, encouraging car use, which would not take into account the need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.

As an amendment, Councillor Foster, seconded by Councillor Larsen, moved that the Local Review Body uphold the review and grant planning permissions subject to conditions on the following grounds:

- (a) Retail sequential assessment - There are no sequentially preferable, suitable or available sites within the catchment area that can accommodate the application proposal;
- (b) Retail Impact - It will not have a significant adverse impact on the Irvine Town Centre;
- (c) Design and context of the proposal - The single-storey and high-quality contemporary design of this proposal is entirely consistent with its surroundings which are a mix of residential and commercial properties; and
- (d) Accessibility of the site by a range of transport choices – the site benefits from close access to bus stops which provide frequent bus services in and around Irvine and wider North Ayrshire.

On a division and a roll call vote, there voted for the amendment, Councillors Foster, Larsen and Macaulay (3) and for the motion, Councillors Barr, Billings, Clarkson, Marshall, McNicol and Reid (6), and the motion was declared carried.

Accordingly, the Local Review Body agreed to uphold the officer's decision and refuse planning permission.

The Meeting ended at 1.40 p.m.