

LOCAL REVIEW BODY

At a Special Meeting of the Local Review Body held in the Meeting Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 21 March 2012 at 2.00 p.m.

Present: Councillors Jim Brown, Douglas McAllister and Jonathan McColl.

Attending: Alan Williamson, Planning Adviser; Nigel Ettles, Legal Adviser and Craig Stewart, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Provost Agnew and Councillors Gail Casey, Craig McLaughlin, Willie McLaughlin, Marie McNair and Lawrence O'Neill.

Councillor Douglas McAllister in the Chair

DECLARATION 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 7 February 2012 were submitted and approved as a correct record, subject to the insertion of the word "no" between the words "is" and "unnecessary" in the reason for condition 10.

APPLICATION FOR REVIEW: DC11/213

Review papers were submitted for Planning Application DC11/213 - Proposed erection of balcony on rear elevation and installation of chimney at 6 Fraser Avenue, Dumbarton.

The Planning Adviser advised the Committee that the matter brought before the Local Review Body (LRB) related to a planning application submitted by Mr and Mrs Johnston. The Planning Adviser was then heard in relation to the background and current position with regard to the matter and the Review documents and photographs of the site were considered by the LRB.

Prior to the determination of the Review, the Chair, Councillor McAllister, thanked the Planning Adviser and invited the LRB to comment on whether they considered they had sufficient information to enable them to determine the review. Following discussion, Members indicated that they had sufficient information in this respect.

The LRB considered that Policies GD1 & H5 of the West Dunbartonshire Local Plan were relevant to the proposal. These policies seek to safeguard the character and amenity of existing residential areas and set out criteria for the assessment of development proposals within residential areas.

Having heard the Chair and having considered all of the information before them, the LRB were of the opinion that the proposal was acceptable in terms of Policy H5 and that planning permission should be granted. Accordingly, the LRB agreed to reverse the determination of the appointed officer and to grant planning permission subject to the recommended conditions, as detailed in Appendix 1 hereto.

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 2.10 p.m.

**APPLICATIONS FOR REVIEW CONSIDERED BY THE LOCAL REVIEW BODY
ON 21 MARCH 2012**

Planning Application DC11/213 – Proposed erection of balcony on rear elevation and installation of chimney at 6 Fraser Avenue, Dumbarton.

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.

Reason In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. The developer shall 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.

Reason In accordance with the terms of Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

3. Prior to the commencement of the development, details of a screening treatment to be provided along both sides of the balcony shall be submitted to and approved in writing by the planning authority. The approved screening shall be implemented as approved and shall thereafter be retained at all times.

Reason In the interests of privacy.