

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY13 June 2018Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2018/05ERECTION OF AGRICULTURAL BUILDINGAT RIGLAW, ROEBANK ROAD, UPLAWMOOR**PURPOSE OF REPORT**

1. The purpose of the report is to present the information currently available to allow a review of the non-determination of the application for planning permission as detailed below. A determination should have been made by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2018/0025/TP).
Applicant: Mr James Pearson.
Proposal: Erection of Agricultural Building.
Location: Riglaw, Roebank Road, Uplawmoor.
Council Area/Ward: Barrhead, Liboside and Uplawmoor (Ward 1).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds of the non-determination of the application.

RECOMMENDATIONS

4. The Local Review Body is asked:-
- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or
 - (b) that in the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;

- (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Planning, Property and Regeneration).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – NON-DETERMINATION OF APPLICATION

8. Members will recall that at the meeting of the Local Review Body on 16 May 2018, consideration was given to a report about the non-determination of the application for planning permission as detailed earlier in this report.

9. The report detailed the timescale within which the Local Review Body was required to make a determination on the Notice of Review given that it related to the non-determination of the application. The Local Review Body was also asked to decide what procedure(s) should be followed to allow the review to be determined.

10. At that meeting, it was agreed that:-

- (a) consideration of the review be continued to allow the Planning service to prepare a review statement giving an assessment of the proposal and for this statement to be circulated to the applicant giving the applicant the opportunity to submit comments to the Local Review Body within 14 days; and
- (b) in accordance with the decision of the Local Review Body on 10 August 2016 to undertake an unaccompanied site visit prior to the next meeting.

11. In accordance with the relevant regulations, the review statement was sent to the applicant seeking his comments within 14 days. The review statement and the comments submitted by the applicant’s agent in response to it are attached as Appendix 2.

12. The Local Review Body will visit the site on 13 June 2018 accompanied by the Clerk, and Planning Adviser.

13. A copy of the applicant's Notice of Review and Statement of Reasons is attached as Appendix 3.

14. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preference is the assessment of the review documents only, with no further procedure.

15. The Local Review Body is not bound to accede to the applicant's request as to how it will determine the review and will itself decide what procedure will be used in this regard.

16. However, as mentioned above the Local Review Body will be carrying out an unaccompanied site inspection immediately before the meeting of the Local Review Body on Wednesday, 13 June 2018 which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

17. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

18. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the appointed officer:-

- (a) Application for planning permission – Appendix 1 (Pages 73 - 82);
- (b) Review Statement prepared by Planning service (i.e. Statement of Observations) and applicant's response to the review statement – Appendix 2 (Pages 83 - 88); and
- (d) A copy of the applicant's 'Notice of Review' and Statement of Reasons - Appendix 3 (Pages 89 - 98).

19. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 4 (Pages 99 - 104):-

- (a) Location Plan_03;
- (b) Foundation Plan_01; and
- (c) Elevation Drawing_02.

RECOMMENDATIONS

20. The Local Review Body is asked to:-

- (a) to consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that it proceeds to determine the application under review; or

- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author:

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Director - Caroline Innes, Deputy Chief Executive

Date:- June 2018

**APPLICATION
FOR
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100080970-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of Agricultural Building

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Robinsons Scotland Ltd		
Ref. Number:	S5390	You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	Broomhouses 2 Industrial Estate
Last Name: *	Robb	Building Number:	
Telephone Number: *	01576 205 905	Address 1 (Street): *	Glasgow Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Lockerbie
Fax Number:		Country: *	Scotland
		Postcode: *	DG11 2SD
Email Address: *	andrew.robb@rbscotland.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Riglaw
First Name: *	James	Building Number:	
Last Name: *	Pearson	Address 1 (Street): *	Roebank Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Caldwell
Extension Number:		Country: *	SCOTLAND
Mobile Number:		Postcode: *	G78 4BN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

RIGLAW

Address 2:

ROEBANK ROAD

Address 3:

UPLAWMOOR

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G78 4BN

Please identify/describe the location of the site or sites

Northing

655869

Easting

240450

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

800.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Agricultural

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

N/A - agricultural building

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Andrew Robb

On behalf of: Mr James Pearson

Date: 15/01/2018

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- A copy of an Environmental Statement. * Yes N/A
- A Design Statement or Design and Access Statement. * Yes N/A
- A Flood Risk Assessment. * Yes N/A
- A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A
- Drainage/SUDS layout. * Yes N/A
- A Transport Assessment or Travel Plan Yes N/A
- Contaminated Land Assessment. * Yes N/A
- Habitat Survey. * Yes N/A
- A Processing Agreement. * Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Andrew Robb

Declaration Date: 16/01/2018

Payment Details

Telephone Payment Reference:

Created: 17/01/2018 08:47

REVIEW STATEMENT

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REVIEW/2018/05

Riglaw, Roebank Road, Uplawmoor, East Renfrewshire
(Planning Application 2018/0025/TP - Erection of agricultural shed)

STATEMENT OF OBSERVATIONS

The site

The site is an extended farmsteading and associated land located at the end of the road serving Rigfoot farm. The site measures approximately 20 by 40 metres and is located immediately to the north of the steading building. The site is currently laid out for equestrian purposes.

