

## LOCAL REVIEW BODY – 12 JANUARY 2023

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### Local Review Body

#### Thursday 12 January 2023 at 10am

**Present:** Councillors Brooks, Clocherty, Crowther, Curley, McCabe, McGuire and McVey.

**Chair:** Councillor McVey presided.

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

The meeting was held at the Municipal Buildings, Greenock with Councillors Crowther, McCabe and McGuire attending by video-conference.

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

#### **20 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 20**

No apologies for absence or declarations of interest were intimated.

#### **21 PLANNING APPLICATIONS FOR REVIEW 21**

##### **(a) Proposed dwelling house and detached garage: Plot to North East of 22 and 24 Dunvegan Avenue, Gourrock (22/0090/IC)**

There were submitted papers relative to the application for a proposed dwelling house and detached garage at plot to North East of 22 and 24 Dunvegan Avenue, Gourrock (22/0090/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 dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the proposal cannot be considered to be the right development in the right place as required by Scottish Planning Policy 2014;

2. the proposed development would result in the loss of open space which is of quality and value in terms of its contribution to the amenity, character and appearance of the wider area and to the community. It is therefore contrary to Policy 35 of the adopted Inverclyde Local Development Plan 2019 and Policies 20 and 36 of the proposed Inverclyde Local Development Plan 2021;

3. the proposal fails to retain this amenity open space - a locally distinct feature - which contributes to the amenity, character and distinctive urban form of the wider development. The proposal is therefore unacceptable with reference to being "Distinctive" and does not fulfil the aims and requirements of Policy 1 within both the adopted and proposed Local Development Plans; and

4. the site is not considered appropriate for residential development, contrary to Policy 18 of both the adopted and proposed Inverclyde Local Development Plans. The site is a valued amenity space which defines the character and form of the wider residential

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development and therefore presents a conflict with the principle of both adopted and draft PAAN2 and PAAN3.

**(b) Proposed detached house:  
Land at Dunvegan Avenue (adjacent to sub-station), Gourock(22/0169/IC)**

There were submitted papers relative to the application for review for a proposed detached house at land at Dunvegan Avenue (adjacent to sub-station), Gourock (22/0169/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 dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the proposed development results in the loss of open space which is of quality and value in terms of its contribution to the amenity, character and appearance of the surrounding residential area and is therefore contrary to Policy 35 of the adopted Inverclyde Local Development Plan and Policies 20 and 36 of the proposed Inverclyde Local Development Plan. There are no material planning considerations that outweigh the terms of these policies to allow approval of the proposed development;

2. the proposed development results in the loss of open space which is of quality and value in terms of its contribution to the amenity, character and appearance of the surrounding residential area and therefore cannot be considered to be the right development in the right place as required by Scottish Planning Policy 2014; and

3. the proposed development results in the loss of open space which contributes to the amenity, character, appearance and distinctive urban form of the surrounding residential area. The loss of this open space therefore cannot be considered to meet the quality of being "Distinctive" under Policy 1 of both the adopted and proposed Local Development Plans.