

Local Review Body
9 August 2011

IRVINE, 9 August 2011 - At a Meeting of the Local Review Body of North Ayrshire Council at 3.55 p.m.

Present

Elizabeth McLardy, Margie Currie, Robert Barr, Matthew Brown, Ian Clarkson, 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 P. Shiach, Committee Services Officer (Chief Executive's Service).

Chair

Councillor McLardy in the Chair.

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 24 June 2011 were signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 11/00079/PP: Irvine: Site to South of Doura Mains Farm

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 of a vacant building to a dwellinghouse at Doura Mains Farm, Irvine. 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 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.

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 proposals do not comply with the requirements of ENV1A (a) and (b) criteria (a) and (c) of the Development Control Statement or the Design Guidance for Development in the Countryside, in that it is not of a suitable standard of design or character for a dwellinghouse in the countryside, being a utilitarian and ancillary building, of little architectural or design value, constructed in relation to the former proposed use of the larger site as a market garden and the conversion of the building would be considered piecemeal and not in the interests of the proper planning of the area, all to the detriment of the character and appearance of the rural area.

The Meeting ended at 4.10 p.m.