

MINUTE
of
LOCAL REVIEW BODY

Minute of Meeting held at 2.30pm in the Council Chamber, Council Headquarters, Giffnock on 6 September 2017.

Present:

Councillor Annette Ireland (Chair)
Councillor Betty Cunningham (Vice Chair)
Councillor Paul Aitken

Provost Jim Fletcher
Councillor Jim McLean

Councillor Ireland in the Chair

Attending:

Graham Shankland, Principal Planner (Planning Adviser); Katherine Robb, Senior Solicitor (Legal Adviser); and Paul O'Neil, Committee Services Officer (Clerk).

Apologies:

Councillors Angela Convery and Stewart Miller.

DECLARATIONS OF INTEREST

118. There were no declarations of interest intimated.

NOTICE OF REVIEW – REVIEW 2017/18 – ERECTION OF TWO STOREY SIDE EXTENSION INCORPORATING ALTERATION AND EXTENSION TO FRONT PORCH AT 6 BALLANTRAE DRIVE, NEWTON MEARNES (REF NO: 2017/0093/TP)

119. The Local Review Body considered a report by the Deputy Chief Executive, relative to a 'Notice of Review' submitted by Mr and Mrs Hughes against the decision taken by officers to refuse planning permission for the erection of a two storey side extension incorporating alteration and extension to front porch at 6 Ballantrae Drive, Newton Mearns.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

In accordance with the decision taken at the meeting on 10 August 2016, the Local Review Body had carried out an unaccompanied site inspection of the application site immediately prior to the meeting.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

Following discussion, it was agreed that the decision of the Appointed Officer as set out in the decision notice of 6 June 2017 be overturned and that planning permission be granted, subject to a standard condition relating to external materials being attached to the planning permission.

NOTICE OF REVIEW – REVIEW 2017/19 – ERECTION OF DWELLINGHOUSE (PLANNING PERMISSION IN PRINCIPLE) AT LAND 40 METRES SOUTH EAST OF 31 TANNOCH ROAD, UPLAWMOOR (REF NO: 2017/0289/TP)

120. The Local Review Body considered a report by the Deputy Chief Executive relative to a ‘Notice of Review’ submitted by Mr Tony Tierney against the decision taken by officers to refuse planning permission in principle in respect of the erection of a dwellinghouse at land 40 metres south east of 31 Tannoch Road, Uplawmoor.

The decision had been made in accordance with the Council’s Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

In accordance with the decision taken at the meeting on 10 August 2016, the Local Review Body had carried out an unaccompanied site inspection of the application site immediately prior to the meeting.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

Following discussion, it was agreed that the decision of the Appointed Officer as set out in the decision notice of 28 June 2017 be overturned and that planning permission in principle be granted, subject to the following conditions:-

1. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of all buildings, means of access/driveway and parking areas.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed floor plans and elevations of all buildings and shall show dimensions as well as the type and colour of all external materials. The dwellinghouse shall not exceed one and a half storeys.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including retaining walls) and fences to be erected on site.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed ground levels throughout the site and proposed finished floor levels, in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point. The finished floor level of the proposed dwellinghouse shall take into account of the potential flood risk from the watercourse along the east side of the site.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

5. Development shall not commence until an application for approval of the following matters has been submitted to and approved in writing by the planning authority relating to the proposed landscaping at the site. Details of the scheme shall include (as appropriate):

- (i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- (ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- (iii) Details of the phasing of these works; and
- (iv) Proposed levels.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the visibility splays to be provided in both directions at the junction of the new access with the existing road.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

NOTICE OF REVIEW – REVIEW 2017/20 – ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH ASSOCIATED RAISING OF RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOWS AT FRONT AND SIDES AT 19 CAPLETHILL ROAD, BARRHEAD (REF NO: 2017/0338/TP)

121. The Local Review Body considered a report by the Deputy Chief Executive, relative to a 'Notice of Review' submitted by Mr Sean Hogg against the decision taken by officers to refuse planning permission in respect of the erection of a one and a half storey rear extension with associated raising of ridge height and installation of dormer windows at front and sides at 19 Caplethill Road, Barrhead.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

In accordance with the decision taken at the meeting on 10 August 2016, the Local Review Body had carried out an unaccompanied site inspection of the application site immediately prior to the meeting.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

Following discussion, it was agreed that the decision of the Appointed Officer as set out in the decision notice of 7 July 2017 be overturned and that planning permission be granted.

NOTICE OF REVIEW – REVIEW 2017/21 – ERECTION OF CRAFT WORKSHOP AT LITTLE LOCK BYRE, CAIRN ROAD, NEWTON MEARNES (REF NO: 2017/0294/TP)

122. The Local Review Body noted that the request for review submitted by Mr and Mrs Allan Steel had been withdrawn.

NOTICE OF REVIEW – REVIEW 2017/22 – ERECTION OF UPPER FLOOR EXTENSION OVER EXISTING EXTENSION AT REAR WITH ASSOCIATED RAISING OF RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOW AT SIDE AT 25 LAWRENCE AVENUE, GIFFNOCK (REF NO: 2017/0200/TP)

123. The Local Review Body considered a report by the Deputy Chief Executive, relative to a 'Notice of Review' submitted by Mr Thomas McFadyen against the decision taken by officers to refuse planning permission in respect of the erection of an upper floor extension over existing extension at rear with associated raising of ridge height and installation of dormer window at side at 25 Lawrence Avenue, Giffnock.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

In accordance with the decision taken at the meeting on 10 August 2016, the Local Review Body had carried out an unaccompanied site inspection of the application site immediately prior to the meeting.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the view without further procedure.

Following discussion, it was agreed that the decision of the Appointed Officer as set out in the decision notice of 12 July 2017 be overturned and that planning permission be granted.

CHAIR

