

## LOCAL REVIEW BODY – 10 JANUARY 2024

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### Local Review Body

**Wednesday 10 January 2024 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)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

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.**

#### **5 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST**

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No apologies for absence were intimated.

No declarations of interest were intimated, but certain connections were intimated as follows:

Agenda Item 2(a) (Proposed excavation and building works within front curtilage to form a driveway: 60 Bawhirley Road, Greenock (23/0086/IC)) – Councillor Curley.

#### **6 PLANNING APPLICATION FOR REVIEW**

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##### **(a) Proposed excavation and building works within front curtilage to form a driveway: 60 Bawhirley Road, Greenock (23/0086/IC)**

There were submitted papers relative to the application for review for the proposed excavation and building works within front curtilage to form a driveway at 60 Bawhirley Road, Greenock (23/0086/IC) to enable the Local Review Body to consider the matter afresh.

Councillor Curley declared a connection as an acquaintance of people who live on Bawhirley Road, Greenock. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Ms Pickett acted as Planning Adviser relative to this case.

**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:

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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 proposed design, it fails to reflect the urban form of the area, contrary to 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 the proposal would result in a reduction in available parking space available along Bawhirley Road, it fails to minimise the impact of traffic and parking on the street scene, contrary to the "Safe and Pleasant" quality;
3. the proposal would adversely affect the efficient operation of the transport and active travel network, contrary to Policy 11 of the adopted 2019 Inverclyde Local Development Plan and Policy 12 of the proposed 2021 Inverclyde Local Development Plan; and
4. the proposed design would harm the character and appearance of the street frontage, contrary to Policy 20 of the proposed 2021 Inverclyde Local Development Plan.