The site is within the rural area and is relatively remote with limited views from the surrounding area.

Planning History

There is no relevant planning history for the site.

Proposal

The proposal is for an agricultural shed with a footprint measuring approximately 20m by 40m and 7.5m in height. No supporting information has been submitted demonstrating how this will be used

Assessment against policy and any other material considerations

The site is within an area designated as Green Belt by the East Renfrewshire Council Local Development Plan (LDP) . The relevant Policies are D1 and D3 and the accompanying Supplementary Planning Guidance (SPG) on Rural Development Guidance which seek that proposals within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, subject to consideration of the impact the proposals will have on the function of the green belt. They also state that development must be sympathetic in scale and design to the rural location and landscape.

The footprint of the proposed shed measure approximately 20m by 40m, with the height approximately 7.5m (maximum). Whilst the shed is large, there are similar size agricultural sheds in the immediate area and therefore the proposal is appropriate in terms of size for the rural location. Furthermore, given the location, position and topography of the area, the proposal will have limited visual impact on the surrounding of the area.

However the applicant has applied for an agricultural shed. They have not presented any information which demonstrates the specific agricultural use for the shed. The land identified as associated with the site, indicates a restricted landholding of some 15.6 hectares and therefore raises questions regarding its viable as an agricultural unit. The site currently appears to be used for equestrian purposes and, and whilst undertaking a site visit, it was noted that adjoining buildings were used for equestrian purposes. It was also noted that there was no obvious sign of an agricultural practice taking place within the application site.

Consequently, whilst the size and design of the shed does not raise any significant issues in terms of the Local Development Plan or potential impact on the character of the area, it has not been demonstrated that it is for the purpose that the applicant has applied for, i.e. agricultural. Accordingly, the applicant has not demonstrated that the agricultural use of the building is appropriate to the rural and Greenbelt location, contrary to the requirements of the Local Development Plan.

The applicant is seeking a review on the basis of non-determination. It is noted that they have not presented additional grounds of review or assessment against the Local Development Plan; consequently, the Planning Service has no comment on the reason for the review.

Therefore taking all the above into account, if the planning application had been determined by the Appointed Officer purely in the information supplied by the applicant, the application would have been recommended for refusal as being contrary to Policy D3 of the Local Development Plan as it has not been demonstrated that the proposed shed and its use is appropriate to the rural and Green Belt location.

30/05/18

Mr P O'Neil
Corporate & Community Services
Council HQ
Eastwood Park
Rouken Glan Road
Giffnock
G46 6UG



Robinsons Scotland Ltd
Broomhouses 2
Industrial Estate
Glasgow Road
Lockerbie
DG11 2SD

Tel: 01576 205 905
Fax: 01576 204 466

www.rbscotland.com

Dear Mr O'Neil,

Review/2018/05
Riglaw, Roebank Road, Uplawmoor, East Renfrewshire
Erection of Agricultural Building/Private Riding Arena

I refer to your letter dated 22 May notifying of the review body site inspection and meeting, having now received your letter dated 25 May with the enclosed "statement of observations", I write to give further information relating to the application for consideration by the Local Review Body.

The land holding at Riglaw extends to 80 acres (32.37 ha) and is registered as an agricultural holding (holding number 90/724/0069). The owner has a flock of sheep (herd number 584/758) as well as horses (for own use and enjoyment) with the land let out as seasonal grazing to neighbouring farmer.

There is currently an outdoor arena for private use, the proposed building will cover around 80% of the arena and will be a general-purpose building for farm use and as an indoor private riding arena. There is no intention for the building to be used as a riding school or open to the public.

As mentioned in the statement of observations, the proposed building will sit well within the landscape, having limited visual impact and is within an area of farmland with similar size and design of building.

The reason for the review is because the planning application after a period of 2 months had not been looked at or considered in any way, an extension was not asked for and excuses of

restructuring of the department and large workloads adding to delays where applications are taking around 3-4 months to determine.

If you require any further information relating to the application prior to the review meeting, please do not hesitate to contact me.

