

## PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held in Committee Room 5, Council Offices, Almada Street, Hamilton on 13 May 2019

### Chair:

Councillor Isobel Dorman (Depute)

### Councillors Present:

Councillor Alex Allison, Councillor Walter Brogan, Councillor Fiona Dryburgh, Councillor Mark Horsham, Councillor Lynne Nailon (*substitute for Councillor Ann Le Blond*)

### Councillors' Apologies:

Councillor Alistair Fulton (Chair), Councillor Ann Le Blond, Councillor Graham Scott, Councillor David Shearer, Councillor Jim Wardhaugh

### Attending:

#### Community and Enterprise Resources

T Finn, Planning Adviser to the Planning Local Review Body

#### Finance and Corporate Resources

D Horsburgh, Legal Adviser to the Planning Local Review Body; P MacRae, Administration Officer

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### 1 Declaration of Interests

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No interests were declared.

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### 2 Minutes of Previous Meeting

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The minutes of the meeting of the Planning Local Review Body held on 25 March 2019 were submitted for approval as a correct record.

**The PLRB decided:** that the minutes be approved as a correct record.

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### 3 Review of Case – Application P/18/1195 for Erection of House and Garage at Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen

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A report dated 18 April 2019 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/18/1195 by M Connelly for the erection of a house and garage at Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen.

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 responses from statutory consultees
- ◆ site photographs and location plan
- ◆ decision notice
- ◆ notice of review, including the 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's agent on the further submission received from the interested party

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

The PLRB noted that the applicant had requested a site visit, however, after discussion and 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 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 and associated Supplementary Guidance (SG):-
  - ♦ Policy 3 – green belt and rural area
  - ♦ Policy 4 – development management and place making
  - ♦ Green Belt and Rural Area Supplementary Guidance - Policy GBRA5 – (development of gap sites)
- ♦ the relevant policies contained in the Proposed South Lanarkshire Local Development Plan 2:-
  - ♦ Policy 4 – green belt and rural area
  - ♦ Policy 5 – development management and place making
  - ♦ Policy GBRA1 – rural design and development
  - ♦ Policy GBRA8 – development of gap sites
  - ♦ Policy DM1 – design

Following its review of the information and after discussion, the PLRB concluded that the proposed development was contrary to Policies 3 and 4 of the Adopted South Lanarkshire Local Development Plan and Policy GBRA5 of the associated Supplementary Guidance. It also concluded that there were no material considerations that warranted granting planning permission for planning application P/18/1195 contrary to the relevant policies.

**The PLRB decided:**

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/18/1195 by M Connelly for the erection of a house and garage at Plot 3, Hollybraes Barn, East Kilbride Road, Rutherglen be upheld.

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#### **4 Urgent Business**

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There were no items of urgent business.