

Minute of Meeting Local Review Body

Date	Time	Venue
Tuesday, 19 June 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

Present

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

Chair

Councillor McGurk, Convener, presided.

In Attendance

S Marklow (Planning Adviser to the Local Review Body)(Development & Housing); A McLaughlin, Senior Solicitor (Legal Adviser to the Local Review Body); and R Devine, Senior Committee Services Officer (Clerk to the Local Review Body) (both Finance & Resources).

Prior to 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 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.

The Convener advised that it had been brought to her attention that documentation had been omitted from the agenda issued to members of the LRB. Accordingly, copies of the documentation which accompanied the Notice of Review and the applicant's response to the email from the Planning Authority, dated 7 December, 2017, detailed on page 97 of the agenda, were circulated; The Convener allocated time to enable members of the LRB to consider the documentation tabled.

2 Notice of Review

Consideration was given to a Notice of Review for the erection of three dwelling houses at 25 New Street, Kilbarchan, PA10 2LN (planning application 17/0792/PP).

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

- (i) Decision Notice dated 9 February 2018;
- (ii) Planning application (17/0792/PP), together with supporting documents;
- (iii) Report of handling together with documents referred to in the report;
- (iv) Notice of Review, together with supporting statement and productions; and
- (v) Original and further representations.

3 Further Procedure

The Convener confirmed that the LRB had to decide whether it had enough information before it to make a decision or whether any other further procedure was required to allow the LRB to reach a decision on whether to grant planning permission.

It was agreed that the LRB had sufficient information before it to determine the review without further procedure.

4 Consideration of Materials

Having decided to proceed to determination without further procedure, there followed a discussion during which relevant provisions of the Adopted Local Development Plan 2014, supplementary guidance and material considerations in relation to the proposal were discussed including whether the proposals would constitute over-development of the site and assessment of the impact that the proposed development would have on the surrounding area. It was the consensus that planning permission should be refused for the reasons identified by the Planning Officer as detailed in the Report of Handling.

DECIDED:

That planning application 17/0792/PP be refused for the following reasons:-

1. The proposal did not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the granting of planning permission.
2. The proposal was contrary to Policy P1 of the Adopted Local Development Plan 2014, the associated New Development Supplementary Guidance 'Delivering the Places Strategy' and Renfrewshire's Places Residential Design Guide to the nature of the proposal, the size of the site and the changes in levels. The relationship between the dwellings would result in an unacceptable impact on the lower dwelling and overlooking of the rear garden area, limiting its effective use. As a result, the development would appear as over-development of the site and an acceptable residential environment would not be created.
3. The proposal was contrary to Policy ENV 3 of the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance as a result of inappropriately sited buildings at heights and in a location which would be generally visible in the street scene and which would fail to contribute positively to the character of the area. As such the application proposal would not protect, preserve and enhance the visual amenity and character of the conservation area.