

Local Review Body
1 November 2011

IRVINE, 1 November 2011 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.30 p.m.

Present

Elizabeth McLardy, Robert Barr, Matthew Brown, Ian Clarkson, John Ferguson, Pat McPhee, John Moffat and Jim Montgomerie.

In Attendance

R. Forrest, Planning Services Manager and A. Craig, Senior Solicitor (Corporate Services); and P. Shiach, Committee Services Officer (Chief Executive's Service).

Chair

Councillor McLardy in the Chair.

Apologies for Absence

Margie Currie, William Gibson and Ronnie McNicol.

1. Declarations of Interest

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

2. Minutes

The Minutes of the previous meeting of the Local Review Body held on 20 September 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 11/00404/PP - Conversion and Change of Use of former Sorting Office to form a Residential Studio Flat - 27 Guildford Street, Millport, Isle of Cumbrae

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 conversion and change of use of a former sorting office to a residential studio flat at 27 Guildford Street, Millport, Isle of Cumbrae. 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 Senior Solicitor, as Legal Adviser to the Local Review Body advised of the procedure to be followed. The Planning Services Manager, as 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. Photographs and plans of the proposed development were displayed.

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

Having considered all the information, the Local Review Body agreed to uphold the decision to refuse planning permission on the following grounds: -

That, the proposed development would (i) be contrary to Criterion (b) of the Development Control Statement of the North Ayrshire Local Plan (Excluding Isle of Arran), in that it would constitute unsatisfactory backland development resulting in the flat not having an acceptable standard of outlook or amenity; and (ii) establish an undesirable precedent for other similar developments, to the detriment of the amenity of the area.

4. Notice of Review: 11/00418/PP - Erection of New Dwellinghouse and Stable Garage Outbuilding - Megswell Farm, Kilwinning

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 and stable garage outbuilding at Megswell Farm, Kilwinning. 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 Advisor to the Local Review Body introduced the matter under review, indicating that a supplementary paper, to supersede part of the report, had previously been issued electronically to Members.

The Local Review Body agreed that the Notice of Review request be continued to allow sufficient time to consider all the information.

5. Notice of Review: 11/00399/PP - Erection of Extension to Rear Including Relocation of Decking and Erection of Detached Garage - 10b Paddockdyke, Skelmorlie

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 an extension to rear including relocation of decking and the erection of a detached garage at 10b Paddockdyke, Skelmorlie. 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 Local Review Body, introduced the matter under review, confirming that the Notice of Review had been submitted timeously by the applicant. Photographs and plans of the proposed development were displayed.

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

Having considered all the information, the Local Review Body agreed to uphold the decision to refuse planning permission on the following grounds: -

That the proposed rear extension, by reason of its scale, design and external appearance would detract from the amenity and privacy of neighbouring residential properties due to its scale, proximity to boundaries and potential to overlook neighbouring properties.

The Meeting ended at 3.30 p.m.