

Local Review Body
8 March 2017

Irvine, 8 March 2017 - At a Meeting of the Local Review Body of North Ayrshire Council at

Present

Matthew Brown, John Ferguson, John Bell, John Bruce, Ian Clarkson, Ronnie McNicol, Tom Marshall and Robert Steel.

In Attendance

A. Hume, Planning Adviser to the Local Review Body (Economy and Communities); J. Law, Legal Adviser to the Local Review Body; A. Little, Committee Services Officer and E. Gray, Committee Services Support Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Robert Barr and Joe Cullinane.

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 accuracy of the Minutes of the meeting of the Committee held on 16 November 2016 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: N/16/01056/PP - Site to the south of Shore House, Brodick, Arran

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 dwellinghouse at the site to the south of Shore House, Brodick, Arran.

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.

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

The Planning Adviser thereafter 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.

Councillor Bruce spoke in support of the application, providing additional information and his views in respect of:-

- the site dimensions and development density which would not represent overdevelopment of the site;
- the linear development pattern of the site which would not conflict with the existing linear pattern of the area;
- the picturesque views that would be afforded by the development;
- ample circulation around the development and parking provision for two vehicles within the site footprint;
- the desirable location of the development site with direct access to Shore Road;
- the existing boundaries of the site that would be remain in situ;
- careful consideration of neighbouring properties in the design of the dwelling to afford privacy;
- that no objections were received from Arran Community Council or local residents;
- support that had been expressed for the application by the residents of neighbouring properties; and
- that the development would not establish an undesirable precedent for other similar developments, as each planning application is considered on its own merits.

Councillor McNicol, seconded by Councillor Marshall, moved that the application be upheld. There being no amendment, the motion was declared carried.

The Local Review Body, therefore agreed to (a) grant the application; 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.

The meeting ended at 3.40 p.m.