Yours Sincerely,

Alistair Gowan
Senior CAD Technician

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100080970-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Robinsons"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Alistair"/>	Building Name:	<input type="text" value="Robinsons"/>
Last Name: *	<input type="text" value="Gowan"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="01576 205905"/>	Address 1 (Street): *	<input type="text" value="Broomhouses 2 Ind Est"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Glasgow Road"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Lockerbie"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="DG11 2SD"/>
Email Address: *	<input type="text" value="alistair.gowan@rbscotland.com"/>		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Riglaw"/>
First Name: *	<input type="text" value="James"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Pearson"/>	Address 1 (Street): *	<input type="text" value="Roebank Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Caldwell"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 4BN"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="RIGLAW"/>
Address 2:	<input type="text" value="ROEBANK ROAD"/>
Address 3:	<input type="text" value="UPLAWMOOR"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G78 4BN"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655869"/>	Easting	<input type="text" value="240450"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of Agricultural Building

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

No decision 2 months after validation, No contact to request an extension. Council has been contacted to request an update and have informed us that "Planning Service has recently been through a major restructuring which has resulted in less planning officers. This has significantly affected workloads and there will be delays in determining planning applications. At present, I am unable to give a timescale for determination, however, on average applications are taking in the region of 3-4 months"

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Copy of all drawings submitted with application and copy of email between agent and planning officer stating expected time frame for decision.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2018/0025/TP

What date was the application submitted to the planning authority? *

02/02/2018

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Alistair Gowan

Declaration Date: 05/04/2018

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Dear Mr Gowan,

I am sorry but the Council's Planning Service has recently been through a major restructuring which has resulted in less planning officers than before. This has significantly affected workloads of all planning officers including my own and there will be delays in determining planning applications. At present, I am unable to give a timescale for determination, however, on average applications are taking in the region of 3-4 months.

Furthermore, as with all planning applications, you should not assume that an application will be an automatic approval. We are also no longer discussing applications with agents/applications and will just move to determine it as soon as possible.

I trust this answers your query.

Yours sincerely,

John Drugan
Senior Planning Officer
Environment (Planning, Economic Development and City Deal)
Tel. 0141 577 3175

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Please consider the environment - do you need to print this email?

Information security classification

No marking No special handling practices

PROTECT Protective action required

PROTECT+ Additional protective action required DPA sensitive

From: Alistair Gowan [<mailto:alistair.gowan@rbscotland.com>]
Sent: 28 March 2018 11:26
To: Drugan, John
Subject: 2018/0025/TP

John

Can you please confirm that this application is on track for approval next week, if you require any further information to assist, please do not hesitate to contact me.

Thanks

Regards

Alistair Gowan
Senior CAD Technician



☎ **Tel:** 01576 205 905

✉ **E-mail:** alistair.gowan@rbscotland.com

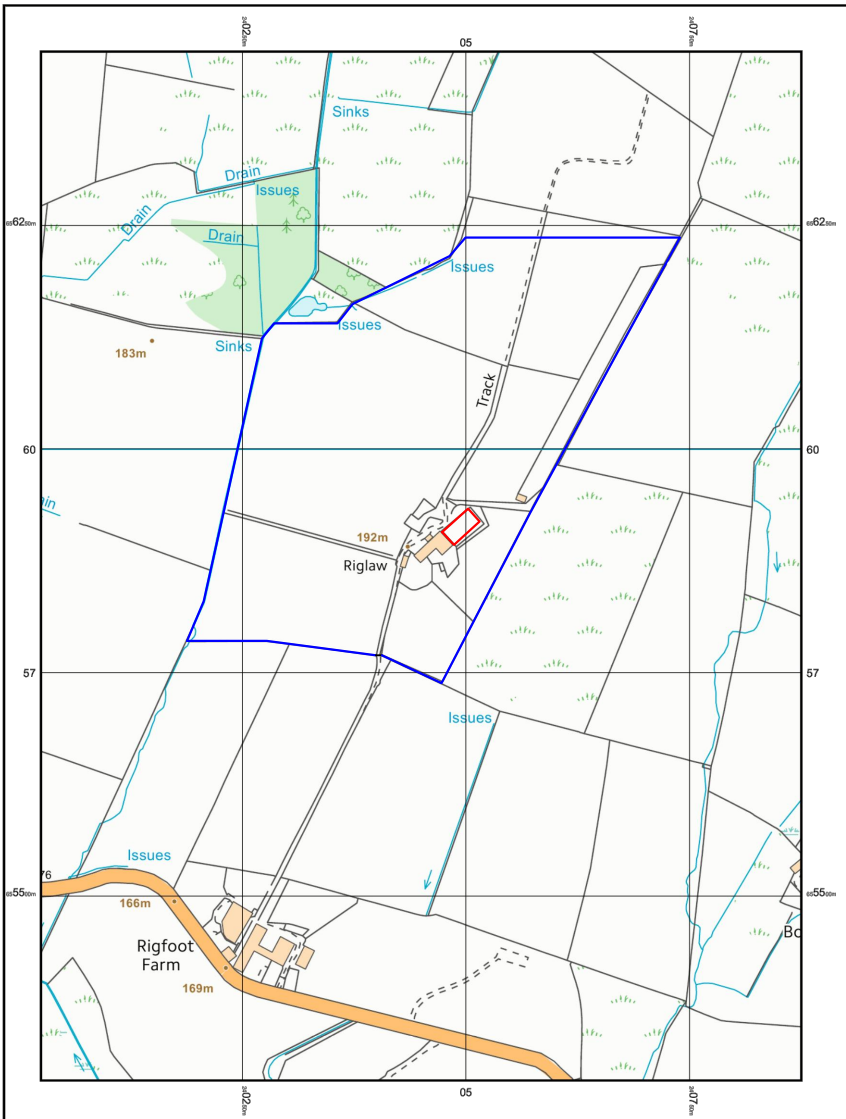
Broomhouses 2 Industrial Estate,
Glasgow Road, Lockerbie, DG11 2SD

