

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held by Video Conferencing on Tuesday, 16 February 2021 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Ian Dickson, Diane Docherty and Jim Finn.

Attending: Antony McGuinness, Planning Adviser; James Hall, Policy Planning Officer; Raymond Walsh, Network Management Coordinator, Roads and Transportation; Nigel Ettles, Legal Adviser; and Craig Stewart, Committee Officer.

APPOINTMENT OF CHAIR

It was noted that as Councillor Finn had not been in attendance at the unaccompanied site inspections for the two Review applications, Councillor Diane Docherty would Chair this meeting of the Local Review Body and Councillor Finn would take no part in the determination of the applications.

DECLARATIONS OF INTEREST

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

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Local Review Body (LRB) held on 17 November 2020 were submitted and approved as a correct record.

APPLICATIONS FOR REVIEW

- (1) **DC19/109 – Single storey extension to the rear at 15 Linden Drive, Duntocher, Clydebank, G81 6BW**

Review papers were submitted for the above application. Reference was made to the unaccompanied site inspection in this regard.

Mr Hall, Policy Planning Officer, outlined the details of the application and following discussion, Members agreed that they now had sufficient information to enable them to determine the review.

Having considered all of the information before them, the LRB agreed to overturn the determination of the Appointed Officer and that planning permission be granted, subject to conditions as shown in Appendix 1 to these Minutes.

(2) DC20/097 – Siting of shed to rear of property for use as a dog grooming business at 46 Castlehill Road, Dumbarton, G82 5AS

Review papers were submitted for the above application. Reference was made to the unaccompanied site inspection in this regard.

Mr Hall, Policy Planning Officer, outlined the details of the application and following discussion, Members agreed that they now had sufficient information to enable them to determine the review. During the course of the discussion, the Policy Planning Officer and the Network Management Coordinator were heard in clarification of certain matters and in answer to Members' questions.

ADJOURNMENT

Having heard Councillor Docherty, Chair, the Local Review Body agreed to adjourn for a short period to consider the nature of the conditions to be applied to the application. The meeting resumed at 11.15 a.m. with the same Members and officers in attendance, as listed in the sederunt.

Having considered all of the information before them, the LRB agreed to overturn the determination of the Appointed Officer and that planning permission be granted, subject to conditions as shown in Appendix 1 to these Minutes.

The meeting closed at 11.30 a.m.

DC19/109 – Single storey extension to the rear at 15 Linden Drive, Duntocher, Clydebank, G81 6BW

CONDITIONS:-

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended, no windows shall be installed on the west elevation of the extension hereby permitted without the prior written consent of the planning authority.

Reason: In the interests of neighbouring residential amenity.

2. For the avoidance of doubt the garage extension hereby permitted shall be used solely for purposes incidental to the use of the dwellinghouse and no commercial activity shall be carried out in, or from the garage.

Reason: In the interests of residential amenity.

3. Before the development hereby permitted starts, details of the external finishing materials for the extension hereby permitted shall be first agreed in writing by the planning authority and thereafter implemented as approved.

Reason: In the interests of visual amenity.

DC20/097 – Siting of shed to rear of property for use as a dog grooming business at 46 Castlehill Road, Dumbarton, G82 5AS

CONDITIONS:-

1. The dog grooming business is hereby approved for a temporary period of two years, after which the business shall cease unless a further planning application is submitted to and approved by the Planning Authority for the continued operation of the dog grooming business.

Reason: To assess the impact of the business on the residential amenity of the area.

2. Before the development commences on site a driveway crossing shall be provided, details of which shall be submitted to and approved by the Planning Authority, in consultation with the Roads Authority, and shall be implemented as approved.

Reason: To provide a suitable means of access to the business.

3. Before the development hereby permitted starts on site, a parking plan shall be submitted for the approval in writing of the planning authority and shall include provision of three parking spaces within the curtilage of the dwelling, the dimensions to be agreed with the Planning Authority, in consultation with the Roads Authority. Thereafter the development shall be implemented as approved.

Reason: To ensure adequate off street parking provision for the use.

4. Before the development hereby permitted starts on site, a noise mitigation strategy shall be submitted for the approval in writing of the Planning Authority through consultation with the Council's Environmental Health Service. The noise mitigation strategy shall detail all noise sources resulting from the operation of the business and identify suitable means of reducing the impact of these noise sources on neighbouring properties and shall include proposed days and hours of operation. The noise mitigation strategy shall be implemented as approved and no changes shall take place without the prior written consent of the Planning Authority.

Reason: To protect neighbouring amenity from adverse noise nuisance.

Informative: a road opening permit would require to be submitted and approved by the Roads Authority.