

LOCAL REVIEW BODY - 5 FEBRUARY 2014

Local Review Body

Wednesday 5 February 2014 at 4pm

Present: Provost Moran, Councillors Dorrian, Loughran, 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.

101 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 101

No apologies for absence or declarations of interest were intimated.

102 CONTINUED PLANNING APPLICATION FOR REVIEW 102

**Single storey extension with integral garage:
Old Fire Station, 1 Torr Avenue, Quarriers Village (12/0345/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for a single storey extension with integral garage at the Old Fire Station, 1 Torr Avenue, Quarriers Village (12/0345/IC), consideration of which had been continued from the meeting held on 4 December 2013 for an unaccompanied site inspection.

Provost Moran, Councillors Dorrian, Loughran 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 proposed extension is a large and unexpected addition to the building, harmful to its design, streetscape in Torr Road and Torr Avenue and the setting of the nearby Conservation Area, contrary to Policies H1 and HR11 of the Inverclyde Local Plan and Policies RES1 and HER1 of the proposed Local Development Plan, as set out in the Decision Notice dated 1 July 2013.

103 PLANNING APPLICATION FOR REVIEW 103

**Change of use of former riding school, reception and tack shop to dog grooming parlour:
Riding School, Bankfoot Farm, Inverkip Road, Greenock (13/0218/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for change of use of the former riding school, reception and tack shop to a dog grooming parlour at the Riding School, Bankfoot Farm, Inverkip Road, Greenock (13/0218/IC).

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

After discussion, Councillor Nelson 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 condition that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997.

As an amendment, Councillor Dorrian 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 Officer's determination) for the following reasons as set out in the Decision Notice dated 4 September 2013:-
 - (i) the proposal does not accord with Policies DS8, DS10(a)-(e), R3 and R10(a) and (c) of the Local Plan, Policies ENV2(a)-(d), TCR2, TCR3 and TCR7(g)-(j) of the proposed Local Development Plan and the aims and objectives of the Scottish Planning Policy; and
 - (ii) the applicant has failed to demonstrate that no sequentially preferential sites are available within existing designated town centres. The proposal could therefore have a detrimental impact on these centres.

On a vote, 2 Members voted for the motion and 3 for the amendment 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 dismissed and that planning permission be refused (upholding the appointed Officer's determination) for the following reasons as set out in the Decision Notice dated 4 September 2013:-
 - (i) the proposal does not accord with Policies DS8, DS10(a)-(e), R3 and R10(a) and (c) of the Local Plan, Policies ENV2(a)-(d), TCR2, TCR3 and TCR7(g)-(j) of the proposed Local Development Plan and the aims and objectives of the Scottish Planning Policy; and
 - (ii) the applicant has failed to demonstrate that no sequentially preferential sites are available within existing designated town centres. The proposal could therefore have a detrimental impact on these centres.