

LOCAL REVIEW BODY – 1 NOVEMBER 2017

Local Review BodyWednesday 1 November 2017 at 4pm

Present: Councillors Clocherty, Crowther, Dorrian, McKenzie, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Mr A Hamilton and Ms M Pickett (Planning Advisers), Mr J Kerr (Legal Adviser) and Ms R McGhee (Legal & Property Services).

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Local Review Body.

610 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 610

An apology for absence was intimated on behalf of Councillor Nelson.

No declarations of interest were intimated.

The meeting adjourned at 4.02pm and re-convened at 4.05pm.

611 PLANNING APPLICATIONS FOR REVIEW 611

**(a) Change of use from residential flat to food bank and office:
Flat Ground – 1, 29 Robert Street, Port Glasgow (17/0108/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for change of use from residential flat to food bank and office at Flat Ground-1, 29 Robert Street, Port Glasgow (17/0108/IC).

Mr Hamilton acted as Planning Adviser in relation to this case.

After discussion, Councillor Clocherty moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:-

1. the proposal is not considered compatible with the residential use of the building within this established residential area and would result in noise, activity and traffic movements to the detriment of residential amenity contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan; and

2. the change of use of an individual site within the designated Area of Potential Change would not be consistent with the aims of this designation or the supplementary guidance on Local Development Frameworks and could potentially jeopardise the long term redevelopment of the wider Area of Potential Change in a coordinated manner in accordance with Policy APC2 of the Inverclyde Local Development Plan.

As an amendment, Councillor Wilson moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be upheld and that planning permission be granted.

On a vote 1 Member, Councillor Wilson, voted for the amendment and 5 Members,

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Councillors Clocherty, Crowther, Dorrian, McKenzie and Rebecchi, voted for the motion which was declared carried.

Decided:

- (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:-
 1. the proposal is not considered compatible with the residential use of the building within this established residential area and would result in noise, activity and traffic movements to the detriment of residential amenity contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan; and
 2. the change of use of an individual site within the designated Area of Potential Change would not be consistent with the aims of this designation or the supplementary guidance on Local Development Frameworks and could potentially jeopardise the long term redevelopment of the wider Area of Potential Change in a coordinated manner in accordance with Policy APC2 of the Inverclyde Local Development Plan.

**(b) Proposed erection of raised decking and boundary fence:
3 Cardross Place, Greenock (17/0186/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the proposed erection of raised decking and boundary fence at 3 Cardross Place, Greenock (17/0186/IC).

Ms Pickett acted as Planning Adviser in relation to this case.

Mr Kerr referred to a new matter raised on behalf of the applicant in the form of a signed document from neighbouring properties in support of the application. He asked the Local Review Body whether it wished to have regard to the new matter in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town & Country Planning (Scotland) Act 1997 and he advised that, should this be the case, consideration would require to be continued to enable the signatories of the document to be consulted as interested parties and given the opportunity to make representations in accordance with the Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

Decided:

- (1) that sufficient information had not been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the Local Review Body have regard to the new matter submitted on behalf of the applicant in the form of a signed document from neighbouring properties in support of the application and continue consideration to enable the signatories of the document to be consulted as interested parties and given the opportunity to make representations in accordance with the Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.