

PLANNING LOCAL REVIEW BODY (PLRB)

Minutes of meeting held via Microsoft Teams on 22 June 2020

Chair:

Councillor Isobel Dorman

Councillors Present:

Councillor Stephanie Callaghan (*substitute for Councillor David Shearer*), Councillor Maureen Devlin, Councillor Mark Horsham (Depute), Councillor Ann Le Blond, Councillor Kenny McCreary (*substitute for Councillor Alex Allison*), Councillor Davie McLachlan, Councillor Jim Wardhaugh

Councillors' Apologies:

Councillor Alex Allison, Councillor Graham Scott, 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; P MacRae, Administration Adviser

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 1 June 2020 were submitted for approval as a correct record.

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

3 Review of Case - Application P/19/0700 for Erection of One and a Half Storey House and Detached Double Garage at Ardochrig Farm, Ardochrig Road, East Kilbride

A report dated 4 May 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/19/0700 by E Lauder for the erection of a one and a half storey house and detached double garage at Ardochrig Farm, Ardochrig Road, East Kilbride.

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

- ◆ 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 the interested party

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

The Planning Adviser:-

- ◆ explained the planning background to the case
- ◆ highlighted that, with regard to the consultation response from the Roads Development Management Team, the required revised plan showing the relocated access had not been submitted
- ◆ advised that the applicant had requested that the PLRB undertake a site visit prior to determining the review

The PLRB noted the applicant's request for a site visit but concluded 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 Development Plan and associated Supplementary Guidance (SG):-
 - ◆ Policy 3 – green belt and rural area
 - ◆ Policy 4 – development management and placemaking
 - ◆ Policy DM1 – design
 - ◆ Policy GBRA6 – consolidation of existing building groups
 - ◆ Policy GBRA8 – new clusters of houses/isolated dwellinghouses
- ◆ the relevant policies contained in the Proposed South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 4 – green belt and rural area
 - ◆ Policy 5 – development management and placemaking
 - ◆ Policy DM1 – new development design
 - ◆ Policy GBRA1 – rural design and development
 - ◆ Policy GBRA9 – consolidation of existing building groups

Following its review of the information and after discussion, the PLRB concluded that the proposed development was contrary to Policies 3 and 4 of the Adopted South Lanarkshire Local Development Plan and Policies GBRA6 and GBRA8 of the associated Supplementary Guidance. It also concluded there were no material considerations that warranted granting planning permission for planning application P/19/0700 contrary to the relevant policies.

The Committee decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/19/0700 by E Lauder for the erection of a one and a half storey house and detached double garage at Ardochrig Farm, Ardochrig Road, East Kilbride be upheld.

4 Review of Case P/19/1545 for Change of Use of Open Space to Form Additional Garden Ground and Erection of Boundary Fence at 2 Howacre, Lanark

A report dated 6 May 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/19/1545 by C Christison for the change of use of open space to form additional garden ground and the erection of a boundary fence at 2 Howacre, 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 received
- ◆ 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

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

The Planning Adviser:-

- ◆ explained the planning background to the case
- ◆ referred to an oversight in the report of handling which should have indicated that it was considered that the proposal was contrary to development plan policy and would have an impact on amenity

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 4 – development management and placemaking
 - ◆ Policy 6 – general urban area/settlements
 - ◆ Policy DM13 – development within general urban area/settlement
- ◆ the relevant policies contained in the Proposed South Lanarkshire Local Development Plan 2:-
 - ◆ Policy 3 – general urban areas and settlements
 - ◆ Policy 5 – development management and placemaking

Following its review of the information and after discussion, the PLRB concluded that the proposed development was contrary to Policies 4 and 6 of the Adopted South Lanarkshire Local Development Plan and Policy DM13 of the associated Supplementary Guidance. It also concluded there were no material considerations that warranted granting planning permission for planning application P/19/1545 contrary to the relevant policies.

The Committee decided:

that the decision taken by officers, in terms of the Scheme of Delegation, to refuse planning permission for planning application P/19/1545 by C Christison for the change of use of open space to form additional garden ground and the erection of a boundary fence at 2 Howacre, Lanark be upheld.

5 Urgent Business

There were no items of urgent business.