

MINUTE
of
LOCAL REVIEW BODY

Minute of meeting held at 2.30pm in the Council Chamber, Council Headquarters, Giffnock on 2 October 2024.

Present:

Councillor Jim McLean
Councillor Paul Edlin
Councillor Chris Lunday

Provost Mary Montague
Councillor Andrew Morrison

Councillor McLean in the Chair

Attending:

Mark Brand, Planning Adviser; Nicola McEleny, Solicitor; and John Burke, Committee Services Officer.

Apologies:

Councillors Betty Cunningham and Annette Ireland.

DECLARATIONS OF INTEREST

979. Provost Montague declared an interest in Item 4 of the meeting as the applicants were known to her.

The Chair advised that site visits had been held prior to the meeting.

NOTICE OF REVIEW – REVIEW 2024/07 – DOMESTIC DOUBLE STOREY REAR EXTENSION AT 6 PAIDMYRE CRESCENT, NEWTON MEARNES, G77 5AG (REF NO:- 2024/0053/TP).

980. The Local Review Body considered a report by the Director of Business Operations and Partnerships relative to a 'Notice of Review' submitted by Mr Asif Sharif against the decision taken by officers to refuse planning permission in respect of a domestic double storey rear extension at 6 Paidmyre Crescent, Newton Mearns, G77 5AG.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

970

The Planning Adviser outlined the planning application and reasons for refusal as determined by the Appointed Officer in the decision notice and the grounds for review.

The Planning Adviser further outlined a proposed additional condition to be attached to any consent in the event the Local Review Body overturned the decision of the Appointed Officer and granted planning permission.

Discussion took place, particularly around the proposed size of the extension and its effect on the massing of the existing building.

Following the discussion, and having heard from the Planning Adviser, the Local Review Body agreed that the Appointed Officer's decision be upheld and planning permission refused.

Provost Montague, having declared an interest in the following item of business, left the meeting during its consideration.

NOTICE OF REVIEW – REVIEW 2024/08 – DOWNSTAIRS EXTENSION TO ENABLE SINGLE LEVEL LIVING WITH ACCESS TO A RAMP AND FITTING OUT OF A WET FLOOR SHOWER TRAY ADAPTATION. (REF NO:- 2024/0131/TP).

981. The Local Review Body considered a report by the Director of Business Operations and Partnerships relative to a 'Notice of Review' submitted by Mr Khalid Masood against the decision taken by officers to refuse planning permission in respect of a downstairs extension to enable single level living with access to a ramp and fitting out of a wet floor shower tray adaptation.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

The Local Review Body, having considered the information previously circulated, together with the medical reports provided by the applicant, agreed that it had sufficient information to determine the review without further procedure.

The Planning Adviser outlined the planning application and reasons for refusal as determined by the Appointed Officer in the decision notice and the grounds for review.

The Planning Adviser further outlined proposed additional conditions to be attached to any consent in the event the Local Review Body overturned the decision of the Appointed Officer and granted planning permission.

Discussion took place, particularly around the risk of subsidence and the condition of the ground.

Following the discussion, and having heard from the Planning Adviser, the Local Review Body agreed that the Appointed Officer's decision be overturned and planning permission be granted, subject to standard conditions and the following additional conditions:

- 1. The development hereby approved must be begun not later than the expiration of 3 years, beginning with the date on which the permission is granted or, as the case may be, deemed to be granted.*

Reason: To comply with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

2. *Before development commences, a report on the ground conditions within the development site should be submitted to the planning authority for approval.*

Reason: To ensure the ground is not at risk from subsidence and, if risk is identified, what measures will be taken to prevent subsidence of any future building.

Provost Montague returned to the meeting following the completion of this item's consideration.

NOTICE OF REVIEW – REVIEW 2024/09 – PROPOSED TWO STOREY REAR EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS TO EXISTING DWELLINGHOUSE AT TREESIDE COTTAGE, AYR ROAD, NEWTON MEARN, G77 6RT. (REF NO:- 2023/0077/TP).

982. The Local Review Body considered a report by the Director of Business Operations and Partnerships relative to a 'Notice of Review' submitted by Mr Robin Ghosh against the decision taken by officers to refuse planning permission in respect of a proposed two storey rear extension and associated internal alterations to existing dwellinghouse at Treeside Cottage, Ayr Road, Newton Mearns, G77 6RT.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

The Planning Adviser outlined the planning application and reasons for refusal as determined by the Appointed Officer in the decision notice and the grounds for review.

The Planning Adviser further outlined a proposed additional condition to be attached to any consent in the event the Local Review Body overturned the decision of the Appointed Officer and granted planning permission.

Discussion took place, particularly around concerns about the effect on the visual amenity of the existing building and the visibility of it from the rear.

Councillor Morrison, seconded by Councillor Edlin, moved that the decision of the Appointed Officer be overturned and planning permission be granted subject to the conditions outlined by the Planning Adviser.

Councillor McLean, seconded by Provost Montague, moved as an amendment that the Appointed Officer's decision be upheld and planning permission refused.

On a vote being taken by a show of hands, 2 members voted for Councillor Morrison's motion while 3 members voted for Councillor McLean's amendment.

Therefore, the Local Review Body agreed that the Appointed Officer's decision be upheld and planning permission refused.

Councillor McLean, having not participated in the consideration of the following item at a previous meeting, left the meeting prior to its consideration.

APPOINTMENT OF CHAIR

In the absence of the Chair and Vice Chair it was agreed that Councillor Edlin would chair the meeting.

Councillor Edlin in the Chair

NOTICE OF REVIEW – REVIEW 2024/05 – REPLACEMENT OF REAR SINGLE STOREY EXTENSION WITH COMBINED FLAT AND PITCHED ROOF AND EXTENDED REAR DORMER AT 68 MONTGOMERY STREET, EAGLESHAM, G76 0AU (REF NO:- 2024/0059/TP).

983. The Local Review Body considered a report by the Director of Business Operations and Partnerships relative to a 'Notice of Review' submitted by Mr and Mrs B and P Scholarios Brown against the decision taken by officers to refuse planning permission in respect of the replacement of a rear single storey extension with a combined flat and pitched roof and extended rear dormer at 68 Montgomery Street, Eaglesham, G76 0AU.

The decision had been made in accordance with the Council's Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended.

The Local Review Body, having considered the information previously circulated, agreed that it had sufficient information to determine the review without further procedure.

The Planning Adviser outlined the planning application and reasons for refusal as determined by the Appointed Officer in the decision notice and the grounds for review.

The Planning Adviser further outlined a proposed additional condition to be attached to any consent in the event the Local Review Body overturned the decision of the Appointed Officer and granted planning permission.

Discussion took place, particularly around the decision taken by the Scottish Government Reporter in terms of listed building consent.

Following the discussion, and having heard from the Planning Adviser, the Local Review Body agreed that the Appointed Officer's decision be upheld and planning permission refused.

CHAIR