PLANS/PHOTOGRAPHS/DRAWINGS

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Pearson S5390



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The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

200m
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ANY BUILDING WHICH IS ATTACHED TO AN EXISTING SHEET, RAISES DETAIL & HEIGHT, BAY CENTRES AND STEEL SIZES MUST BE MEASURED AS THIS INFORMATION IS REQUIRED FOR THE MANUFACTURE OF YOUR PROPOSED BUILDING.

CLIENT:
MR PEARSON
RIGLAW
ROADBANK ROAD
CALDWELL
UPLAWMOOR
EAST RENFREWSHIRE
G78 4BN

SITE ADDRESS:

CONTRACT:

MR PEARSON

CALDWELL

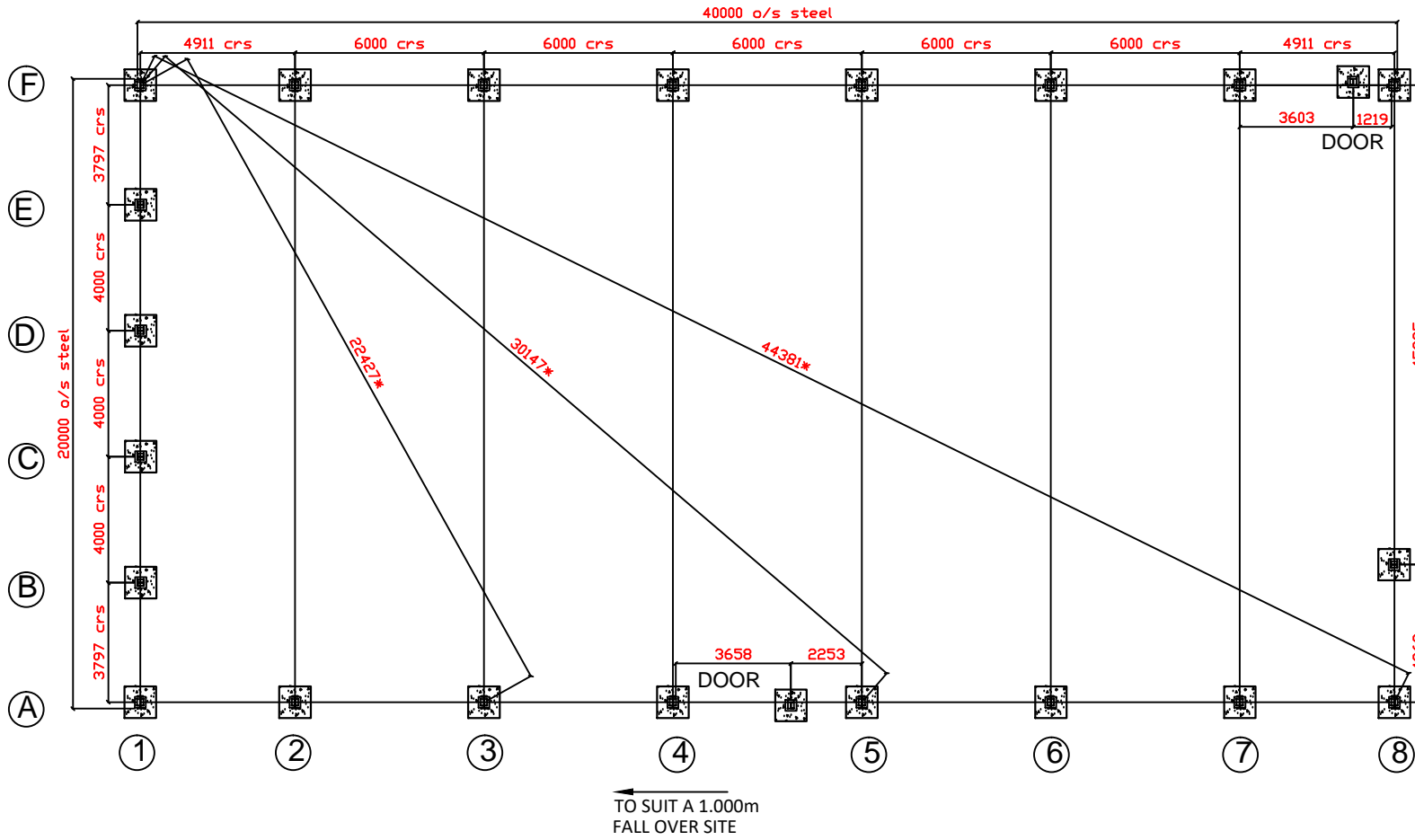
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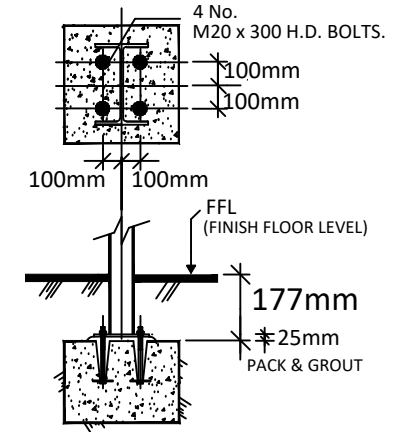
REVISIONS:

