

Local Review Body 20 February 2019

Irvine, 20 February 2019 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.30 p.m.

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Robert Foster, Shaun Macaulay, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

A. Hume, Senior Development Management Officer (Economy and Communities); J. Law, Solicitor (Legal Services); and E. Gray, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Christina Larsen.

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 Minutes of the meeting of the Local Review Body held on 5 December 2018 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: 18/00780/PP - Site to the East of Scotthaven, Park Terrace, Lamlash, Isle of Arran

Submitted report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of an application for planning permission refused by officers under delegated powers for the demolition of an existing storey and a half workshop building and the erection of new storey and a half dwelling.

The Notice of Review documentation, the Planning Officer's Report of Handling, a copy of the Decision Notice and a location plan were provided as appendices to the report. There were no interested parties and therefore no further comments or responses.

The Planning Adviser summarised the Notice of Review for the applicant and the Report of Handling for the appointed officer. Photographs and plans of the site were displayed. The Planning Adviser referred to the applicant's request for a hearing and site visit.

The Committee unanimously agreed that there was enough information provided to determine the review request without a hearing or site visit.

Members asked questions and were provided with further information about the workshop currently on the site, the siting and orientation of the proposed development and the pictures included in the applicant's submission.

Councillor McMaster, seconded by Councillor Barr, moved that the Local Review Body uphold the review request and grant the application for planning permission.

As an amendment, Councillor McNicol, seconded by Councillor Foster, moved that the Local Review Body uphold the decision taken by the Planning Officer to refuse the application for planning permission.

On a division there voted for the amendment five and for the motion four, and the amendment was declared carried.

Accordingly, the Local Review Body agreed to uphold the Planning Officer's decision to refuse planning permission on the following ground:

The proposed development would be contrary to Criteria (a) and (b) of the General Policy of the Local Development Plan, in that by reason of its siting, scale and design, it would: (i) represent overdevelopment of the site and not offer an acceptable level of residential amenity for the proposed dwellinghouse; (ii) conflict with the existing linear pattern of development in the area which would not be in the interests of the proper planning of the area; (iii) would be out of character with the design and appearance of the surrounding residential properties; and (iv) if approved, establish an undesirable precedent for other similar developments, to the detriment of the character and amenity of the residential area.

The Meeting ended at 2:40 p.m.