

PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held via Microsoft Teams and the Banqueting Hall, Council Offices, Almada Street, Hamilton on 20 June 2022

Chair:

Councillor Richard Nelson

Councillors Present:

Councillor Alex Allison, Councillor Gerry Convery (Depute), Councillor Mary Donnelly, Councillor Gladys Ferguson-Miller, Councillor Mark Horsham, Councillor Lesley McDonald, Councillor Dr Ali Salamati, Councillor Graham Scott

Councillor's Apology:

Councillor Norman Rae

Attending:

Community and Enterprise Resources

T Finn, Headquarters Manager, Planning and Building Standards Services; J Wright, Planning Adviser to the Planning Local Review Body

Finance and Corporate Resources

M Cannon, Legal Adviser to the Planning Local Review Body; S Jessup, Administration Assistant; S McLeod, Administration Officer

1 Declaration of Interests

No interests were declared.

2 Review of Case – Application P/21/1109 for Erection of 3 Detached Dwellinghouses and Formation of Associated Vehicular Accesses and Parking at Letham Cottage (Ruin), Lethame Highway, Strathaven

A report dated 9 June 2022 by the Executive Director (Finance and Corporate Resources) was submitted on a request for a review of the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/21/1109 by HELCO for the erection of 3 detached dwellinghouses and formation of associated vehicular accesses and parking at Letham Cottage (ruin), Lethame Highway, Strathaven.

To assist the PLRB in its review, copies of the following information had been appended to the report:-

- ◆ planning application form
- ◆ report of handling by the planning officer under the Scheme of Delegation together with representations and responses from consultees
- ◆ site photographs and location plan
- ◆ decision notice
- ◆ notice of review, including applicant's statement of reasons for requiring the review
- ◆ further submissions from interested parties following notification of the request for the review of the case

The relevant drawings in relation to the review were available for inspection prior to the meeting of the PLRB.

The PLRB heard the Planning Adviser in relation to the case.

The PLRB noted that the applicant had requested a hearing, however, on the basis of the above, the PLRB considered it had sufficient information to allow it to proceed to determine the review. The options available to the PLRB were to uphold, reverse or vary the decision taken in respect of the application taken under review.

In reviewing the case, the PLRB considered:-

- ◆ the information submitted by all parties
- ◆ the relevant policies contained in the adopted South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 2 – climate change
 - ◆ Policy 4 – green belt and rural area
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy 14 – natural and historic environment
 - ◆ Policy DM1 – new development design
 - ◆ Policy GBRA1 – rural design and development
 - ◆ Policy GBRA5 – redevelopment of previously developed land containing buildings
 - ◆ Policy NHE13 – forestry and woodland

Following its review of the information and after discussion, the PLRB concluded that the development was contrary to Policies 2, 5, 14, DM1, GBRA1, GBRA5 and NHE13 of the South Lanarkshire Local Development Plan 2.

The PLRB decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/21/1109 by HELCO for the erection of 3 detached dwelling houses and formation of associated vehicular accesses and parking at Letham Cottage (ruin), Lethame Highway, Strathaven be upheld.

3 Review of Case – Application P/21/0405 for Erection of a Dwelling (Planning Permission in Principle) at Land to the South of Wiston Mains Cottage, Millrig Road, Wiston, Biggar

A report dated 9 June 2022 by the Executive Director (Finance and Corporate Resources) was submitted on a request for a review of the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/21/0405 by the estate of the late Nellie French for the erection of a dwelling (planning permission in principle) at land to the south of Wiston Mains Cottage, Millrig Road, Wiston, Biggar.

To assist the PLRB in its review, copies of the following information had been appended to the report:-

- ◆ planning application form
- ◆ report of handling by the planning officer under the Scheme of Delegation together with representations and responses from consultees
- ◆ site photographs and location plan
- ◆ decision notice
- ◆ notice of review, including applicant's statement of reasons for requiring the review
- ◆ a further submission from an interested party following notification of the request for the review of the case
- ◆ comments from the applicant on the further submission received from the interested party

The relevant drawings in relation to the review were available for inspection prior to the meeting of the PLRB.

The PLRB heard the Planning Adviser in relation to the case.

The PLRB considered it had sufficient information to allow it to proceed to determine the review. The options available to the PLRB were to uphold, reverse or vary the decision taken in respect of the application taken under review.

In reviewing the case, the PLRB considered:-

- ◆ the information submitted by all parties
- ◆ the relevant policies contained in the adopted South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 2 – climate change (not included in template)
 - ◆ Policy 4 – green belt and rural area
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy GBRA1 – rural design and development
 - ◆ Policy GBRA9 – consolidation of existing building groups

Following its review of the information and after discussion, the PLRB concluded that the development was contrary to Policies 4, 5, GBRA1 and GBRA9 of the South Lanarkshire Local Development Plan 2.

The PLRB decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/21/0405 by the estate of the late Nellie French for the erection of a dwelling (planning permission in principle) at land to the south of Wiston Mains Cottage, Millrig Road, Wiston, Biggar be upheld.

4 Urgent Business

There were no items of urgent business.