		RECONSTRUCTION & INDUSTRIAL EST 1000 ROAD, LODDING BATH 20	
		TELEPHONE: 01276 200605 FAX: 01276 204488	DRAWING OFFICE: 01908 330227
DRAWN BY: JORDAN SRAHAM	DATE: 11/01/18	CHECK'D BY:	DATE:
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DRG. No. RS17-2647B-S5390-03		Scale	

40m x 20m x 3.6m WITH A 1m FALL BUILDING ON 406mmx178mmx54kg UB STANCHIONS



4 BOLT DETAIL



N.B. FFL IS TO BE LEVEL

NOTE.
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CLIENT:
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EAST RENFREWSHIRE
G78 4BN

SITE ADDRESS:

CONTRACT:
MR PEARSON
CALDWELL

TITLE:
FOUNDATION PLAN

REVISIONS:

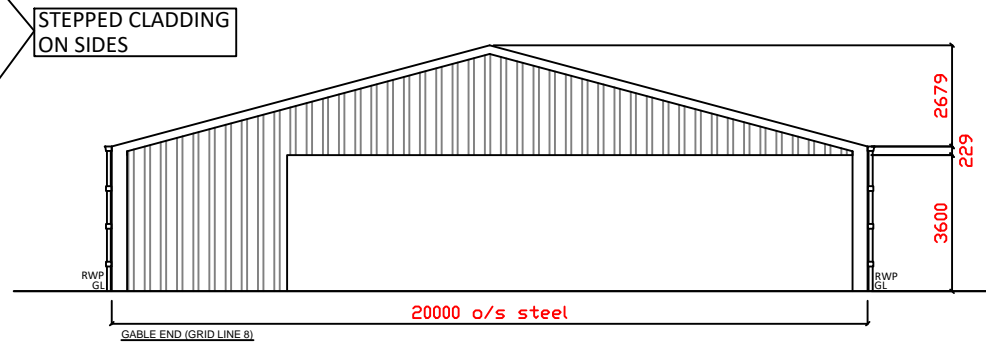
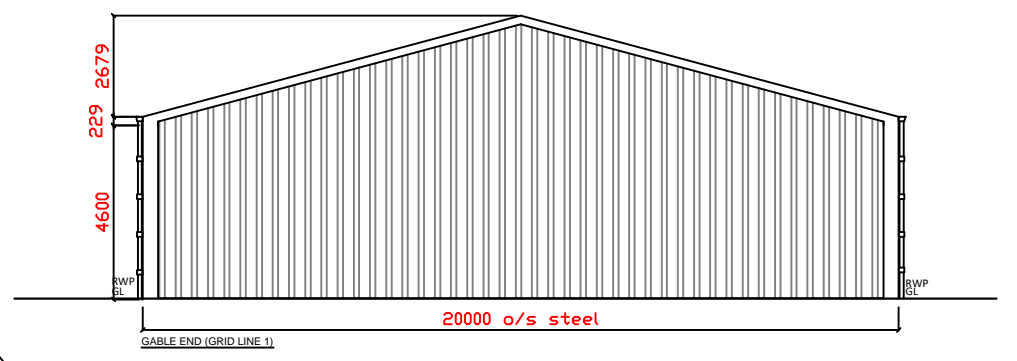
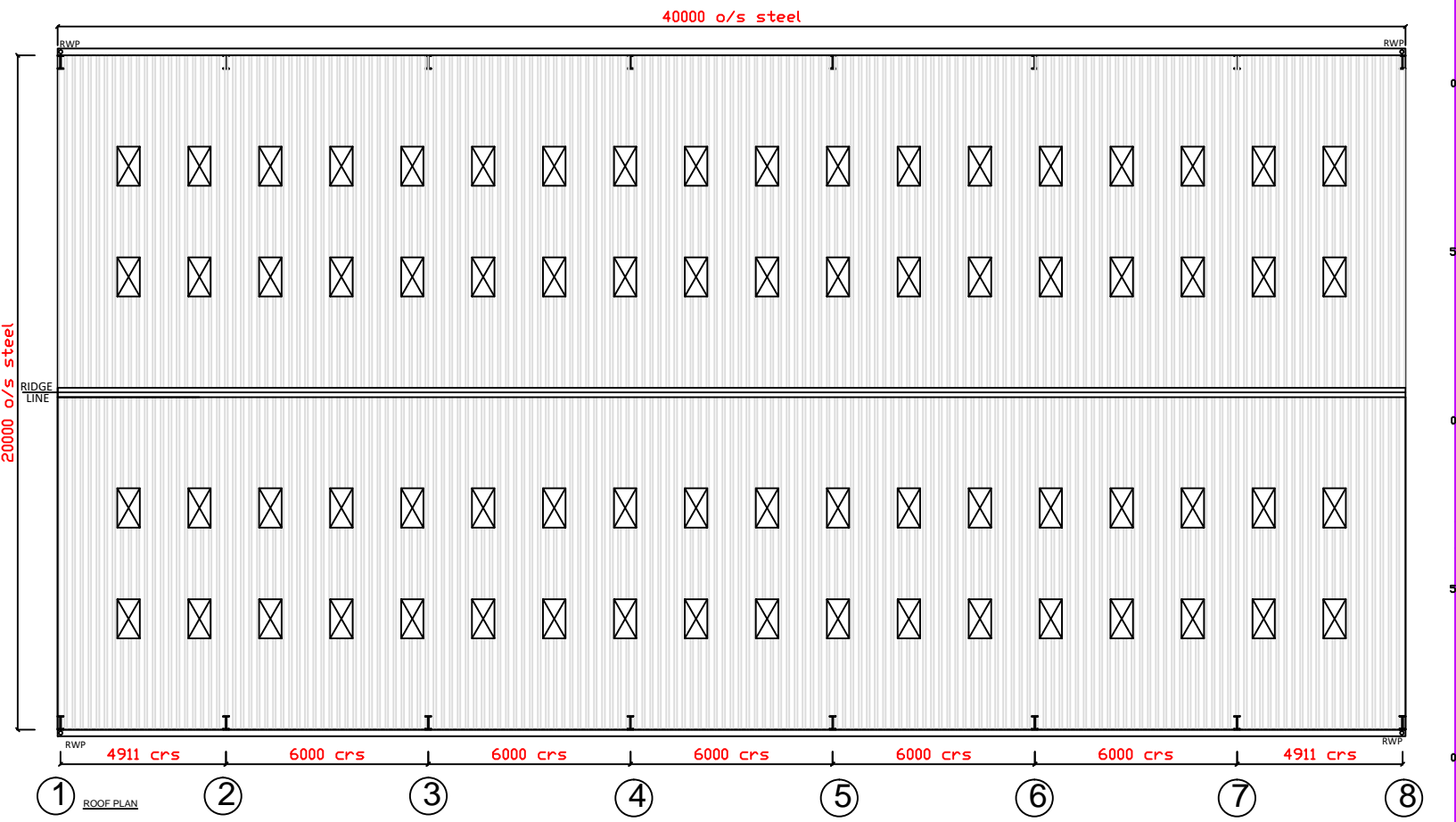
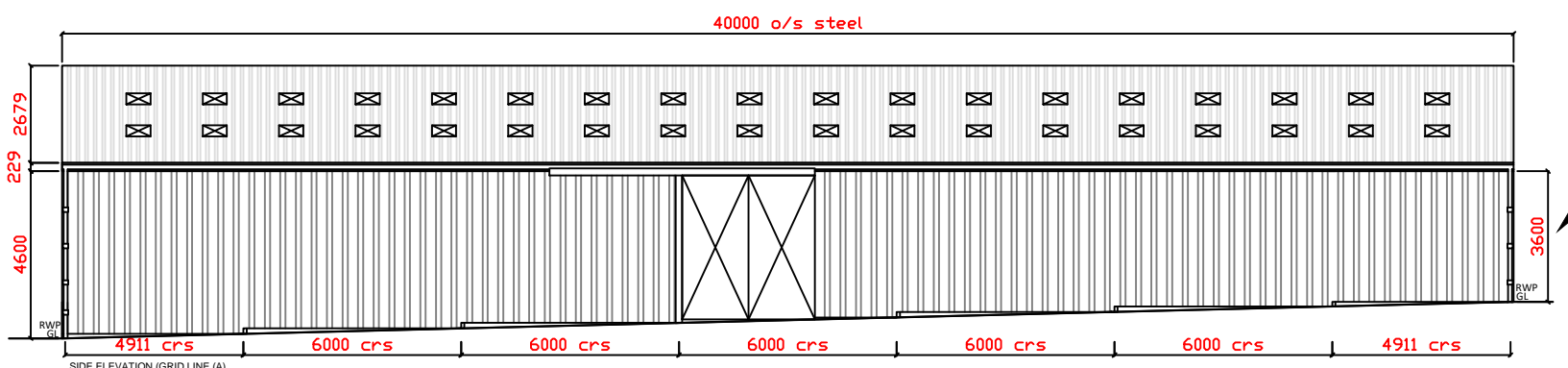
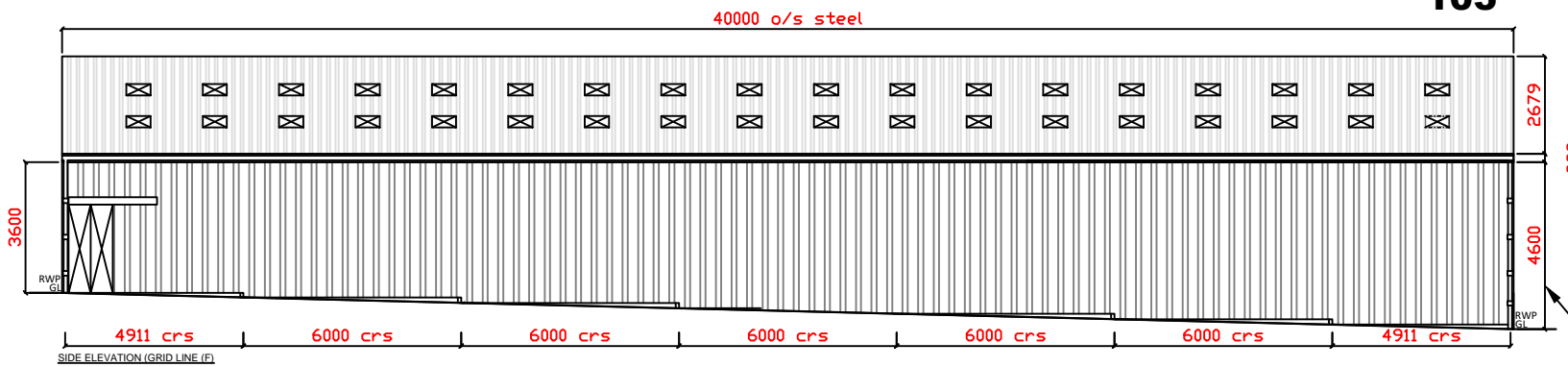
ROBINSONS

