

Report

Report to:	Planning Local Review Body
Date of Meeting:	30 July 2018
Report by:	Executive Director (Finance and Corporate Resources)

Subject:	Review of Case – Application CL/17/0445 – Alterations to Shopfront Including Removal of Existing Timber Shopfront and Replacement of Aluminium and Timber Clad Frontage, Tiled Stallriser and Replacement of Fascia Board
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1. Purpose of Report

1.1. The purpose of the report is to present further written information, requested by the Planning Local Review Body (PLRB), to allow a review of the decision taken by officers, in terms of the Scheme of Delegation, on the following application:-

1.2. *Summary Application Information*

Application Type:	Detailed Planning Application
Applicant:	Thomas Auld and Sons Ltd
Proposal:	Alterations to Shopfront Including Removal of Existing Timber Shopfront and Replacement of Aluminium and Timber Clad Frontage, Tiled Stallriser and Replacement of Fascia Board
Location:	94-96 High Street, Lanark ML11 7ES
Council Area/Ward:	2 Clydesdale North

2. Recommendation(s)

2.1. The Planning Local Review Body is asked to:-

- (1) consider whether it now has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (a) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied
 - (b) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed
- (2) in the event that further procedure is required to allow it to determine the review, consider:-
 - (a) 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
 - (b) what procedure or combination of procedures are to be followed in determining the review

3. Background

- 3.1. At its meeting on 30 April 2018, the PLRB requested further written submissions from the applicants and the Planning and Building Standards Area Manager respectively, prior to determining the review on application CL/17/0445 for alterations to shopfront including removal of existing timber shopfront and replacement of aluminium and timber clad frontage, tiled stallriser and replacement of fascia board at 94-96 High Street, Lanark
- 3.2. The PLRB had asked the applicant, in their further written submission, to:-
- ◆ advise whether the proposal could be amended to make it more compatible with the Conservation Area setting
 - ◆ submit amended drawing(s) to show those amendments
 - ◆ explain, in the event that it was not possible to amend the proposal, the reasons why this was the case
- 3.3 The PLRB had also requested the following further written information from the Area Manager, Planning and Building Standards Services:-
- ◆ information as to why some shops in Lanark High Street appeared to have been allowed an aluminium frontage while others had not
 - ◆ whether any of the aluminium shopfronts cited in Production 1 of their submission did not have the benefit of planning consent
 - ◆ whether any of the premises cited in Production 1 had been the subject of an application for an aluminium frontage which had been refused

4. Information Available to Allow Review of Application

- 4.1. To assist the PLRB in its review, the following information for application CL/17/0445, contained in the agenda for the meeting of the PLRB held on 30 April 2018, has been reissued:-
- ◆ Planning Application Form (**Appendix 1**)
 - ◆ Report of Handling by the Planning Officer under the Scheme of Delegation (**Appendix 2**)
 - ◆ Site photographs and location plan (**Appendix 3**)
 - ◆ Decision notice (**Appendix 4**)
 - ◆ Notice of Review including statement of reasons for requiring the review (**Appendix 5**)
 - ◆ Statement of Observations from the Planning Officer on the Applicant's Notice of Review (**Appendix 6**)
- 4.2 The following further information is appended to this report to assist the review of the decision taken by officers:-
- ◆ Further written submission and attachment from the applicant's agent (**Appendix A**)
 - ◆ Further written submission and attachment from the Area Manager, Planning and Building Standards Services (**Appendix B**)
 - ◆ Comments by the Area Manager, Planning and Building Standards Services on the further submission from the applicant's agent (**Appendix C**)
 - ◆ The applicant's agent had the opportunity to comment on the further written submission from the Area Manager, Planning and Building Standards Services, however, no comments were received from the applicant's agent

- 4.3 Copies of the relevant drawings are available for inspection within Administration Services prior to the meeting and will be available for reference at the meeting

Paul Manning
Executive Director (Finance and Corporate Resources)

9 July 2018

Link(s) to Council Values/Ambitions/Objectives

- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Accountable, effective, efficient and transparent

Previous References

None

List of Background Papers

- ◆ Guide to the Planning Local Review Body

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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