

Minute of Meeting Local Review Body

Date	Time	Venue
Tuesday, 20 November 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor John Hood, Councillor Marie McGurk, Councillor John McNaughtan

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 L Lilburn, Senior Solicitor Litigation & Advice (independent Legal Adviser to the Local Review Body); and A McLaughlin, Senior Solicitor Litigation & Regulatory Services and R Devine, Senior Committee Services Officer (Clerk to the Local Review Body) and N O'Brien, Assistant Committee Services Officer (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 erection of a first-floor extension over shop, to accommodate storage area with associated stair access to side and alterations to frontage at 45 Broomlea Crescent, Inchinnan, Renfrew (planning application 18/0031/PP).

3 Materials

The following materials were submitted for members' attention: Planning application (18/0031/PP), together with supporting plans; the Planning Authority's submission, including the report of handling, accompanying documents and decision notice; the original and further representations received; and the Notice of Review, together with supporting statement and productions submitted by the applicant's agent.

4 Consideration

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 (18/0031/PP). It was noted that the applicant had requested that the review be conducted by further written submissions, a site inspection and a hearing.

Councillor McGurk, seconded by Councillor Hood moved that the LRB had sufficient information before it to reach a decision. This was agreed.

There then followed discussion during which specific issues in relation to the proposal were clarified.

Councillor McGurk, seconded by Councillor Hood, moved that planning permission for the proposal should be refused for the reasons detailed in the report of handling. This was agreed.

DECIDED:

That planning application 18/0031/PP be refused for the following reason:

The proposed development would result in an increase in the floorspace of a commercial use which, as a result, would be over-dominant rather than complementary to the primary use in area of residential. The scale of the development would in this respect be detrimental to the function and character of the residential area and therefore be contrary to Policies P1 and C2 of the Renfrewshire Local Development Plan.

Recording of Dissent

Councillor McNaughtan, being the mover of a motion which failed to obtain a seconder, requested that his dissent be recorded in terms of Standing Order 24.