

# PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held via Microsoft Teams on 30 November 2020

## **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**

S McLeod, Administration Officer; G Stewart, Legal Adviser to the Planning Local Review Body; L Wyllie, Administration Assistant

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## **1 Declaration of Interests**

No interests were declared.

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## **2 Minutes of Previous Meeting**

The minutes of the meeting of the Planning Local Review Body held on 21 September 2020 were submitted for approval as a correct record.

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

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## **3 Review of Case P/19/1607 for Residential Development (Planning Permission in Principle) at Westyett Farm, Westshields Road, Braehead, Lanark**

A report dated 19 November 2020 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/19/1607 by J Hardie for a residential development (planning permission in principle) at Westyett Farm, Westshields Road, Braehead, Lanark.

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's agent 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.

In response to concerns raised by the PLRB that the photographs had not provided an accurate reflection of the site, the Planning Adviser displayed additional photographs which had been before the planning officer who made the determination.

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 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 and associated Supplementary Guidance (SG):-
  - ♦ Policy 2 – climate change
  - ♦ Policy 3 – green belt and rural area
  - ♦ Policy 4 – development management and placemaking
  - ♦ Policy GBRA6 – consolidation of existing building groups
- ♦ the relevant policies contained in the Proposed South Lanarkshire Local Development Plan 2:-
  - ♦ Policy 2 – climate change
  - ♦ Policy 4 – green belt and rural area
  - ♦ Policy 5 – development management and placemaking
  - ♦ Policy GBRA9 – consolidation of existing building groups

Following discussion, Councillor Allison, seconded by Councillor Le Blond, moved that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/19/1607 by J Hardie for a residential development (planning permission in principle) at Westyett Farm, Westshields Road, Braehead, Lanark be reversed and that the application be granted on the grounds that the proposal had not received any objections and was located on an ideal site in terms of its access and topography which would shield the proposed development from view. Councillor Dorman, seconded by Councillor Horsham, 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/19/1607 by J Hardie for a residential development (planning permission in principle) at Westyett Farm, Westshields Road, Braehead, Lanark be upheld.

On a vote being taken by roll call, members voted as follows:-

#### **Motion**

Alex Allison, Ann Le Blond

#### **Amendment**

Maureen Devlin, Isobel Dorman, Mark Horsham, Davie McLachlan, Graham Scott, Jim Wardhaugh

6 members voted for the amendment and 2 for the motion. The amendment 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/19/1607 by J Hardie for a residential development (planning permission in principle) at Westyett Farm, Westshields Road, Braehead, Lanark be upheld.

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**4 Urgent Business**

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There were no items of urgent business.