

PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held via Microsoft Teams on 9 August 2021

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor Maureen Devlin, Councillor Mark Horsham (Depute), Councillor Ann Le Blond, Councillor Davie McLachlan, Councillor Graham Scott, Councillor Jim Wardhaugh

Councillor's Apology:

Councillor David Shearer

Attending:

Community and Enterprise Resources

G McCracken, Planning Adviser to the Planning Local Review Body

Finance and Corporate Resources

M Cannon, Legal Adviser to the Planning Local Review Body; K McLeod, Administration Assistant; S McLeod, Administration Officer; G Murray, Solicitor

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Local Review Body held on 10 May 2021 were submitted for approval as a correct record.

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

3 Review of Case P/20/1115 for Erection of Detached House at 45 Hunthill Road, Blantyre

A report dated 30 July 2021 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/20/1115 by Mr and Mrs Duffy for the erection of a detached house at 45 Hunthill Road, Blantyre.

At its meeting on 10 May 2021, the PLRB considered that it did not have sufficient information to allow it to proceed to determine the review. The PLRB decided that, prior to determining the review, it wished to hear from a representative of Roads and Transportation Services on safety issues in respect of the access to the development being shared by 2 properties.

In terms of the statutory Hearing Session Rules, the applicant and interested parties who had made representation on the above matter specified by the PLRB were also invited to speak at the Hearing.

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

To assist in the review, the following information had been appended to the report:-

- ◆ Hearing Statement from the Roads and Transportation Services' representative
- ◆ Hearing Statement from the applicants

The PLRB heard from:-

- ◆ Mr Duffy, applicant
- ◆ F Jack, Team Leader, Development Management, Roads and Transportation Services

On the basis of the above, the information received during the hearing process and the information previously issued in relation to the reviews, the PLRB considered that it now 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 3 – general urban areas and settlements
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy DM1 – new development design
 - ◆ Policy DM3 – sub-division of garden ground

Following discussion, Councillor Wardhaugh, seconded by Councillor Dorman, moved that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1115 by Mr and Mrs Duffy for the erection of a detached house at 45 Hunthill Road, Blantyre be upheld. Councillor McLachlan, seconded by Councillor Scott, moved as an amendment that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1115 by Mr and Mrs Duffy for the erection of a detached house at 45 Hunthill Road, Blantyre be reversed and that the application be granted on the grounds that the additional traffic generated by the proposed development would not constitute a roads safety issue. On a vote being taken by roll call, members voted as follows:-

Motion

Alex Allison, Isobel Dorman, Mark Horsham, Ann Le Blond, Jim Wardhaugh

Amendment

Maureen Devlin, Davie McLachlan, Graham Scott

3 members voted for the amendment and 5 members voted for the motion which was declared carried.

The Committee decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1115 by Mr and Mrs Duffy for the erection of a detached house at 45 Hunthill Road, Blantyre be upheld.

[Reference: Minutes of 10 May 2021 (Paragraph 3)]

4 Review of Case P/20/1616 for Erection of Detached 2-Storey House with Detached Double Garage and New Vehicular Access (Planning Permission in Principle) at Burnside Bowling Club, Burnside Road, Rutherglen

A report dated 30 July 2021 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/20/1616 by Burnside Bowling Club for the erection of a detached 2-storey house with detached double garage and new vehicular access (planning permission in principle) at Burnside Bowling Club, Burnside 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 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
- ◆ further submissions from interested parties following notification of the request for the review of the case
- ◆ comments from the applicant on the further submissions received from the interested parties

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 Planning Adviser also referred to the Report of Handling and advised that there had been an administrative error and that no letters of support or comment had been received.

In response to a member's question in relation to an elected member not disclosing the fact that he was a councillor in a letter of objection, the Legal Adviser to the PLRB advised that the objection was valid and, given that it had been considered as part of the Planning Officer's determination, required to be considered by the PLRB.

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 3 – general urban areas and settlements
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy 15 – travel and transport
 - ◆ Policy DM1 – new development design

The Committee decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/20/1616 by Burnside Bowling Club for the erection of a detached 2-storey house with detached double garage and new vehicular access (planning permission in principle) at Burnside Bowling Club, Burnside Road, Rutherglen be upheld.

5 Urgent Business

There were no items of urgent business.