

Local Review Body
8 June 2010

IRVINE, 8 June 2010 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.30 p.m.

Present

Margie Currie, Robert Barr, Matthew Brown, Ian Clarkson, John Ferguson, Ronnie McNicol, Pat McPhee, John Moffat and Ryan Oldfather.

In Attendance

R. Forrest, Planning Services Manager, A. Craig, Senior Solicitor and J. Law, Solicitor (Legal and Protective); and M. Anderson, Committee Services Officer and K. Dyson, Communications Officer (Chief Executive's Service).

Chair

Councillor Currie in the Chair.

Apologies for Absence

Elizabeth McLardy, David Munn and Robert Rae.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16.

2. Garnock Valley: 09/00864/PP: Beith: Glengarnock: 21 Grahamston Avenue

Submitted report by the Chief Executive on a request for a review of the decision taken by officers under delegated authority to refuse planning permission for the erection of 8 dwellinghouses with associated access road and car parking, including the demolition of the existing building at 21 Grahamston Avenue, Glengarnock, Beith. The Notice of Review documentation, the Planning Officer's Report of Handling, a location plan and copy of the Decision Notice, were provided as Appendices 1-4 to the report.

The Planning Services Manager, as Planning Adviser to the LRB, introduced the matter under review, confirming that the Notice of Review was in order and had been submitted timeously by the applicant. Photographs and plans of the site were displayed.

Members expressed the view that the Local Review Body required further information and clarification on the issue of flooding risk before moving to determine the Notice of Review. It was noted that a consultation response from SEPA had been received on 24th February 2010.

The Local Review Body agreed (a) to continue consideration of the Notice of Review to a future meeting for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008, to examine further the issue of flooding risk and the terms of the consultation response from SEPA; and (b) that the applicant/applicant's representative, a representative of the Council's Infrastructure and Design Services (Flooding) and a SEPA representative be invited to attend and address the hearing in relation to those issues.

3. Garnock Valley: 10/00089/PPP: Beith: Glengarnock: 3 Balgray Road

Submit report by the Chief Executive on a request for a review of the decision taken by officers under delegated authority to refuse planning permission in principle for a residential development at 3 Balgray Road, Glengarnock, Beith. The Notice of Review documentation, the Planning Officer's Report of Handling, a location plan and copy of the Decision Notice, were provided as Appendices 1-4 to the report.

The Planning Services Manager, as Planning Adviser to the LRB, introduced the matter under review, confirming that the Notice of Review was in order and had been submitted timeously by the applicant. Photographs and plans of the site were displayed.

Members expressed the view that the Local Review required further information and clarification on the issue of flooding risk before moving to determine the Notice of Review.

The Local Review Body agreed (a) to continue consideration of the Notice of Review to a future meeting for a hearing to be conducted in terms of the Hearing Session Rules set out in Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008, to examine further the issue of flooding risk; and (b) that the applicant/applicant's representative, a representative of the Council's Infrastructure and Design Services (Flooding), interested parties who made representations in relation to flooding issues and a SEPA representative be invited to attend and address the hearing in relation to the issue of flooding risk.

4. North Coast and Cumbraes: 09/00855/PP: West Kilbride: Seamill: 39 Ardrossan Road: Seamill Hydro Hotel

Submit report by the Chief Executive on a request for a review of the condition imposed by officers under delegated authority in respect of planning permission for the redesign of flats, formation of 2 new windows to Block 'C' and enlargement of existing windows at the Seamill Hydro Hotel, 39 Ardrossan Road, Seamill, West Kilbride. The Notice of Review documentation, further representations received from interested parties, the applicant's response to the representations, the Planning Officer's Report of Handling, a location plan and copy of the Decision Notice, were provided as Appendices 1-6 to the report.

The Planning Services Manager, as Planning Adviser to the LRB, introduced the matter under review, confirming that the Notice of Review was in order and had been submitted timeously by the applicant. Photographs and plans of the site were displayed.

Members agreed that the Local Review Body had sufficient information before it to determine the matter without further procedure.

The Local Review Body, having considered the provisions of the Development Plan and other material considerations, agreed (a) to uphold decision to impose Condition 1 in respect of planning consent 09/00855/PP; and (b) that the Decision Notice be drafted by Officers, agreed by the Chair and, thereafter, signed by the Proper Officer for issue to the applicant and interested parties.

The Meeting ended at 3.05 p.m.