

## LOCAL REVIEW BODY – 2 AUGUST 2023

Local Review BodyWednesday 2 August 2023 at 4pm

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

**Chair:** Councillor McVey presided.

**In attendance:**

Margaret Pickett	Senior Planner (Planning Adviser)
Jim Kerr	Solicitor, Legal, Democratic, Digital & Customer Services (Legal Adviser)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors McCabe and McGuire attending remotely.

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

**376 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 376**

An apology for absence was intimated on behalf of Councillor Curley.

**377 CONTINUED PLANNING APPLICATION FOR REVIEW 377**

**(a) Proposed formation of roof balcony and new roof light:  
13 Moorfield Road, Gourock (22/0282/IC)**

There was submitted papers relative to the application for review for a proposed formation of roof balcony and new roof light at 13 Moorfield Road, Gourock (22/0282/IC) to enable the Local Review Body to consider the matter afresh, consideration of which had been continued from the meeting held on 7 June 2023 to allow the Local Review Body to view a new matter in relation to the application.

Ms Pickett acted as Planning Adviser relative to this case.

Following discussions, Councillor Brooks moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure, and (2) the application for review be upheld and that planning permission be granted subject to the following condition:

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).

As an amendment, Councillor McGuire moved that (1) sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure, and (2) the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the nature of the development and its prominent position on the principal roof plane the proposed roof

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terrace is considered not to reflect local architecture or contribute positively to historic buildings and places, as required under the "Distinctive" quality;

2. by way of the nature of the development and its visibility from the public realm the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 28 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan;

3. by way of the nature of the development and its prominent position on the principal roof plane of the traditional building the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 7 of National Planning Framework 4 (NPF4); and

4. it would not support the aims of the Historic Environment Policy for Scotland as it would negatively impact on the historic environment.

Following a roll call vote, 2 Members, Councillors Brooks and Crowther, voted in favour of the motion and 4 Members, Councillors Clocherty, McCabe, McGuire and McVey voted in favour of the amendment which was declared carried.

**Decided:**

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) the application for review be dismissed and that planning permission be refused (upholding the Appointed Officer's determination) for the following reasons:

1. the development fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the nature of the development and its prominent position on the principal roof plane the proposed roof terrace is considered not to reflect local architecture or contribute positively to historic buildings and places, as required under the "Distinctive" quality;

2. by way of the nature of the development and its visibility from the public realm the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 28 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan;

3. by way of the nature of the development and its prominent position on the principal roof plane of the traditional building the proposed roof terrace is not considered to preserve or enhance the character and appearance of the Gourock West Bay Conservation Area. It therefore cannot be justified in terms of Policy 7 of National Planning Framework 4 (NPF4); and

4. it would not support the aims of the Historic Environment Policy for Scotland as it would negatively impact on the historic environment.