

## Minute of Meeting Local Review Body.

Date	Time	Venue
Tuesday, 10 September 2019	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

### Present

Councillor Bill Binks, Councillor Stephen Burns, Councillor Natalie Don, Councillor Marie McGurk, Councillor Iain Nicolson

### In Attendance

K Dalrymple, Development Plans & Housing Strategy Team Leader (Planning Adviser to the Local Review Body); N Young, Assistant Managing Solicitor, Litigation and Advice (Legal Adviser to the Local Review Body); and P Shiach, Committee Services Officer (Clerk to the Local Review Body).

### 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 LRB.19.04 - Erection of a detached dwellinghouse (in principle) at site 20 metres west of number 3 Rossland Crescent, Bishopton (Planning Application reference 18/0825/PP)

Consideration was given to a Notice of Review in respect of the refusal to grant planning permission for the erection of a detached dwellinghouse (in principle) at the site 20 metres west of number 3 Rossland Crescent, Bishopton.

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

- (i) Planning Application (18/0825/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 18/0825/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. The Convener proposed that the application should be refused for the reasons detailed in the report of handling. This was agreed unanimously.

**DECIDED:** That Planning Application 18/0825/PP be refused for the following reason:

The proposed development will result in the loss of part of an area of recreation and amenity open space which provides an outlook to neighbouring properties, and is an intrinsic part of the residential environment in which it is located. The loss of part of this open space will have a detrimental impact on the amenity of the neighbouring properties, and will erode the value of the open space as a recreational resource. The loss of open space cannot be compensated for by alternative provision in another location. On this basis the proposed development is not considered to comply with Policy P8 of the Adopted Local Development Plan 2014, Policy P6 of the Proposed Local Development Plan 2019, and the associated New Development Supplementary Guidance on Open Space.

