

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY29th November 2023Report by Director of EnvironmentLocal Review Body Meeting Schedule**INTRODUCTION**

1. The purpose of this report is to update the Local review Body on the impact of a reduced frequency of Review Body meetings held during 2023 and to consider arrangements for 2024.

RECOMMENDATION

2. It is recommended that the Local Review Body agrees to continue to hold Local Review Body meetings bi-monthly (every second month) during 2024 and to review the effectiveness of this arrangement in June 2024.

BACKGROUND

3. The Local Review Body considers Appeals of decisions relating to local planning applications as set out in the East Renfrewshire Council Planning Scheme of Delegation, which is included in Appendix A.

4. Prior to 2023, the Local Review Body met monthly however following agreement of a report by the Chief Planning Officer to the Committee in December 2022, it was agreed that the schedule would be reduced to every second month. This agreement was subject to a report being brought back to the Committee in December 2023 to report on the effectiveness of this arrangement.

5. The Local Review Body is supported by officers from Democratic, Planning and Legal Services.

REPORT

6. In 2023, the Local Review Body met on six occasions and determined thirteen cases compared to fourteen in 2022 (reviewed over 7 of 11 scheduled meetings). A breakdown of this year's activity is provided in Appendix B.

7. It is considered that, given the continued low number of cases reviewed, there is merit in continuing with bi-monthly meetings and to review the effectiveness of this in June 2024.

8. The reduced frequency of meetings remains a support to officers in their ability to undertake other duties. If however it appears that the meeting schedule is likely to adversely affect appellants, the option would still exist to call additional meetings of the Local Review Body if circumstances required.

FINANCE AND EFFICIENCY

9. This will result in a reduction in the need for officer support and will release officers to undertake other duties.

CONSULTATION

10. This matter has been discussed with Democratic and Legal Services and with the Local Review Body Chair and Vice Chair.

PARTNERSHIP WORKING

11. This report has no partnership working implications.

IMPLICATIONS OF THE PROPOSALS

12. The proposed arrangement will result in a reduction in the need for officer support and will release officers to undertake other duties.

CONCLUSIONS

13. It is considered that, in view of the number of Reviews presented to the Local Review Body meetings, it is appropriate to continue to hold meetings every second month in February, April, June, August, October and November/ December. The option will remain to hold additional meetings if workload dictates.

RECOMMENDATIONS

14. It is recommended that the Local Review Body agrees to continue to hold Local Review Body meetings bi-monthly (every second month) during 2024 and to review the effectiveness of this arrangement in June 2024.

Director of Environment

Report Author: Julie Nicol, Planning and Building Standards Manager
07918 499678 e.mail: Julie.nicol@eastrenfrewshire.gov.uk

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APPENDIX A

East Renfrewshire Council Planning Scheme of DelegationApproved by East Renfrewshire Council on 25th February 2021and the Scottish Ministers on 15th March 2021**Made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997
[as amended by Section 17 of the Planning etc. (Scotland) Act 2006]
and The Town and Country Planning (Schemes of Delegation and Local Review
Procedure)(Scotland) Regulations 2013**

The Director of Environment, *the Head of Environment (Chief Planning Officer), the Planning and Building Standards Manager or Principal Planner* is authorised in relation to development management to determine all 'local development' applications for planning permission (*including planning permission in principal and applications for consent, agreement or approval required by a condition imposed on a grant of planning permission*). 'Local development' is defined by the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and summarised below. The above authorisation applies unless the planning application involves any of the circumstances specified in (i) to (viii) below, in which case the application will be referred to the Planning Applications Committee for determination:-

- (i) the planning application is made by an *Elected* Member of East Renfrewshire Council *or their spouse or their partner*,
- (ii) the planning application is made by an employee of the Council's Planning and Building Standards Services *or their spouse or their partner*,
- (iii) an employee of the Council's Planning and Building Standards Services, *or their spouse or their partner*, has an interest in a planning application, for example, as an objector,
- (iv) there are 10 *or more* objection letters or *electronic communications* from 10 *or more individuals, who state their objections (including giving their reasons) in relation to the proposed development or use under consideration*.
- (v) where it is proposed to approve a proposal that is significantly contrary to the development plan
- (vi) the proposal has been subject to an Environmental Impact Assessment,
- (vii) where there are associated applications being considered by the Committee *e.g. where a planning application is accompanied by an associated Conservation Area Consent or Listed Building Consent*, or
- (viii) the application is made by the planning authority and 4 elected Members have individually requested a referral of the application to the Planning Applications Committee within 21 days of the validation of the application.

