

Minute of Meeting Local Review Body

Date	Time	Venue
Tuesday, 11 September 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor James MacLaren, Councillor Marie McGurk, Councillor Iain Nicolson

Chair

Councillor McGurk, Convener, presided.

In Attendance

K Dalrymple, Development Plan & Housing Strategy Team Leader (independent Planning Adviser to the Local Review Body) (Communities, Housing & Planning Services); and A McLaughlin, Senior Solicitor Litigation & Regulatory Services (independent Legal Adviser to the Local Review Body); and L Lilburn, Senior Solicitor Litigation & Advice and R Devine, Senior Committee Services Officer (Clerk to the Local Review Body) (all Finance & Resources).

Introductions

Prior to the commencement of the meeting members of the Local Review Board, the Clerk and independent advisers were introduced.

Declarations of Interest

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

1 Procedure

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

Consideration was given to a Notice of Review in respect of the refusal to grant planning permission for the replacement of existing timber sash-and-case windows with new uPVC sash-and-case windows at 1 Gateside, Prieston Road, Bridge of Weir. (planning application 18/0295/PP).

3 Materials

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

- (a) The planning application (18/0295/PP), together with supporting plans;
- (b) Notice of Review, together with supporting statement and productions submitted by the applicant's agent; and
- (c) the Planning Authority's submission, including the report of handling, accompanying documents and decision notice.

4 Representations

The Convener confirmed that the LRB required to decide whether it had enough information before it to make a decision on the matter or whether further procedure was required to allow the LRB to determine planning application (18/0295/PP). It was noted that the applicant had requested a hearing to consider the review. It was agreed that the LRB had sufficient information before it to reach a decision.

There followed discussion during which specific issues in relation to the proposal were outlined. The Board was minded that planning permission for the proposal should be granted subject to conditions. The independent planning adviser outlined a suggested condition to be attached should planning permission be granted. The condition was agreed.

DECIDED:

That planning application 18/0295/PP be granted subject to the following condition for the reason detailed:-

Reason for Decision

That the proposal would not have a detrimental impact on the character of the building and the visual amenity of the conservation area. Accordingly, the proposal accords with the provisions of the Development Plan including Policy ENV3 and the New Development Supplementary Guidance relating to conservation areas, and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Condition

That before any works commence on site, detailed window and rooflight specifications in relation to the proposed size, fenestration and method of opening require to be submitted for the written approval of the Planning Authority and thereafter all of the windows require to be replaced to the approved standard and specifications.

Reason: To ensure all replacement windows are of an appropriate standard to protect the character of the building and visual amenity of the Conservation Area.