

LOCAL REVIEW BODY - 9 JANUARY 2013

Local Review Body

Wednesday 9 January 2013 at 4.35pm

Present: Provost Moran, Councillors Dorrian, Loughran, McColgan, Nelson and Wilson.

Chair: Councillor Wilson presided.

In attendance: Mr R Gimby (Regeneration & Planning Services) and Mr J Kerr (for Head of Legal & Democratic Services).

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

8 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 8

No apologies for absence were intimated.

Councillors Dorrian, Nelson and Wilson declared an interest in Agenda Item 2(a) (Erection of two 33m high wind 50kw turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay (12/0085/IC)).

9 CONTINUED PLANNING APPLICATIONS FOR REVIEW 9

**(a) Erection of two 33m high wind 50kw turbines with associated works:
Kellybank Cottage, Kelly Road, Wemyss Bay (12/0085/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of two 33m high wind 50kw turbines with associated works at Kellybank Cottage, Kelly Road, Wemyss Bay (12/0085/IC), consideration of which had been continued from the meeting held on 5 December 2012 for an accompanied site visit.

Councillor Dorrian declared a financial interest in this matter, the applicant being a business client, and Councillors Nelson and Wilson declared non-financial interests as Board Members of Clyde Muirshiel Regional Park and all 3 Members left the meeting. Provost Moran assumed the Chair for this item of business.

Provost Moran, Councillors Loughran and McColgan participated in consideration of this item of business.

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) as due to the cumulative impact with the existing nearby turbine the proposed turbines will have an adverse impact on the landscape character of the west Renfrew Hills Scenic Area. Furthermore, due to their position and height the proposed turbines will break the skyline and will thus be to the detriment of the visual amenity of adjacent and nearby residences and public vantage points within north Skelmorlie. The proposal is therefore unacceptable in terms of:-

LOCAL REVIEW BODY - 9 JANUARY 2013

- a. the Council's interim policy on small wind turbine development UT6B, criteria (a) and (f);
 - b. the Council's interim policy on wind farms UT6A, criteria (c) and (d);
 - c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c);
 - d. Policy HR1;
 - e. Policy HR5,
- as set out in the Decision Notice dated 5 July 2012.

Councillors Dorrian, Nelson and Wilson returned to the meeting at this juncture and Councillor Wilson resumed the Chair.

**(b) Proposed mobile home garage:
Woodbourne, Wemyss Bay Road, Wemyss Bay (12/0131/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for a proposed mobile home garage at Woodbourne, Wemyss Bay Road, Wemyss Bay (12/0131/IC), consideration of which had been continued from the meeting of 5 December 2012 for an unaccompanied site visit.

Provost Moran, Councillors Loughran, McColgan, Nelson and Wilson participated in consideration of this item of business.

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) as the overall profiled metal sheet finish gives the garage an industrial character and appearance, with an adverse visual impact, unexpected within a domestic garden and, as such, fails to meet Local Plan Policy H1's aim of safeguarding residential character and amenity, as set out in the Decision Notice dated 6 June 2012.

10 PLANNING APPLICATION FOR REVIEW

10

**Erection of two 24.6m wind turbines:
Land at Faulds Park, Gourock (12/0133/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of two 24.6m wind turbines at land at Faulds Park, Gourock (12/0133/IC).

Provost Moran, Councillors Dorrian, Loughran, Nelson and Wilson participated in consideration of this item of business.

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) as a combination of height, scale and proximity to residential development at Levan Farm creates a dominant and excessively prominent feature in this part of Inverclyde, contrary to:-

LOCAL REVIEW BODY - 9 JANUARY 2013

- a. the Council's interim policy on Small Wind Turbine Development UT6B, criteria (a) and (f);
- b. the Council's interim policy on Wind Farms UT6A criterion (c); and
- c. Policy UT6 of the Inverclyde Local Plan, criteria (a), (b) and (c), as set out in the Decision Notice dated 3 September 2012.