

**Local Review Body
31 October 2018**

Irvine, 31 October 2018 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.25 p.m.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

A. Hume, Senior Development Management Officer (Economy and Communities); J. Law, Solicitor (Legal Services); and E. Gray, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Shaun Macaulay

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the meeting of the Committee held on 26 September 2018 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 18/00469/PP - The Stables, 15A Thirdpart Holdings, West Kilbride

Submitted report by the Chief Executive on a Notice of Review submitted by the applicant in respect of an application for planning permission refused by officers under delegated powers for the erection of a detached dwellinghouse with stables.

The Notice of Review documentation, the Planning Officer's Report of Handling, and a copy of the Decision Notice were provided as appendices to the report. No further representations were received from the interested parties.

The Legal Adviser to the Local Review Body outlined the appropriate procedure for consideration of the review request. The Planning Adviser to the Local Review Body introduced the matter under review, confirming that the Notice of Review had been submitted timeously by the applicant.

The Planning Adviser summarised the Notice of Review for the applicant and the Report of Handling of the appointed officer. Photographs and plans of the site were displayed. The Local Review Body was informed that no request had been made for a site visit.

The Local Review Body unanimously agreed that enough information had been provided to determine the review request.

Members asked questions and were provided with further information on:-

- the definition of an addition to an existing well-defined nucleated group of four or more houses in close proximity to one another as set out in Policy ENV2 and the history of this policy;
- the different styles of development which have already been established in the area and the fact that design was not the leading factor in the officer's decision to refuse planning permission; and
- the siting of the proposed development and its visibility from the A78.

Councillor McNicol, seconded by Councillor McMaster, moved that the Local Review Body grant the planning permission on the grounds that the proposal complies with Policy ENV2 as a small-scale, sympathetic addition to an existing well defined nucleated group of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g. shared access.

As an amendment, Councillor Billings moved that the Local Review Body uphold the officer's decision to refuse the application for the reasons set out in the decision notice. There being no seconder the amendment fell.

Accordingly, having considered all of the information, the Local Review Body agreed to uphold the appeal and grant planning permission with no conditions.

The Meeting ended at 2.55 p.m.