



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Cunninghame House,
Irvine.

20 August 2014

Planning Committee

You are requested to attend a Special Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **FRIDAY 22 AUGUST 2014** at **10.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Call In Request: 14/00477/PP: Largs: The Promenade: Escape Amusement Complex

Submit report by the Chief Executive on a call in request, in accordance with the approved call in procedure, in relation to an application for planning permission which would otherwise be determined by Officers under delegated powers (copy enclosed).

Planning Committee

Sederunt: Matthew Brown (Chair)
John Ferguson (Vice-Chair)
Robert Barr
John Bell
John Bruce
Joe Cullinane
Ronnie McNicol
Tom Marshall
Jim Montgomerie
Robert Steel

Chair:

Attending:

Apologies:

Meeting Ended:

NORTH AYRSHIRE COUNCIL

Agenda Item 2

22 August 2014

Planning Committee

Subject: **Call In Request: Ref. No: 14/00477/PP: Largs: The Promenade: Escape Amusement Complex**

Purpose: To advise the Planning Committee of a call in request in relation to an application for planning permission which would otherwise be determined by Officers under delegated powers.

Recommendation: That the Planning Committee consider whether it wishes to determine the application which would otherwise be determined by Officers under delegated powers.

1. Introduction

- 1.1 In terms of Section 43(A) of the Town and Country Planning Scotland Act 1997, which was inserted under the 2006 Act, Members may request that an application, which would ordinarily be determined by an Officer under the Scheme of Delegation, shall be referred to the Planning Committee for determination.

2. Current Position

- 2.1 A request has been made by Councillors Marshall, Gallagher and Hill, that an application for planning permission for the part change of use of an amusement centre to form a public house at the Escape Amusement Complex, The Promenade, Largs, should be determined by the Planning Committee and not by Officers under delegated powers.
- 2.2 The planning application was registered on 1 August 2014 and the call in request has been submitted within the 3 week deadline in accordance with the approved procedure (Appendix 1).

2.3 The stated reason for the call in request is as follows:-

"There is sufficient concern locally including possible over-supply of pubs, for this application to be fully considered [by the Planning Committee]"

3. Proposals

3.1 The Planning Committee is invited to consider whether it wishes to determine the application which would otherwise be determined by Officers under delegated powers.

4. Implications

Financial Implications

4.1 None arising from this report.

Human Resource Implications

4.2 None arising from this report.

Legal Implications

4.3 Section 43(A) of the Town and Country Planning (Scotland) Act 1997, inserted under the 2006 Act, provided for applications to be "called in" for determination by the Planning Committee rather than by Officers under delegated powers.

Equality Implications

4.4 None arising from this report.

Environmental Implications

- 4.5 None arising from this report.

Implications for Key Priorities

- 4.6 None arising from this report.

5. Consultations

- 5.1 No consultations were required.

6. Conclusion

- 6.1 The approved call in procedure allows the Planning Committee to determine applications which would otherwise be determined by Officers under delegated powers.



ELMA MURRAY
Chief Executive

Reference :

For further information please contact Melanie Anderson, Acting Committee and Member Services Manager on telephone number 01294 324131.

Background Papers

Call in notification by Councillors Marshall, Hill and Gallagher.

Call In Procedure by the Planning Committee under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997

In terms of Section 43A(6) of the 1997 Act, “the planning authority may, if they think fit, decide themselves to determine an application which would otherwise be determined by a person so appointed” (under a Scheme of Delegation).

Members are entitled to exercise this right in the following manner.

1. At least 3 Members must submit in writing or electronic format a formal request that a particular application should be remitted to the Planning Committee for determination. The request should be sent to the Corporate Director (Development and Environment).
2. The formal request must be received no later than 3 weeks after the application is registered. (Note - all registered planning applications are accessible on the Council’s website).
3. The Corporate Director (Development and Environment) will immediately refer the reference to the Chair of the Planning Committee who will be required to call a meeting of the Planning Committee within five working days of notification by the Corporate Director (Development and Environment).
4. At least one of the Members who has requested the call in will be asked to attend the Planning Committee to explain the request. If none of the Members attend the Planning Committee, the Committee may determine not to call in the application.
5. The Members requesting the call in must give reasons for the call in and, if these are so accepted by the Planning Committee, those reasons shall be communicated to the applicant (Section 43A(7)).
6. Reasons for calling in have to be fair, relative and proportionate to the proposed development.

Example might include the following:-

- determination would raise issues of perceived controversial architectural design
- raises significant public interest
- has implications as to the interpretation of Local Plan policies

These might not be the only reasons which Members may feel relevant.

7. Once the Planning Committee has determined the call in request should be agreed to, the application will be determined by the Planning Committee in the normal way, irrespective of the fact that it is a local development and would otherwise be dealt with under the Scheme of Delegation.