Additionally, Elected Members will be able to refer an application to the Planning Applications Committee where all of the following criteria are met:-

- (viii) at least two elected Members individually request the referral; and
- (ix) that the referral is received within 21 days of the validation of the application, and
- (x) where there are 6 *or more* objection letters or e-mails from 6 *or more individuals, who make their objections (including giving their reasons) in relation to the proposed development or use under consideration*.

For the avoidance of doubt for the purposes of the above referrals:

- a) Petitions shall be treated as a single objection,
- b) One letter or *electronic communication* signed by three people will count as one,
- c) The same person sending in three different letters, or *electronic communications* will only count as one,

- d) Three separate letters or *electronic communications* (albeit with the same text) from three different people will count as three.

Local Developments

(1) Residential

- (a) Applications for alterations or extensions to existing dwelling houses and other householder planning applications eg driveways, garages and other outbuildings
- (b) All planning applications for up to and including 49 dwellings.
- (c) All applications for residential development for sites less than 2 hectares in area.

(2) Business and General Industry, Storage and Distribution

- (a) Alterations to existing buildings.
- (b) Construction of buildings, structures or other erections for use as an office, for research and development for products or processes, for any industrial process or for the use of storage or as a distribution centre up to a gross floor space of the building, structure or other erection of less than 10,000 square metres.
- (c) Construction of buildings, structures or other erections for use as an office, for research and development of products or processes, for any industrial process or for the use of storage or as a distribution centre, the site area of which is less than 2 hectares.

(3) Electricity Generation

- (a) Construction of an electricity generating station providing the capacity of the generation station is less than 20 megawatt.

(4) Waste Management Facilities

- (a) Construction of facilities for use for the purpose of waste management or disposal provided the capacity of the facility is under 25,000 tonnes per annum.
- (b) In relation to facilities for use for the purpose of sludge treatment, the capacity to treat residual sludge is no more than 50 tonnes (wet weight) per day.

(5) Transport and Infrastructure Projects

- (a) Construction of new or replacement roads, railways, tramways, waterways, aqueducts or pipelines providing the length of road, railway, tramway, waterway, aqueduct or pipeline does not exceed 8 kilometres.

(6) Fish Farming

- (a) The placing or assembly of equipment for the purpose of fish farming (the breeding, rearing or keeping fish or shellfish) providing the surface area of water covered is less than 2 hectares.

(7) Minerals

- (a) The extraction of minerals providing the area of the site is under 2 hectares.

(8) Other Developments (Including planning applications for retail developments, education, institutional leisure, assembly, temporary buildings and uses, telecommunications developments, licensed premises and mixed use developments.)

- (a) Any development not falling within the above classes of development providing the gross floor area of any building, structure or erection constructed is less than 5,000 sq. metres.
- (b) Any development not falling within the above classes of development providing the area of the site is less than 2 hectares.
- (c) Any development comprising a combination of the above classes providing the gross floor area of any building, structure or erection constructed is under 5,000 sq. metres or the area of the site is less than 2 hectares.

NOTE

Please note that this Scheme of Delegation relates to applications for planning consent in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997. Delegation of decision-making for other consents such as advertisement consent, conservation area consent, tree works etc. are covered under the Council-wide [Scheme of Delegated Functions](#) approved separately by the Council.

APPENDIX B

<u>Date</u>	<u>Number of Applications</u>	<u>Notes</u>
15 February 2023 Continued to 5 April 2023	1	External alterations and change of use of former social club to commercial units comprising a retail unit (Class 1) 2 hot food takeaway units (sui generis) and a Class 2 unit. Alterations to car parking layout and access.
7 June 2023	3	Erection of dwellinghouse and associated car parking.
		Alterations and increase of height of roof to form gable end; installation of side dormer windows, formation of pitched roof over existing front dormer.
		Change of use from Class 3 to Class 3 Sui Generis for shop.
9 August 2023	3	Erection of new pitched roof over existing flat roofed extension. Formation of gable to the rear elevation and new dormer windows added to the gable elevations.
		New dormer proposed to southeast elevation of existing dwelling.
		Erection of dwellinghouse.
4 October 2023	2	Garage and conservatory conversion with new stand-alone garage.
		Proposed dormers and internal alterations to existing detached dwelling.

29 November 2023	4	Erection of 2 dwelling houses.
		Erection of perimeter fence.
		Demolition of building and erection of residential development (Planning Permission).
		Installation of side dormer.