

PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held in Committee Room 5, Council Offices, Almada Street, Hamilton on 6 December 2010

Chair:

Councillor Graham Scott

Councillors Present:

Jim Docherty, Tommy Gilligan, Ian Gray, Bill Holman, Patrick Ross-Taylor (Depute), Chris Thompson

Attending:

Corporate Resources

C Canning, Legal Adviser to the Planning Local Review Body; P MacRae, Administration Officer

Enterprise Resources

G Cameron, Planning Adviser to the Planning Local Review Body

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the PLRB held on 1 November 2010 were submitted for approval as a correct record.

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

3 Review of Case - Application HM/10/0305 - Erection of 2 Semi-detached Houses at Kinrara, Strathaven Road, Stonehouse

A report dated 25 November 2010 by the Executive Director (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 the erection of 2 semi-detached houses at Kinrara, Strathaven Road, Stonehouse.

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 statutory 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 an interested party

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

On the basis of the above, the PLRB considered that 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 Plan:-
 - ◆ Policy RES6 – residential land use
 - ◆ Policy ENV31 – new housing development
 - ◆ Policy ENV31 – design statements policy
 - ◆ Policy DM1 – development management
 - ◆ Policy DM5 – sub-division of garden ground
- ◆ guidance contained in the Council's Residential Development Guide

Following its review of the information, the PLRB concluded that the proposed development did not satisfy the terms of the Development Plan policies and the guidance contained in the Council's Residential Development Guide and that there were no material considerations that warranted granting permission for the erection of 2 semi-detached houses at Kinrara, Strathaven Road, Stonehouse contrary to those policies and guidance.

The PLRB decided: that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application HM/10/0305 by G MacFarlane for the erection of 2 semi-detached houses at Kinrara, Strathaven Road, Stonehouse be upheld.

4 Review of Case - Application CR/10/0164 - Erection of Single Storey Side Extension at 93 Landemer Drive, Rutherglen

A report dated 25 November 2010 by the Executive Director (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 application CR/10/0164 by K McKenzie for the erection of a single storey side extension at 93 Landemer Drive, 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 a representation received in respect of the proposal
- ◆ 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 a review of the case
- ◆ comments from the applicant on the further submission received from an interested party

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

On the basis of the above, the PLRB considered that 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 Plan:-
 - ◆ Policy RES6 – residential land use
 - ◆ Policy DM1 – development management
 - ◆ Policy DM4 – house extensions and alterations

Following its review of the information, the PLRB concluded that the proposed development did not satisfy the terms of the Development Plan policies and that there were no material considerations that warranted granting permission for the erection of a single storey side extension at 93 Landemer Drive, Rutherglen contrary to those policies.

The PLRB decided: that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application CR/10/0164 by K McKenzie for the erection of a single storey side extension at 93 Landemer Drive, Rutherglen be upheld.

5 Urgent Business

There were no items of urgent business.