

PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held in Committee Room 5, Council Offices, Almada Street, Hamilton on 7 October 2019

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Alex Allison, Councillor John Bradley (*substitute for Councillor Mark Horsham*), Councillor Stephanie Callaghan (*substitute for Councillor David Shearer*), Councillor Ann Le Blond, Councillor Graham Scott, Councillor Jim Wardhaugh

Councillors' Apologies:

Councillor Walter Brogan, Councillor Mark Horsham (Depute), Councillor Davie McLachlan, Councillor David Shearer

Attending:

Community and Enterprise Resources

G McCracken, Planning Adviser to the Planning Local Review Body

Finance and Corporate Resources

P MacRae, Administration Officer; K Moore, Legal 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 Planning Local Review Body held on 10 June 2019 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 P/19/0158 for a Residential Development Including Formation of Vehicular Access (Planning Permission in Principle) at Land 50 Metres Northwest of 3 Millburn Road, Ashgill, Larkhall

A report dated 24 September 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/19/0158 by D Collins for a residential development including formation of a vehicular access (planning permission in principle) at land 50 metres northwest of 3 Millburn Road, Ashgill, Larkhall.

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 the 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's agent on the further submissions received from the interested parties

The applicant had included in their review submission a General Access Arrangement Sketch which had not been submitted with the original application. Section 43B of the Planning etc (Scotland) Act 2006 restricted the introduction of new material in the review which was not before the appointed person at the time the application was determined. The PLRB concluded that this information could be accepted on the basis that it provided clarification on existing circumstances.

The PLRB heard the Planning Adviser in relation to the case and noted that, in some documentation, Policy 15, Travel and Transport, of the Proposed South Lanarkshire Local Development Plan 2 had been incorrectly referenced as Policy 17.

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, 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 16 – travel and transport
 - ◆ Policy GBRA4 – Small Scale Settlement Extensions (Green Belt and Rural Area Supplementary Guidance)
- ◆ the relevant policies contained in the Proposed South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 4 – green belt and rural area
 - ◆ Policy 15 – travel and transport

Following its review of the information and after discussion, the PLRB concluded that the proposed development was contrary to Policies 3 and 16 of the Adopted South Lanarkshire Local Development Plan and Policy GBRA4 of the associated Supplementary Guidance. It also concluded that there were no material considerations that warranted granting planning permission for planning application P/19/0158 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/19/0158 by D Collins for a residential development including formation of a vehicular access (planning permission in principle) at land 50 metres northwest of 3 Millburn Road, Ashgill, Larkhall be upheld.

4 Urgent Business

There were no items of urgent business.