

LOCAL REVIEW BODY – 6 AUGUST 2014

Local Review Body

Wednesday 6 August 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 & Property Services).

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

443 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 443

No apologies for absence or declarations of interest were intimated.

444 CONTINUED PLANNING APPLICATION FOR REVIEW 444

Alterations to design of detached dwellinghouse and formation of garage/car port (variation to consent 13/0246/IC):

Former ARP Station, Lochwinnoch Road, Kilmacolm (14/0005/IC)

There were submitted papers relative to the application for review of the refusal of planning permission for alterations to design of detached dwellinghouse and formation of garage/car port (variation to consent 13/0246/IC) at the former ARP Station, Lochwinnoch Road, Kilmacolm (14/0005/IC), consideration of which had been continued from the meeting held on 7 May 2014 for a site inspection.

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

Mr Kerr advised of a modification to the terms of Policy RES7 – Residential Development in the Green Belt and Countryside, as compared to the version of that Policy in the Proposed Plan (May 2013) which was referred to in the Report of Handling. Policy RES7 as modified reads:-

“The development of new dwellings in the Green Belt and Countryside, as identified on the Proposals Map, will only be supported if the proposal is for either:

- (1) a single or small group of dwellings not adjoining the urban area; or
- (2) the conversion of redundant non-residential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.

In addition, all proposals must fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or
- (b) sub-division of an existing dwellinghouse(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or

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(c) conversion of redundant non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or

(d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council: or

(e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

Further detailed policy relating to this type of development is contained in the Supplementary Guidance on Planning Application Advice Notes."

Decided:

- (1) that sufficient information had been not submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be continued to a future meeting to allow all interested parties an opportunity to comment on the modification to Policy RES7.

445 PLANNING APPLICATION FOR REVIEW

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Erection of a single wind turbine 70M high to blade tip and associated infrastructure:

Land South West of Auchentiber Bridge, Auchenfoyle, Auchentiber Road by Port Glasgow (14/0004/IC)

There were submitted papers relative to the application for review of the erection of a single wind turbine 70M high to blade tip and associated infrastructure at land South West of Auchentiber Bridge, Auchenfoyle, Auchentiber Road by Port Glasgow (14/0004/IC).

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 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 & Property Services in consultation with the Chair.