

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in the Education Centre, St. Margaret of Scotland Hospice, East Barns Street, Clydebank on Tuesday, 1 March 2011 at 2.30 p.m.

Present: Provost Denis Agnew, Councillors Jim Brown, Geoff Calvert, Douglas McAllister, Jonathan McColl, Willie McLaughlin and Marie McNair.

Attending: Alan Williamson, Planning Adviser; Nigel Ettles, Legal Adviser and Fiona Anderson, Committee Officer, Legal, Administrative and Regulatory Services.

Also Attending: Mr Stephen O'Neill, Applicant; Mr Jim Lough, Agent; and Pamela Clifford, Planning and Building Standards Manager.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey and Jim Finn.

Councillor Douglas McAllister in the Chair

WELCOME AND INTRODUCTION

Councillor McAllister, Chair, welcomed everyone to the meeting and introduced the Elected Members and Officers present.

The Chair then explained how the meeting would proceed.

DECLARATIONS OF INTEREST

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

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Local Review Body held on 1 February 2011 were submitted and approved as a correct record.

APPLICATION FOR REVIEW: DC10/249/FUL

Review papers were submitted for Planning Application DC10/249/FUL – Sub-division of garden ground and erection of dwellinghouse at 17 Glenhead Road, Clydebank.

The Planning Adviser advised the Committee that the matter brought before the Local Review Body related to a planning application submitted on behalf of Mr Stephen O'Neill which sought permission for the sub-division of garden ground and erection of a detached dwellinghouse at 17 Glenhead Road, Clydebank.

He stated that the application site is the garden of a 4-in-a-block type property on the corner of Glenhead Road and Elm Road, that the garden is bounded by a wooden fence and contains a wooden shed and a driveway leading to a wooden garage, and that the surrounding area is residential in nature with open ground on the opposite side of Glenhead Road.

He advised that the current proposal sought permission for a three bedroom, two storey house finished with materials to match surrounding houses. The proposed property would have a driveway with space for two cars and a replacement car parking space for No.17 Glenhead Road would be provided.

He advised that no letters of representation had been received in relation to the proposal and that no concerns had been raised by Scottish Water or the Council's Roads or Environmental Health Services.

The Planning Adviser outlined Policy H5: Development within Existing Residential Areas of the West Dunbartonshire Local Plan 2010 which is the policy against which the proposed development is to be assessed.

The Planning Adviser outlined the reasons for the refusal of the application as per the Appointed Officer's Report of Handling being that the proposal was contrary to Policy H5 as it would detract from the character and amenity of the area, did not reflect the pattern of development in the area, would detract from the privacy of neighbouring homes and would constitute overdevelopment of the site.

The Applicant's response to these concerns were also outlined being that the garden sizes proposed are in keeping with those of surrounding properties, that the gable end of the Elm Road property looking onto the site had no habitable windows and that the area was characterised by houses looking over neighbours' gardens. The Applicants also indicated that the proximity of the proposed house to the neighbouring boundary and the provision of off-street parking in front of a neighbour's house was not unique in Clydebank.

The Chair, Councillor McAllister, thanked the Planning Adviser for his contribution and invited the Local Review Body Members to comment on whether they had enough information to enable them to determine the review.

Following discussion regarding a proposal to continue consideration of the matter to enable a site visit to take place, Councillor McColl, being the only Elected Member not familiar with the area in question, indicated that he would withdraw from the meeting in order to enable those other Members present to reach a decision on the Review Application.

The Planning Adviser was heard in response to Members' questions and in confirmation that West Dunbartonshire Council had no adopted standards for garden ground.

Following discussion and having agreed that Councillor McColl would take no part in the deliberation in order to enable a decision to be reached at the meeting thus not further inconveniencing the applicant, the Members agreed that they now had sufficient information before them to reach a decision.

Having heard the Chair and having considered all of the information before them, the majority of the Local Review Body concluded that the proposal was contrary to Policy H5 of the West Dunbartonshire Local Plan 2010, as it would detract from the character and amenities of the area; that the proposal did not reflect the pattern of development in the area and would detract from the privacy of neighbouring homes and would constitute overdevelopment of the site.

The Local Review Body decided to uphold the determination of the appointed officer and to refuse planning permission for the reasons listed above but suggested that the applicant might wish to try to purchase an additional piece of land from his neighbour and submit an amended application at a future date.

The Chair, Councillor McAllister, then confirmed that a decision notice to this effect would be sent to the applicant's representative.

The meeting closed at 2.55 p.m.