

Local Review Body
7 September 2010

IRVINE, 7 September 2010 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.35 p.m.

Present

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

In Attendance

R. Forrest, Planning Services Manager and J. Law, Solicitor (Corporate Services); and M. Anderson, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Currie, Vice-Chair, in the Chair.

Apologies for Absence

Elizabeth McLardy, Ian Clarkson, David Munn and Robert Rae.

1. Declarations of Interest

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

2. Isle of Arran: 10/00070/PP: Whiting Bay: Rosebank

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 demolition of the existing dwellinghouse and the erection of 3 detached dwellinghouses at Rosebank, Whiting Bay, Isle of Arran. 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, and a number of photographs provided by the applicant as part of the Notice of Review submission were circulated at the meeting.

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

Members discussed the setting of the existing house and considered the site in the context of the village as a whole.

The Local Review Body agreed (a) to uphold the decision to refuse planning permission on the following ground:-

1. That the proposed development would be contrary to the Development Control Statement of the adopted Isle of Arran Local Plan, with respect to (a) siting, design and external appearance and (b) amenity, in that (i) the siting, design and external appearance of the proposal would result in a backland form of development and (ii) the proposed housing would be out of keeping with the existing pattern of development in the adjoining residential area which would be harmful to the character and appearance of this prominent part of Whiting Bay.

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.

3. Irvine/Kilwinning: 10/00152/PP: Kilwinning: 8 Hamilton Street

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 a one and a half storey dwellinghouse at 8 Hamilton Street, Kilwinning. 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.

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

Members discussed the proposed development and the unsightly condition of the site.

The Local Review Body agreed (a) to uphold the decision to refuse planning permission on the following ground:-

1. That the proposed development would be contrary to Criteria (a) and (b) contained within the Development Control Statement of the adopted North Ayrshire Local Plan (excluding the Isle of Arran Local Plan), in that it would constitute overdevelopment of the site, would not offer an acceptable level of residential amenity for the proposed dwellinghouse, and would have a significant detrimental impact on the character and amenity of the area.

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 3.10 p.m.