

## LOCAL REVIEW BODY – 7 DECEMBER 2022

Local Review BodyWednesday 7 December 2022 at 4pm

**Present:** Councillors Brennan (for Clocherty), Brooks, Crowther, Curley, McCabe and McVey.

**Chair:** Councillor McVey presided.

**In attendance:** Ms M Pickett (Planning Adviser), Mr J Kerr (Legal Adviser), Mr C MacDonald and Ms L Carrick (Legal & Democratic Services) and Mr P Coulter (for Service Manager, Communications, Tourism and Health & Safety).

The meeting was held at the Municipal Buildings, Greenock.

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Local Review Body.**

**591 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 591**

Apologies for absence were intimated on behalf of Councillor Clocherty, with Councillor Brennan substituting, and Councillor McGuire.

No declarations of interest were intimated.

**592 CONTINUED PLANNING APPLICATION FOR REVIEW 592**

**(a) Planning permission in principle for residential development, landscaping, parking, access and associated works:  
Land at Glasgow Road, Port Glasgow (19/0140/IC)**

There were submitted papers relative to the application for review for planning permission in principle for residential development, landscaping, parking, access and associated works at land at Glasgow Road, Port Glasgow (19/0140/IC) to consider the matter afresh, consideration of which had been continued from the meeting held on 1 September 2021 in order for the Local Review Body to request further written submissions from the applicant.

Ms Pickett acted as Planning Adviser relative to this case.

**Decided:**

(1) that sufficient information had not been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that (a) the application for review be continued; (b) the Local Review Body request a joint written submission from the Planning Adviser and the Legal Adviser to the Local Review Body in terms of Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, with respect to sections 15 (Access Road Information) and 16 (Ecological Assessment) of the report and (c) the written submissions from the Planning Adviser and the Legal Adviser to the Local Review Body to be submitted to the Appointed Person by (i) 20 January 2023 in relation to the Access Road Information, and (ii) 4 January 2023 for the Ecological Assessment, and thereafter such submissions to be received by the Local Review Body before 23 February 2023.

**593 PLANNING APPLICATION FOR REVIEW 593**

**(a) Proposed formation of roof balcony:  
115 South Street, Greenock (22/0146/IC)**

There was submitted papers relative to the application for review for the proposed formation of a roof balcony at 115 South Street, Greenock (22/0146/IC) to enable the Local Review Body to consider the matter afresh.

Ms Pickett acted as Planning Adviser relative to this case.

**Decided:**

- (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-
  1. the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended); and
  2. that prior to the commencement of development, full details of the design, materials and finishes for the 1.8 metre high privacy screen shown in drawing number PL-001, Revision A, dated 26 July 2022 shall be submitted to and approved in writing by the Planning Authority. The approved privacy screen shall be erected along the south-east boundary of the balcony prior to the balcony hereby permitted being brought into use and shall be retained in conjunction with the balcony hereby permitted at all times thereafter, to the satisfaction of the Planning Authority, in the interests of privacy and to prevent an intensification of intervisibility between neighbouring properties.