

**LOCAL REVIEW BODY – 1 MARCH 2023**

---

**Local Review Body**

**Wednesday 1 March 2023 at 4:10pm**

**Present:** Councillors Brooks, Clocherty, Crowther, Curley, McCabe and McVey.

**Chair:** Councillor McVey presided.

**In attendance:**

Margaret Pickett	Senior Planner (Planning Adviser)
Jim Kerr	Solicitor, Legal & Democratic Service (Legal Adviser)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock.

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

**138 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 138**

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

No declarations of interest were intimated.

**139 CONTINUED PLANNING APPLICATION FOR REVIEW 139**

**(a) Construction of detached single garage in front garden:  
The Shack, Broomknowe Road, Kilmacolm (22/0124/IC)**

There was submitted papers relative to the application for review for the proposed construction of a detached single garage in front garden at The Shack, Broomknowe Road, Kilmacolm (22/0124/IC) to enable the Local Review Body to consider the matter afresh, consideration of which had been continued from the meeting held on 1 February 2023 for an unaccompanied site visit.

Not having attended the site visit, Councillors Crowther and Curley did not participate in consideration of this item.

Ms Pickett acted as Planning Adviser relative to this case.

After discussion, Councillor Brooks 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 subject to the following conditions:

1. the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
2. prior to the garage hereby approved being brought into use, the access shall be paved for a minimum distance of 2 metres from its junction with Broomknowe Road, to ensure the provision of adequate driveways and to prevent loose material being carried onto Broomknowe Road;
3. the driveway access shall have a gradient of no greater than 10%, to ensure the usability of the driveway access; and
4. for the avoidance of doubt, all surface water run-off shall be managed within the site,

## LOCAL REVIEW BODY – 1 MARCH 2023

to ensure the development does not increase the risk of flooding to neighbouring properties or to the road network.

As an amendment, Councillor McVey 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 fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the choice of materials, scale and position of the proposal, it fails to respect landscape setting and character, and urban form under the "Distinctive" quality;

2. the proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as it fails to demonstrate that the garage can be safely accessed without having a detrimental impact on the traffic and parking on the street scene, contrary to the "Safe and Pleasant" quality; and

3. the position of the garage would disrupt the existing urban form and results in a visually dominant, uncharacteristic feature on the streetscape, which would cause an overall adverse impact to the character and appearance of the existing property, neighbouring properties and wider residential area. It therefore fails to accord with the requirements of Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

Following a roll call vote, 1 Member, Councillor Brooks, voted in favour of the motion and 3 Members, Councillors Clocherty, McCabe and McVey voted in favour of the amendment 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 Appointer Officer's determination) for the following reasons:-

### **Conditions**

(1) the proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the choice of materials, scale and position of the proposal, it fails to respect landscape setting and character, and urban form under the "Distinctive" quality;

(2) the proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as it fails to demonstrate that the garage can be safely accessed without having a detrimental impact on the traffic and parking on the street scene, contrary to the "Safe and Pleasant" quality; and

(3) the position of the garage would disrupt the existing urban form and results in a visually dominant, uncharacteristic feature on the streetscape, which would cause an overall adverse impact to the character and appearance of the existing property, neighbouring properties and wider residential area. It therefore fails to accord with the requirements of Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

## 140 PLANNING APPLICATION FOR REVIEW

140

- (a) **Proposed small ground floor extension and alterations to front of house including balcony at first floor level:  
3 St Andrews Drive, Gourock (22/0163/IC)**

**LOCAL REVIEW BODY – 1 MARCH 2023**

---

There was submitted papers relative to the application for review for a proposed small ground floor extension and alterations to front of house including balcony at first floor level at 3 St Andrews Drive, Gourrock (22/0163/IC) to enable the Local Review Body to consider the matter afresh.

Ms Pickett acted as Planning Adviser relative to this case.

**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 application for review be continued to a future meeting of the Local Review Body to facilitate a written submission from the appointed officer in relation to the dimensions of the proposed extension and balcony in terms of Regulation 15 of the Town and Country (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.