

Local Review Body  
8 November 2017

**Irvine, 8 November 2017** - At a Meeting of the Local Review Body of North Ayrshire Council at 2.30 pm

**Present**

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

**In Attendance**

R. Middleton, Senior Development Management Officer (Economy and Communities); A. Craig, Senior Manager (Legal Services) and A. Little, Committee Services Officer (Chief Executive's).

**Chair**

Councillor Marshall in the Chair.

**Apologies for Absence**

Ellen McMaster.

**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 23 August 2017 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: 17/00829/PP - 4 Baidland Meadow, Dalry**

Submitted report by the Chief Executive on a Notice of Review by the applicant in respect of a planning application refused by officers under delegated powers for the erection of a double garage, including the removal of the existing garage at 4 Baidland Meadow, Dalry.

The Notice of Review documentation, the Planning Officer's Report of Handling, a copy of the Decision Notice, further representations and the applicant's response to further representations were provided as appendices to the report.

The Legal Adviser to the Local Review Body advised of 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. He also advised of a request by the applicant for a site visit.

The Local Review Body agreed to consider the report, prior to consideration of the request for a site visit.

The Planning Adviser thereafter summarised the Notice of Review for the Applicant, the Report of Handling of the Appointed Officer, the representations lodged and the applicant's response to further representations. Photographs and plans of the site were displayed.

The Local Review Body agreed that it had sufficient information before it to determine the matter without further procedure or a site visit.

Accordingly, having considered all of the information, the Local Review Body agreed to uphold the decision to refuse planning permission on the grounds that:-

1. The proposal would be contrary to the adopted North Ayrshire Council Local Development Plan General Policy criterion (a) by reason of its siting, scale and design, leading to a significant loss of private amenity space within the plot and the over development of the site.
2. The proposal would be contrary to the adopted North Ayrshire Council Local Development Plan General Policy criterion (b) in terms of the adverse impact of the double garage on the amenity of the converted farmsteading development at Baidland Meadow by reason of its siting, bulk, height, depth and width, resulting in an unacceptable and overbearing impact on the amenity of the adjacent residential dwellings and their associated private amenity space.

The meeting ended at 2.45 p.m.