BROOMHOUSES 2 INDUSTRIAL EST
GLASGOW ROAD, LOCKERBIE
D611 2SD

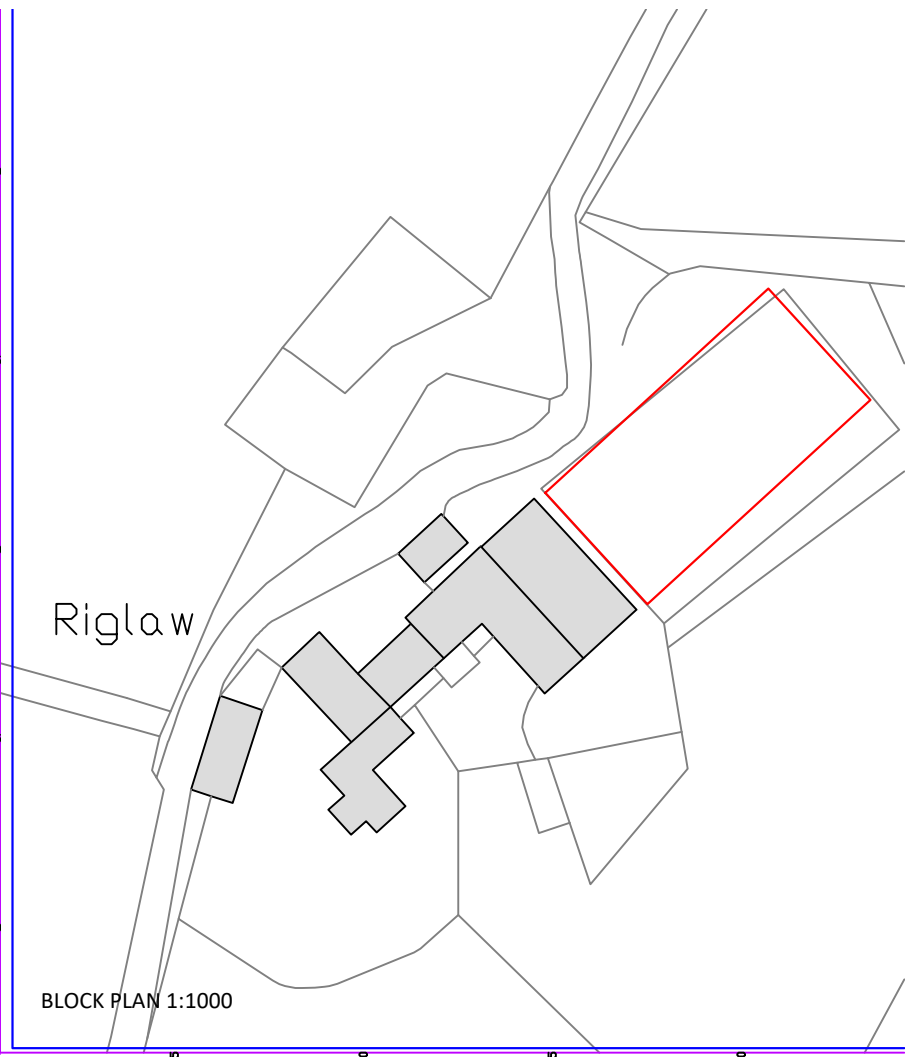
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A3 SCALE:	A4 SCALE: 1:200
DRG. No. RS17-2647B-S5390-01	Rev.



