

LOCAL REVIEW BODY - 4 MAY 2011

Local Review BodyWednesday 4 May 2011 at 4 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, Moran, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Mr R Gimby (Regeneration & Planning Services) and Ms V Pollock (Legal & Democratic Services).

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

327 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 327

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

No declarations of interest were intimated.

328 PLANNING APPLICATION FOR REVIEW 328

**Erection of single storey extension:
8 Whitelea Crescent, Kilmacolm (10/0278/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a single storey extension at 8 Whitelea Crescent, Kilmacolm (10/0278/IC).

After discussion, Councillor Moran 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) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997; and
- (2) that prior to the commencement of works on site, samples of external materials to be used in construction be submitted to and approved in writing by the Planning Authority. Works shall then proceed utilising the approved materials or any alternative agreed in writing by the Planning Authority, to ensure the materials are appropriate for the existing house, in the interests of visual amenity.

As an amendment, Councillor Fyfe 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 officers' determination) for the following reasons as set out in the Decision Notice date 8 February 2011:-
 - (1) as adequate off street parking cannot be provided. Vehicles will potentially overhang the footway forcing pedestrians into the roadway to the detriment of their safety. Vehicles using the proposed parking space within the front garden will cross the

LOCAL REVIEW BODY - 4 MAY 2011

footway at an angle, also prejudicing pedestrian and road safety. On street parking may also result in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety; and

(2) as the proposed parking space within the front garden area will result in vehicles being parked across the frontage of the property, to the detriment of the wider streetscape.

On a vote, 4 Members voted for the amendment and 5 for 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 conditions:-

(1) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997; and

(2) that prior to the commencement of works on site, samples of external materials to be used in construction be submitted to and approved in writing by the Planning Authority. Works shall then proceed utilising the approved materials or any alternative agreed in writing by the Planning Authority, to ensure the materials are appropriate for the existing house, in the interests of visual amenity.