

LOCAL REVIEW BODY – 7 FEBRUARY 2024

Local Review Body

Wednesday 7 February 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
Diane Sweeney	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.

70 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 70

No apologies for absence or declarations of interest were intimated.

71 PLANNING APPLICATION FOR REVIEW 71

**(a) Proposed small ground floor extension and alterations to front of house including balcony at first floor level:
3 St Andrews Drive, Gourrock (23/0145/IC)**

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 3 St Andrews Drive, Gourrock (23/0145/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 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 reason:

1. the proximity of the balcony element of the proposal to neighbouring properties will result in an adverse amenity impact for neighbouring properties, in relation to the potential for noise impacts as a result of the use of the balcony. The upper balcony does not reflect urban form. It therefore fails to accord with the "Safe and Pleasant" and "distinctive" factors of Policy 1 within both the adopted 2019 and proposed 2021 Inverclyde Local Development Plan and Policy 20 of the proposed 2021 Inverclyde Local Development Plan. The proposal also fails to accord to Policy 16 of the National Planning Framework (NPF4) as the proposal may result in an amenity impact on neighbouring properties and has a detrimental impact on the character of the house and surrounding area.

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**(b) Replacement of shopfront:
75 Kempock Street, Gourock (23/0062/IC)**

There was submitted papers relative to the application for review for the replacement of a shopfront at 75 Kempock Street, Gourock (23/0062/IC) to enable the Local Review Body to consider the matter afresh.

Following discussion, 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 reason:

1. the proposal would have an adverse visual impact on the streetscape and on the character and amenity of the Gourock – Kempock Street/Short Street Conservation Area, as the overall form and design of the proposed shopfront fails to meet the principles of preserving and enhancing the historic environment. Accordingly, the proposal is contrary to: Policy 7(d) and 14 of NPF4; Policy 1 and Policy 28 of both adopted and proposed Inverclyde Local Development Plans, both adopted and draft PAAN 11 on 'Shopfront Design' and Historic Environment Scotland's policy and guidance.

As an amendment, Councillor Brooks moved that (1) that sufficient information had not been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) in terms of Regulation 16 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, consideration of the application for review be continued for an unaccompanied site inspection to be arranged by the Head of Legal, Democratic, Digital & Customer Services in consultation with the Chair.

Following a roll call vote, 3 Members, Councillors Brooks, Crowther and McCabe voted in favour of the amendment and 4 Members, Councillors Clocherty, Curley, McGuire and McVey voted in favour of the motion which was declared carried.

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 reason:

1. the proposal would have an adverse visual impact on the streetscape and on the character and amenity of the Gourock – Kempock Street/Short Street Conservation Area, as the overall form and design of the proposed shopfront fails to meet the principles of preserving and enhancing the historic environment. Accordingly, the proposal is contrary to: Policy 7(d) and 14 of NPF4; Policy 1 and Policy 28 of both adopted and proposed Inverclyde Local Development Plans, both adopted and draft PAAN 11 on 'Shopfront Design' and Historic Environment Scotland's policy and guidance.