

Minute of Meeting Local Review Body.

Date	Time	Venue
Tuesday, 15 November 2022	14:00	Microsoft TEAMS platform,

Present: Councillor Neill Graham, Councillor Anne Hannigan, Councillor John McNaughtan, Councillor Iain Nicolson, Councillor Jim Paterson

Chair

Councillor Paterson, Convener, presided.

In Attendance

K Dalrymple, Development Plans & Housing Strategy Team Leader (Independent Planning Adviser to the Local Review Body); R Graham, Senior Solicitor (Litigation & Regulatory Services) (Independent Legal Adviser to the Local Review Body); R Devine, Senior Committee Services Officer (Clerk to the Local Review Body); D Cunningham, Assistant Committee Services Officers and D Pole, End User Technician (all Finance & Resources).

Webcasting of Meeting

Prior to the commencement of the meeting the Convener intimated that this meeting of the Local Review Body would be filmed for live or subsequent broadcast on the Council's internet site.

Declarations of Interest

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

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.

1 LRB04.22

Consideration was given to a Notice of Review in respect of the Planning Authority's decision to refuse planning permission for the erection of a dwellinghouse (in principle) at Barochan West Lodge, Chapel Road, Houston, Johnstone, PA6 7AX. (21/1625/PP)

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

- (i) the Planning Authority's submissions which included the report of handling, accompanying documents and decision notice; and
- (ii) the Notice of Review, together with supporting statement and productions submitted by the applicant.

The Convener confirmed that the LRB required to decide whether it had sufficient information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 21/1625/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

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

Following discussion, Councillor McNaughtan proposed that the application be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 21/1625/PP be refused as (a) the proposals were contrary to Policy ENV 1 of the Adopted Renfrewshire Local Development Plan 2021 as the proposal has not demonstrated a need for new housing that is necessary to support an established greenbelt activity and the details provided were such that it may have an adverse impact on the character of the green belt; (b) The proposal was contrary to Policy E4 of the Adopted Renfrewshire Local Development Plan and the New Development Supplementary Guidance, Tourism as it has not been demonstrated that there was a specific location need for the dwellinghouse or that the development would strengthen the appeal and attraction of Renfrewshire to a range of visitors. The details provided are such that the scale of the proposal may also not be proportionate or fit in well with the location; and (c) the proposal was contrary to the New Development Supplementary Guidance, Green Belt Development Criteria and Housing in the Green Belt as the proposal did not require a specific green belt location or justify the requirement for a residential use outwith the settlement and from the details provided did not demonstrate outstanding quality of design of an appropriate scale for its setting such that it would integrate and enhance the established character of the area.

2 LRB05.22

Consideration was given to a Notice of Review in respect of the Planning Authority's decision to refuse planning permission for the erection of a dwellinghouse with associated access (in principle) at Site on Western Boundary of Marypark, Marypark Road, Langbank.(22/0125/PP)

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

- (i) the Planning Authority's submissions which included the report of handling, accompanying documents, including flood risk assessment, ecological constraints survey and aerial tree survey reports and decision notice; and
- (ii) the Notice of Review, together with supporting statement and productions submitted by the applicant.

The Convener confirmed that the LRB required to decide whether it had sufficient information before it to make a decision on this matter or whether further procedure was required to allow the LRB to determine Planning Application 22/0125/PP. It was agreed that the LRB had sufficient information before it to reach a decision.

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

Following discussion, the Convener proposed that the application be refused for the reasons detailed in the report of handling. This was agreed unanimously.

DECIDED: That Planning Application 22/0125/PP be refused as (a) the proposed development did not comply with Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance, Green Belt Development Criteria and Housing in the Green Belt as it has not been demonstrated that there was a specific locational need for a dwellinghouse and the development had the potential to have an adverse effect on the integrity of the Site of Importance for Nature Conservation (SINC) and the ancient woodland; and (b) the proposed development did not comply with Policy ENV2 of the Adopted Renfrewshire Local Development Plan 2021 and the New Development Supplementary Guidance, Trees, Woodland and Forestry and Local Designations as the development had the potential to have an adverse effect on the integrity of the Site of Importance for Nature Conservation (SINC) and the ancient woodland.