

**LOCAL REVIEW BODY – 4 APRIL 2018**

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**Local Review Body****Wednesday 4 April 2018 at 4pm**

**Present:** Councillors Jackson (for Clocherty), Crowther, Dorrian, McKenzie, Nelson and Rebecchi.

**Chair:** Councillor Nelson presided.

**In attendance:** Mr A Williamson (Planning Adviser), Mr J Kerr (Legal Adviser) and Ms R McGhee and Ms D Sweeney (Legal & Property Services).

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

**229 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 229**

Apologies for absence were intimated on behalf of Councillor Clocherty, with Councillor Jackson substituting, and Councillor Wilson.

No declarations of interest were intimated.

**230 PLANNING APPLICATION FOR REVIEW 230**

There were submitted papers relative to the application for review of the refusal of planning permission for the construction of a single dwellinghouse on vacant land at Faulds Park Road, Gourrock (17/0208/IC), to enable the Local Review Body to consider the matter afresh.

**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 would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value both at an individual level as a woodland, and at a wider level as a wildlife corridor contrary to policies ENV1, ENV4 and ENV7 of the Inverclyde Local Development Plan;
  2. the tree removal resulting from the proposal would fail to safeguard Pritchard Wood which is a designated TPO, contrary to policy ENV6 of the Inverclyde Local Development Plan;
  3. the unacceptable loss of existing landscape features within the site together with lack of any detailed landscaping results in the proposal being contrary to Policy RES1 of the Local Development Plan;
  4. the removal of trees combined with the height of the proposed new house in an elevated position would result in an unexpected feature within Pritchard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of both the established character and amenity of the area and the amenity of the neighbouring residents, contrary to Policy RES1;
  5. the rear terraces of the proposed house by virtue of their location and size would allow the opportunity to undertake a range of functions over extensive periods of day and evening to an extent that the activity may impinge upon the enjoyment of

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neighbouring properties to the detriment of the amenity of neighbouring residents. As such the proposal is contrary to the advice and guidance within the Council's Planning Application Advice Note 5 together with Policy RES1 (a) of the Local Development Plan; and

6. the applicant has failed to demonstrate that the proposed house would not be impacted by noise from the industrial premises to the detriment of the amenity of the occupiers and that operation of the industrial premises would not be compromised due to the potential for disturbance to the occupiers of the proposed house.