

LOCAL REVIEW BODY - 5 AUGUST 2015

Local Review Body

Wednesday 5 August 2015 at 4pm

Present: Councillors Dorrian, Loughran, Nelson, Rebecchi 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.

472 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 472

No apologies for absence or declarations of interest were intimated.

473 PLANNING APPLICATIONS FOR REVIEW 473

**(a) Erection of cottage together with erection of storage shed:
South Craigmarnoch, Port Glasgow Road, Kilmacolm (15/0014/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a cottage together with the erection of a storage shed at South Craigmarnoch, Port Glasgow Road, Kilmacolm (15/0014/IC).

Mr Kerr referred to new matters raised by the applicant's agent in the form of an article printed in the Greenock Telegraph on 19 October 2013. He asked the Local Review Body whether it wished to have regard to this in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town and Country Planning (Scotland) Act 1997. It was agreed that the Local Review Body consider the article and copies were circulated.

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 and 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.

**(b) Change of use and alterations to former coach house to form a dwelling:
45 Esplanade, Greenock (15/0024/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for change of use and alterations to former coach house to form a dwelling at 45 Esplanade, Greenock (15/0024/IC).

Mr Kerr referred to new matters raised by the applicant's agent in the form of a number of site photographs and photographs of similar developments in the Greenock West End Conservation Area. He asked the Local Review Body whether it wished to have regard to these in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town and Country Planning (Scotland) Act

LOCAL REVIEW BODY - 5 AUGUST 2015

1997. It was agreed that the Local Review Body consider the photographs and copies were circulated.

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 condition that no development shall commence on site until full details of all external materials to be used, including doors and windows to be installed, have been submitted to and approved by the Planning Authority. The approved materials shall thereafter be used unless a variation is agreed, in writing, with the Planning Authority, to ensure the proposed materials are appropriate for the existing building and the wider conservation area.

**(c) Erection of 77.8m to blade tip wind turbine:
36 Earnhill Road, Greenock (14/0392/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a 77.8m to blade tip wind turbine at 36 Earnhill Road, Greenock (14/0392/IC).

Mr Kerr referred to new matters raised by the applicant's agent in the form of a written submission. He asked the Local Review Body whether it wished to have regard to this in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town and Country Planning (Scotland) Act 1997. It was agreed that the Local Review Body consider the written submission.

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 and 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.