

LOCAL REVIEW BODY – 4 SEPTEMBER 2024

Local Review Body

Wednesday 4 September 2024 at 4pm

Present: Councillors Brooks, Clocherty, Crowther, Curley, McCabe, McVey and Moran (for McGuire).

Chair: Councillor McVey presided.

In attendance:

Margaret Pickett	Senior Planner (Planning Adviser)
Katrine Dean	Planning Officer (Planning Adviser)
Daniel Henderson	Planning and Building Standards Manager
Peter MacDonald	Principal Solicitor (Legal Advisor)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillor Crowther attending remotely.

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

406 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 406

An apology for absence was intimated on behalf of Councillor McGuire, with Councillor Moran substituting.

There were no declarations of interest.

407 PLANNING APPLICATIONS FOR REVIEW 407

(a) Erection of two storey detached dwellinghouses with detached double garages: Former garden grounds at the western end of Knockbuckle Road immediately adjacent to Torwood, Kilmacolm (24/0008/IC)

There was submitted papers relative to the application for review for the erection of a two storey detached dwellinghouses with detached double garages at former garden grounds at the western end of Knockbuckle Road immediately adjacent to Torwood, Kilmacolm (24/0008/IC) to enable the Local Review Body to consider the matter afresh.

Prior to the commencement of discussion on this item, Mr P MacDonald referred to a new matter raised by the applicant's agent, namely, a statement from the Chief Planner and Minister for Public Finance. He asked the Local Review Body whether it wished to have regard to the new matter in determining the application for review. Following discussion, the Local Review Body agreed that it would take regard of the new matter.

Ms Dean 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 application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:
 1. that the proposed dwellinghouses are located outwith the established settlement of

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Kilmacolm and fail to accord with Policy 8 of NPF4 which broadly confines support for residential development in the Green Belt to that constructed for the occupancy of key workers. The proposal also fails to comply with Policy 16 of NPF4 as it does not meet the key criteria for the establishment of new dwellinghouses in the Green Belt. A locational justification has not been demonstrated in order to approve the development against Policies 8 and 16 of NPF4;

2. that the proposed dwellinghouses do not accord with Policy 14 of the adopted Local Development Plan nor Policy 15 of the proposed Local Development Plan as they are not associated with agriculture, horticulture, woodland or forestry nor for a tourism or recreational use that requires a countryside location. A locational justification has not been demonstrated in order to approve the development against Policy 14 of the adopted Local Development Plan or Policy 15 of the proposed Local Development Plan; and

3. that the proposed dwellinghouses are not considered to be appropriately designed to be in keeping with the character of this area in that they do not reflect the rural local architecture. They therefore fail to accord with the quality of being “Distinctive” in Policy 1 of both the adopted and proposed Inverclyde Local Development Plans. The proposed dwellinghouses do not comply with the design criteria in the adopted and draft Planning Application Advice Note 8 as the proposals are considered to have unsympathetic design features for houses in the Green Belt.

**(b) Erection of outbuilding/garden room at rear:
20 Castle Wemyss Drive, Wemyss Bay (23/0294/IC)**

There was submitted papers relative to the application for review for the erection of an outbuilding/garden room at rear at 20 Castle Wemyss Drive, Wemyss Bay (23/0294/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, in terms of Regulation 16 of the Town & Country Planning (Schemes of Delegation and Local Review Body Procedure) (Scotland) Regulation 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.