

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 November 2011 at 2.00 p.m.

Present: Councillors Jim Brown, Jonathan McColl and Lawrence O'Neill.

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

Also

Attending: Mr Graham Gould, Agent (DC11/099/HOU).

Apologies: Apologies for absence were intimated on behalf of Provost Denis Agnew and Councillors Gail Casey, Douglas McAllister, Craig McLaughlin and Willie McLaughlin.

APPOINTMENT OF CHAIR

In the absence of the Chair, Councillor Douglas McAllister, it was agreed that the meeting be chaired by Councillor Lawrence O'Neill. Accordingly, Councillor O'Neill assumed the Chair.

WELCOME AND INTRODUCTION

Councillor O'Neill, 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 any of the items of business on the Agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Local Review Body held on 6 September 2011 were submitted and approved as a correct record.

APPLICATION FOR REVIEW: DC11/009/FUL

Review papers were submitted for Planning Application DC11/009/FUL – Erection of dwelling house on land adjacent to Waulkmill Cottages.

The Planning Adviser, Mr Williamson, advised the Committee that the matter brought before the Local Review Body (LRB) related to a planning application submitted by Ms Lucy Marshall. 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. A copy of a drawing that formed part of the original application was also circulated at the meeting.

Prior to the determination of the Review, the Chair, Councillor O'Neill, 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 and H5 of the West Dunbartonshire Local Plan were relevant to the proposal. These policies seek to ensure that development is appropriate in terms of land use, layout and design and meets the roads, parking and access requirements of the Council (GD1) and to safeguard the character and amenity of existing residential areas including in relation to the sub-division of the curtilage of a dwellinghouse to develop a new house (H5). The LRB considered that in respect of these policies the development would adversely affect the appearance and character of the surrounding area in terms of scale, density and relationship with surrounding properties. Significant weight was also given by the LRB to the objection to the proposal from the Council's Roads and Transportation Service, and it concluded that the access road to the site was not suitable for the increased use that would result from an additional dwellinghouse.

In conclusion, the unanimous decision of the LRB was that the application should be refused for the following reasons:-

The proposed development would be contrary to Policy H5 of the West Dunbartonshire Local Plan 2010 as it would result in a development which would adversely affect the appearance and character of the surrounding area in terms of its scale, density and relationship with surrounding properties.

The proposal would result in increased use of a substandard road which:-

- (a) had inadequate sightline splays at the connection with the A810;
- (b) had inadequate provision for pedestrians; and
- (c) had insufficient width to permit two-way operation or passing places.

As such, the proposal would be detrimental to the safety and convenience of road users and contrary to policy GD1 of the West Dunbartonshire Local Plan 2010.

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

APPLICATION FOR REVIEW: DC11/099/HOU

Review papers were submitted for Planning Application DC11/099/HOU – Proposed two storey extension to rear of property at 12 Islay Crescent, Old Kilpatrick.

The Planning Officer, Ms Burton, advised the Committee that the matter brought before the Local Review Body (LRB) related to a planning application submitted on behalf of Mr and Mrs William Neilson. The Planning Officer 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 O'Neill, thanked the Planning Officer 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 considered they did not have sufficient information and would require a site inspection before determining this matter.

The Chair, Councillor O'Neill, then confirmed that the LRB would carry out a site inspection, to which the applicant and the objector would be invited, and that the application would be continued to an adjourned meeting of the LRB in order that a decision could be made in respect of this matter.

The meeting closed at 2.38 p.m.

**APPLICATIONS FOR REVIEW CONSIDERED BY THE LOCAL REVIEW BODY
ON 1 NOVEMBER 2011**

Planning Application DC11/009/FUL – Erection of dwelling house on land adjacent to Waulkmill Cottages.

Permission REFUSED for the following reasons:-

1. The proposed development would be contrary to Policy H5 of the West Dunbartonshire Local Plan 2010 as it would result in a development which would adversely affect the appearance and character of the surrounding area in terms of its scale, density and relationship with surrounding properties.
2. The proposal would result in increased use of a substandard road which:-
 - (a) has inadequate sightline splays at the connection with the A810
 - (b) has inadequate provision for pedestrians; and
 - (c) has insufficient width to permit two-way operation or passing places.

As such, the proposal would be detrimental to the safety and convenience of road users and contrary to policy GD1 of the West Dunbartonshire Local Plan 2010