Local Review Body

Wednesday 1 June 2016 at 4pm

Present: Councillors Dorrian, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Ms F Milne (Planning Adviser), Mr J Kerr (Legal Adviser) and Ms R McGhee (Legal & Property Services).

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

363	**APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST**	**363**

No apologies for absence or declarations of interest were intimated.

364	**CONTINUED PLANNING APPLICATION FOR REVIEW**	**364**

Erection of a Conservatory:
Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village (16/0001/IC)

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a conservatory at Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village (16/0001/IC), consideration of which had been continued from the meeting held on 6 April 2016 for an unaccompanied site inspection and from the meeting held on 4 May 2016 for a further unaccompanied site inspection to afford all Members of the Local Review Body the opportunity to attend.

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

After discussion, Councillor Wilson 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. As an amendment, Councillor Rebecchi 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 15 February 2016:-

(i)   The proposal is incompatible with the character and amenity of the Quarriers Village Conservation Area and is thus contrary to criterion (a) of Local Development Plan policy RES6 and the aim of Local Development Plan policy RES1 of safeguarding residential amenity and character; and

(ii)   The proposal fails to accord with the design guidance for extensions in Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note series, thus failing to manage the historic environment with intelligence and understanding as required by Scottish Historic Environment Policy.

On a vote, one Member voted for the amendment and two 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.

365   **PLANNING APPLICATION FOR REVIEW**   365

Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard:
Builder's Store, Chalmers Street, Gourock (15/0235/IC)

There were submitted papers relative to the application for review of the refusal of planning permission for proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard at Builder's Store, Chalmers Street, Gourock (15/02/35/IC).

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

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.