STEPPED CLADDING ON SIDES



SPECIFICATION:
SIZE:
 40.000m LONG x 20.000m WIDE x 3.600m HIGH TO EAVES WITH A 15° ROOF PITCH, TO SUIT A 1m FALL OVER SITE.
STRUCTURE:
 STANCHIONS: 406mm x 178mm x 54kg UB STANCHIONS
 SUB STANCHIONS: 203mm x 133mm x 25kg UB
 INTERMEDIATE SUB STANCHIONS
 RAFTERS: 356mm x 171mm x 45kg UB RAFTERS
 WITH RAFTER STAYS
 AND 2 NO. GABLE HANGERS ON ONE SIDE, INCLUDING CHS
 RAFTERS AND SIDE BRACING TO BOTH END BAYS, COMPLETE WITH
 CHS EAVES TIES.
STEELWORK:
 ALL FABRICATED STRUCTURAL STEELWORK DELIVERED TO SITE
 SHALL INCORPORATE APPROPRIATE "CE" MARKING IN ORDER TO
 CONFORM TO THE REQUIREMENTS OF BS EN 1090-1
 ALL STEEL WILL BE SHOTBLASTED AND PAINTED A RED SEMI GLOSS
 FINISH
PURLINS:
 TO SUPPLY 225 X 75 C16 GRADED TANALISED TIMBER PURLINS BOLTED
 TO FRAME AT 1.375M CENTRES. EAVES BEAM TO BE 225 X 75 C16
 GRADED TANALISED TIMBER.
ROOF CLADDING:
 TO SUPPLY PROFILE 6 REINFORCED CORRUGATED NATURAL GREY FIBRE
 CEMENT SHEETS, RIDGE TO BE ALTERNATING CLOSE FITTING AND
 VENTILATING CROWN CRANKED. VERGES TO BE FINISHED WITH FIBRE
 CEMENT BARGE BOARDS.
ROOF LIGHTS:
 INCORPORATE 72 NO. 1.525M CORRUGATED 2.40KG/M² GRP PROFILE 6
 ROOFLIGHTS IN ROOF CLADDING POSITIONED TO SUIT CUSTOMER'S
 REQUIREMENTS.
RAINWATER GOODS:
 EAVES TO HAVE ROBINSONS STANDARD GALVANISED STEEL BOX GUTTER
 FIXED EXTERNALLY TO BRACKETS WELDED ONTO STANCHIONS,
 COMPLETE WITH 2 NO. 110MM. Ø. PVC DOWNPIPES TO EACH SIDE,
 INCLUDING MASTIC SEALED JOINTS.
CLADDING:
 ONE GABLE END AND 4.572M (15') OF OTHER GABLE END AND BOTH
 SIDES TO BE CLAD DOWN TO FLOOR LEVEL WITH 0.7MM THICK PVC
 COATED BOX PROFILE STEEL SHEETS ON 150 X 75 C16 GRADED
 TANALISED TIMBER SHEETING RAILS AT CENTRES.
DOORS:
 1 NO. DOOR TO BE 3.658M (12') WIDE X 3.962M (13') HIGH IN 2 HALVES,
 POSITIONED ON ONE SIDE.
 1 NO. DOOR TO BE 1.219M (4') WIDE X 2.438M (8') HIGH IN 2 HALVES,
 POSITIONED ON ONE SIDE.
 CONSTRUCTED OUT OF 70MM X 70MM RSA AND CLAD WITH PVC OR
 POLYESTER COATED BOX PROFILE STEEL SHEETS AND TO BE TECK
 SCREWED TO MAIN FRAME. DOORS TO BE HUNG ON GALVANISED
 SLIDING DOOR TRACK WITH BOTTOM DOOR GUIDES. BOTTOM DOOR
 GUIDES TO BE INSTALLED IN CONCRETE BY OTHERS. COLOURS
 AVAILABLE: VAN DYKE BROWN, SLATE BLUE, JUNIPER GREEN,
 GOOSEWING GREY.

SITE ADDRESS:
 MR PEARSON
 CALDWELL

CONTACT:
 MR PEARSON
 CALDWELL

TITLE:
 ELEVATION DRAWING

CLIENT:
 MR PEARSON
 RIGLAW
 ROEBANK ROAD
 CALDWELL
 UPLAWMOOR
 EAST RENFREWSHIRE
 G78 4BN

DRWN BY: ALISTAIR GOWAN	DATE: 16/01/18
CHK'D BY:	DATE:
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Description	By
DRG. No. RS17-2647B-S5390-02	
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 GLASGOW ROAD, LOCKERBIE
 DG11 2SD

TELEPHONE: 01576 205905
FAX: 01576 204466

DRAWING OFFICE: 01606 330227

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