

Minute of Meeting Local Review Body.

Date	Time	Venue
Tuesday, 26 March 2019	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Marie McGurk, Councillor John McNaughtan, and Councillor Iain Nicolson.

Chair

Councillor McGurk, Convener, presided.

In Attendance

K Dalrymple, Development Plans & Housing Strategy Team Leader (Planning Adviser to the Local Review Body); A McLaughlin, Senior Solicitor (Legal Adviser to the Local Review Body); and P Shiach, Committee Services Officer (Clerk to the Local Review Body).

Apology

Councillor Hood

Declarations of Interest

There were no declarations of interest intimated prior to the commencement of the meeting.

1 Procedure Note

The Convener summarised the procedure to be followed at the meeting of the Local Review Body (LRB), a copy of which had been circulated to members prior to the meeting.

2 Notice of Review - 18/0609/PP

Consideration was given to a Notice of Review in respect of the refusal to grant planning permission for the erection of a dwellinghouse in principle at Wayside, Main Road, Langbank (18/0609/PP)

The following materials were before members in relation to the Notice of Review:

- (i) Planning Application (18/0609/PP) together with accompanying documents.
- (ii) Planning Authority's Submissions which included the report of handling, accompanying documents and decision notice.
- (iii) Representations received.
- (iv) The Notice of Review, together with supporting statement and productions submitted by the applicant's agent

The Convener confirmed that the LRB required to decide whether it had enough information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 18/0609/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

The Convener then advised that the LRB must determine the application in accordance with the provisions of the development plan, including any supplementary guidance, unless material considerations indicated otherwise.

There then followed a general discussion in relation to the Notice of Review. It was proposed that the application should be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 18/0609/PP be refused for the following reason:

1. The proposed dwellinghouse is considered to be inappropriate in terms of scale and positioning and would introduce an incongruous and discordant element contrary to the established pattern of development within the residential area. The proposal is therefore considered to be contrary to Policy P1 of the adopted Renfrewshire Local Development Plan and the New Supplementary Guidance.
2. The proposal is considered to comprise overdevelopment of the site and would give rise to an adverse impact on the amenity of the neighbouring properties in particular and the surrounding area in general and also result in the loss of the existing amenity space serving the applicants dwelling, therefore is considered to be contrary to Policy P1 of the adopted Local Development Plan and the New Supplementary Guidance.

3 Notice of Review - 18/0665/PP

Consideration was given to a Notice of Review in respect of the refusal to grant planning permission for the erection of 18 holiday lodges at a site east of Laigh Hatton Farm, Greenock Road, Bishopton (18/0665/PP)

The following materials were before members in relation to the Notice of Review:

- (i) Planning Application (18/0665/PP) together with accompanying documents.
- (ii) Planning Authority's Submissions which included the report of handling, accompanying documents and decision notice.
- (iii) Representations received.
- (iv) The Notice of Review, together with supporting statement and productions submitted by the applicant's agent

The Convener confirmed that the LRB required to decide whether it had enough information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 18/0665/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

The Convener then advised that the LRB must determine the application in accordance with the provisions of the development plan, including any supplementary guidance, unless material considerations indicated otherwise.

There then followed a general discussion in relation to the Notice of Review. It was proposed that the application should be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 18/0665/PP be refused for the following reason:

The proposal is contrary to the provisions of Policy ENV1 'Green Belt' and E4 'Tourism' and the New Development Supplementary Guidance on Delivering the Environment and Economic Strategies in that the proposed development is likely to have a significant impact on the existing local landscape character of the area given the elevated position of the site from the road and the nature of the development would be out of character in this prominent location within the existing built development within the rural environment.