

Local Review Body
30 August 2011

IRVINE, 30 August 2011 - At a Meeting of the Local Review Body of North Ayrshire Council at 2.40 p.m.

Present

Elizabeth McLardy, Robert Barr, Matthew Brown, Ian Clarkson, John Ferguson, William Gibson, Ronnie McNicol, Pat McPhee, John Moffat and Ryan Oldfather.

In Attendance

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

Chair

Councillor McLardy in the Chair.

Apologies for Absence

Margie Currie and Jim Montgomerie.

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

3. Notice of Review: 11/00141/PP: Isle of Arran: Brodick: Site Northwest of Birchvale

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 detached house on a site to the northwest of Birchvale, Brodick, Isle of Arran. 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 proposed development would (i) detract from the residential amenity of the donor house and the adjoining properties by reason of its siting, scale and proximity to boundaries; (ii) not be in keeping with the density and pattern of surrounding developments, which would be detrimental to the amenity of the areas; and (iii) establish an undesirable precedent for similar developments within the locality which would be detrimental to the character and amenity of the area.

The Meeting ended at 3.00 p.m.