

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 3 September 2014 at 10.00 a.m.

Present: Councillors Gail Casey, Lawrence O'Neill, John Mooney, Tommy Rainey and Hazel Sorrell.

Attending: Pamela Clifford, Planning and Building Standards Manager; Moira Clark, Planning Officer; Nigel Ettles, Principal Solicitor; and Scott Kelly, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillors Jim Finn and Jonathan McColl.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in the item of business on the agenda.

APPLICATION FOR REVIEW: DC14/013

Review papers were submitted for Planning Application DC14/013 – Proposed erection of dwelling at land to south of Ferne Neuk, Manse Road, Bowling.

The Planning Officer was heard in relation to the background and current position with regard to the planning application and application for review, and the Review documents and photographs of the site were considered by the Local Review Body (LRB).

The Planning and Building Standards Manager and the Planning Officer were then heard in answer to Members' questions.

The LRB then agreed that it had sufficient information to allow it to reach a decision in respect of the application for review.

After discussion the LRB agreed to overturn the determination of the appointed officer and to grant planning permission in respect of the proposed development subject to the recommended conditions, detailed in Appendix 1 hereto.

The meeting closed at 10.30 a.m.

**APPLICATION FOR REVIEW CONSIDERED BY THE LOCAL REVIEW BODY ON
3 SEPTEMBER 2014**

**Planning Application DC14/013 – Proposed erection of dwelling at land to
south of Ferne Neuk, Manse Road, Bowling.**

Permission GRANTED subject to the following conditions:-

Conditions

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.

Reason

To ensure that the materials are appropriate to the character of the area and sympathetic to established finishing materials in the area.

2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.

Reason

In the interests of visual amenity and to ensure that the materials to be used are appropriate to the character of the area.

3. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regraded across the full width of the driveway to West Dunbartonshire Council Roads Services' specifications.

Reason

In the interests of roads and public safety.

4. Prior to the occupation of the development hereby approved the two car parking spaces shown on the approved drawings DWG AL (0) 01A shall be constructed and surfaced on the site

Reason

To ensure adequate off-street parking.

5. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.

Reason

To ensure that the boundary treatments are appropriate to the character of the area and sympathetic to established finishing materials in the area.

6. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority, shall be carried out between 8.00am and 6.00pm Mondays to Fridays, 8.00am to 1.00pm on Saturdays and not at all on Sundays or Public Holidays.

Reason

In order to avoid disturbance to nearby residential properties.

7. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.

Reason

In the interests of public health and to ensure that the site is suitable for the proposed end use.

8. Notwithstanding the provisions of Classes 1 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development shall take place within the application site without the benefit of a separate planning consent.

Reason

To retain effective planning control.

Informatives

1. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.

2. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
 - (a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.