

LOCAL REVIEW BODY – 1 NOVEMBER 2023

Local Review Body

Wednesday 1 November 2023 at 4pm

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

Chair: Councillor McVey presided.

In attendance:

Margaret Pickett	Senior Planner (Planning Adviser)
Daniel Henderson	Planning and Building Standards Manager
Jim Kerr	Solicitor, Legal, Democratic, Digital & Customer Services (Legal Adviser)
Peter MacDonald	Principal Solicitor
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer
PJ Coulter	Corporate Communications Officer (Media Relations)

The meeting was held at the Municipal Buildings, Greenock with Councillors McCabe and McGuire attending remotely.

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

543 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 543

No apologies for absence were intimated.

Councillor McCabe declared an interest in Agenda Item 2(a) (Planning Application for Review: 10 Drumshantie Road, Gourrock (23/0094/IC)).

544 PLANNING APPLICATIONS FOR REVIEW 544

**(a) Proposed formation of recessed roof deck at front with associated alterations to rooflights at:
10 Drumshantie Road, Gourrock (23/0094/IC)**

There were submitted papers relative to the application for review for a proposed formation of a recessed roof deck at front with associated alterations to rooflights at 10 Drumshantie Road, Gourrock (23/0094/IC) to enable the Local Review Body to consider the matter afresh.

Mr Kerr referred to photographs submitted by the applicant which were not previously available for publication with the agenda papers due to a technical error with the online Planning Portal. These images were circulated, for the consideration of the Local Review Body, prior to the meeting.

Councillor McCabe declared an interest as an acquaintance of the applicant and left the meeting.

Ms Pickett acted as Planning Adviser relative to this case.

Following discussions, Councillor Brooks moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure, and (2) the application for review be upheld and that planning permission be granted subject to the following condition:

LOCAL REVIEW BODY – 1 NOVEMBER 2023

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 (as amended).

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

1. by reason of design and position, the development forms an unexpected and incongruous feature on the dwellinghouse that does not reflect local architecture as required by Policy 16(g)(i) of National Planning Policy Framework 4 and Policy 1 of both the adopted and proposed Inverclyde Local Development Plans. There are no material planning considerations that outweigh these policies in order to approve the development;

2. by reason of design and position, the development forms a dominant feature on the principle elevation of the dwellinghouse which would harm the established character of the area, contrary to the aims of Policy 20 of the proposed Inverclyde Local Development Plan.

Following a roll call vote, 2 Members, Councillors McGuire and McVey, voted in favour of the amendment and 4 Members, Councillors Brooks, Clocherty, Crowther and Curley voted in favour of 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 upheld and that planning permission be granted subject to the following condition:

Condition

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 (as amended).