

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

4 November 2015

Report by Deputy Chief Executive

SITE INSPECTIONS

PURPOSE OF REPORT

1. To seek views on a proposal for the Local Review Body to carry out unaccompanied site inspections for every review case it receives prior to their consideration at meetings of the Local Review Body.

PROCESSING OF NOTICES OF REVIEWS

2. The Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2013 sets out the procedures to be followed by authorities in the processing of a 'Notice of Review' following the refusal of planning permission by officers under delegated powers in respect of a proposed development.

3. The procedures that may be used by the Local Review Body in the consideration of a Notice of Review are set out in the regulations and include written submissions, the holding of one or more hearing sessions and a site inspection.

4. Applicants are given the opportunity to state a preference for the procedure (or combination of procedures), to be followed by the Local Review Body in the determination of their review case. However, the Local Review Body is not bound to accede to such requests and will itself decide what procedure will be used in this regard.

5. Members will be aware that, in terms of the aforementioned regulations, the first decision the Local Review Body must make in the consideration of a review case is whether it has sufficient information to determine the case without further procedure.

6. The Local Review Body has in the past, continued consideration of some review cases to allow unaccompanied site inspections to take place prior to the next meeting.

7. Of the 64 cases that the Local Review Body has considered since it was established in 2009, 13 have been continued for site visits (i.e. 20% of cases).

SITE INSPECTIONS

8. Meetings of the Local Review Body are scheduled to take place every 4 weeks and are held on Wednesday afternoons at 2.30 pm.

9. At present, when a review case is continued for a site inspection this results in the decision on the case being delayed by 4 weeks until the Local Review Body resumes consideration of the case at its next meeting.

10. Members views are sought on a proposal to carry out unaccompanied site inspections for every review case the Local Review Body receives, prior to the cases being considered at a meeting of the Local Review Body. It is proposed that the site inspection(s) will take place on the morning of the meeting at which the case is to be considered.

11. Should the Local Review Body decide to carry out a site inspection for every case, Members may wish to consider introducing this for a trial period of one year.

12. Members are reminded that as with similar cases, failure to attend the site inspection(s) will preclude them from taking part in the discussions that take place at the meeting at which the review case is to be determined.

RECOMMENDATION

13. To seek views on a proposal for the Local Review Body to carry out unaccompanied site inspections for every review case it receives prior to their consideration at meetings of the Local Review Body.

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BACKGROUND PAPERS:

None