

MINUTE
of
LOCAL REVIEW BODY

Minute of Meeting held at 2.30pm in the Council Chamber, Council Headquarters, Giffnock on 5 December 2018.

Present:

Councillor Annette Ireland (Chair)	Councillor Jim McLean
Councillor Betty Cunningham (Vice Chair)	Councillor Stewart Miller
Councillor Angela Convery	

Councillor Ireland in the Chair

Attending:

Graham Shankland, Principal Business Intelligence Officer (Planning Adviser); Siobhan Wilson, Solicitor (Legal Adviser); and Paul O'Neil, Committee Services Officer (Clerk).

Apologies:

Provost Jim Fletcher and Councillor Jim Swift.

DECLARATIONS OF INTEREST

710. There were no declarations of interest intimated.

NOTICE OF REVIEW – REVIEW 2018/22 – ERECTION OF A ONE AND A HALF STOREY DETACHED DWELLINGHOUSE AT SITE ADJACENT TO 4 NETHERPLACE COTTAGES, NETHERPLACE ROAD, NEWTON MEARNES (REF NO: 2018/0336/TP)

711. The Local Review Body considered a report by the Deputy Chief Executive, relative to a 'Notice of Review' submitted by Mr Kenneth Munro, against the decision taken by officers to refuse planning permission in respect of the erection of a one and a half storey detached dwellinghouse at site adjacent to 4 Netherplace Cottages, Netherplace Road, Newton Mearns.

The decision had been 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 to that the decision of the Appointed Officer as detailed in the decision notice of 3 September 2018 be overturned and that planning permission be granted, subject to the following conditions:-

CONDITIONS

1. Prior to the commencement of any work on site, a site plan at a scale of 1:200 detailing the provision of a footpath along the frontage of the site matching the width of the adjacent footpath shall be submitted and approved in writing by the Planning Authority. Thereafter, the approved footpath shall be provided prior to the occupation of the dwelling.

Reason: In the interest of public road safety.

2. A visibility splay of 2 metres by 50 metres in the primary direction and 2 metres by 80 metres in the secondary direction shall be provided at the junction of the new access with the existing road prior to occupation of the dwelling hereby approved; and thereafter maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

3. The proposed driveway shall be formed and surfaced such that no loose material is carried out or surface water discharges out onto the public road.

Reason: In the interest of public road safety.

4. The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

5. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

6. Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

7. Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

8. There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority. The starting up/warming up and shutting down of any construction machinery outwith these hours shall not be audible from the boundary of any noise sensitive property.

Reason: To prevent noise nuisance to the surrounding area.

NOTICE OF REVIEW – REVIEW 2018/23 – ERECTION OF SIDE AND REAR EXTENSION INCORPORATING RAISED PATIO AT REAR AT 16 CROSSLEES DRIVE, THORNLIEBANK (REF NO: 2018/0315/TP)

712. The Local Review Body considered a report by the Deputy Chief Executive, relative to a 'Notice of Review' submitted by Miss Joan Donnelly, against the decision taken by officers to refuse planning permission in respect of the erection of a side and rear extension incorporating raised patio at rear at 16 Crosslees Drive, Thornliebank.

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 2018, the Local Review Body carried out an unaccompanied site inspection of the application site immediately prior to the meeting.

Having been advised that the applicant had submitted new evidence which was not before the Appointed Officer at the time that the determination of the application was made and having noting the procedure that required to be followed should the new information be taken into account, the Local Review Body decided not to give consideration to the new information in the determination of the review.

At this stage, 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 detailed in the decision notice of 25 September 2018 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 2018/24 – ERECTION OF DETACHED DWELLINGHOUSE WITH DETACHED GARAGE AS MANAGER’S ACCOMMODATION TO MANAGE ADJOINING DOG KENNEL BOARDING BUSINESS AT MAINS OF BALGRAY, FINGALTON ROAD, NEWTON MEARNES (REF NO: 2018/0061/TP)

713. The Local Review Body considered a report by the Deputy Chief Executive, relative to a ‘Notice of Review’ submitted by Mr and Mrs Imrie, against the decision taken by officers to refuse planning permission in respect of the erection of a detached dwellinghouse with detached garage as manager’s accommodation to manage adjoining dog kennel boarding business at Mains of Balgray, Fingalton Road, 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 to uphold the decision of the Appointed Officer as set out in the decision notice of 14 August 2018 and refuse planning permission.

CHAIR