

27 January 2022 at 10.19 am.

A Remote Meeting of the **LOCAL REVIEW BODY**

PRESENT

Councillor Shields, Convener; Councillor Reddin, Vice-Convener; Councillors Beveridge, Burgess, M. Coyle, S. Coyle, Curran, Douglas, Goldsack, T. Johnston, Lennon, Magowan, McLaren, McManus, McPake, McVey, Quigley and Watson.

CHAIR

Councillor Shields (Convener) presided.

IN ATTENDANCE

The Planning Manager (Strategy and Policy); Senior Planning Officer and Committee Officer.

APOLOGIES

Councillors Anderson, Graham, Paul Kelly, Logue, McKendrick and Stubbs.

DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC. (SCOTLAND) ACT 2000

1. The meeting noted that there were no declarations of interest.

PLANNING APPLICATION NO. 21/00111/FUL - SINGLE DWELLINGHOUSE, STABLE AND HORSE PADDOCKS INCLUDING ASSOCIATED INFRASTRUCTURE, LANDSCAPING, ACCESS AND PARKING AT SITE TO REAR OF GARTNESS COTTAGE, BOWHOUSEBRAE ROAD, AIRDRIE

2. There were submitted (1) a Notice of Review of the decision taken by the Head of Planning and Regeneration under delegated authority to refuse Planning Application 21/00111/FUL – Single Dwellinghouse, Stable and Horse Paddocks Including Associated Infrastructure, Landscaping, Access and Parking at Site to Rear of Gartness Cottage, Bowhousebrae Road, Airdrie; (2) a Decision Notice and Report of Handling of the case by the appointed officer; (3) representations received from interested parties; (4) photographs and maps of the site location, and (5) the relevant excerpts of North Lanarkshire Local Plan NBE 3A (Assessing Development in Green Belt and Rural Investment Area – Green Belt), DSP 2 (Location of Development), DSP 4 (Quality of Development) and Assessing Development in the Green Belt Supplementary Planning Guidance Note SPG 07.

Thereon, having heard the Convener with regard to the request on behalf of the applicant, contained within the Notice of Review, that the review should be undertaken by way of one or more hearing sessions, and following preliminary consideration of the matter before it, the Local Review Body determined, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, that the review documents provided sufficient information to enable it to determine the review without any further procedure.

Thereon, the Local Review Body, having discussed and given consideration to the various submissions and representations and in particular, with regard to policies NBE 3A (Assessing Development in the Green Belt and Rural Investment Area – Green Belt), DSP 2 (Location of Development), DSP 4 (Quality of Development) and Assessing Development in the Green Belt Supplementary Planning Guidance Note SPG 07 of North Lanarkshire Local Plan, determined that the proposed development failed to meet the criteria set out in the relevant policies contained within North Lanarkshire Local Plan and the proposed development did not comply with acceptable development types within the Green Belt and was unacceptable in principle and would set an undesirable precedent

for further erosion of the Green Belt and the key requirements and criteria of NBE 3A (Assessing Development in the Green Belt and Rural Investment Area – Green Belt), DSP 2 (Location of Development) and Assessing Development in the Green Belt Supplementary Planning Guidance Note SPG 07 had not been met and the proposed development was contrary to Policy DSP 4 (Quality of Development) as it failed to meet key design and roads related criteria in that the access proposed was not satisfactory in terms of road safety, and the house and plot design failed to integrate suitably in the location.

Councillor Shields, seconded by Councillor McVey, moved that the application be refused for the reasons previously determined by the Head of Planning and Regeneration.

Councillor S. Coyle, seconded by Councillor Beveridge, moved as an Amendment that the application be granted as there was only a small incursion on the Green Belt and approval of the application would not set a precedent.

Thereon, in terms of Standing Order 39, the vote was taken by calling the roll.

On the roll being called 8 Members voted for the Amendment as follows:-

Councillors Beveridge, Burgess, M. Coyle, S. Coyle, Goldsack, T. Johnston, Magowan and McManus.

10 Members voted in favour of the Motion, as follows:-

Councillors Curran, Douglas, Lennon, McLaren, McPake, McVey, Quigley, Reddin, Shields and Watson.

8 Members having voted for the Amendment and 10 Members having voted for the Motion, the Motion was accordingly declared carried and the application was refused.

Decided: that the decision by the Head of Planning and Regeneration to refuse Planning Application 21/00111/FUL for a Single Dwellinghouse, Stable and Horse Paddocks including Associated Infrastructure, Landscaping, Access and Parking at Site to Rear of Gartness Cottage, Bowhousebrae Road, Airdrie be upheld as the development failed to meet the criteria set out in the relevant policies contained within the North Lanarkshire Local Plan and the proposed development did not comply with acceptable development types within the Green Belt and was unacceptable in principle and would set an undesirable precedent for further erosion of the Green Belt and the key requirements and criteria of NBE 3A (Assessing Development in the Green Belt and Rural Investment Area – Green Belt), DSP 2 (Location of Development), and Assessing Development in the Green Belt Supplementary Planning Guidance Note SPG 07 had not been met and the proposed Development was contrary to Policy DSP 4 (Quality of Development) as it failed to meet key design and roads related criteria in that the access proposed was not satisfactory in terms of road safety, and the house and plot design failed to integrate suitably in the location.

PLANNING APPLICATION NO. 21/01458/FUL - ERECTION OF A 1.5 STOREY DWELLING AT LAND TO THE REAR OF 8 BOWLING GREEN ROAD, CHRYSTON

3. There were submitted (1) a Notice of Review of the decision taken by the Head of Planning and Regeneration under delegated authority to refuse Planning Application 21/01458/FUL – Erection of a 1.5 Storey Dwelling at Land to the Rear of 8 Bowling Green Road, Chryston; (2) a Decision Notice and Report of Handling of the case by the appointed officer; (3) representations received from interested parties; (4) photographs and maps of the site location, and (5) the relevant excerpts of North Lanarkshire Local Plan HCF 1A (Residential Amenity) and DSP 4 (Quality of Development).

Thereon, having heard the Convener with regard to the request on behalf of the applicant, contained within the Notice of Review, that the review should be undertaken by way of one or more hearing sessions, and following preliminary consideration of the matter before it, the Local Review Body

determined, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, that the review documents provided sufficient information to enable it to determine the review without any further procedure.

Thereon, the Local Review Body, having discussed and given consideration to the various submissions and representations and in particular, with regard to policies HCF 1A (Residential Amenity) and DSP 4 (Quality of Development), determined that the proposed dwellinghouse and plot failed to accord with policies HCF 1A (Residential Amenity) and DSP 4 (Quality of Development) of the North Lanarkshire Local Plan in that it did not integrate successfully into the local area by virtue of its design, size of the plot and restricted rear garden depth and thereby failed to relate well to the existing wider context and character of the area and as such would have an adverse impact on local amenity and would set an undesirable precedent.

Decided: that the decision by the Head of Planning and Regeneration to refuse Planning Application 21/01458/FUL for the erection of a 1.5 Storey Dwelling at Land to the rear of 8 Bowling Green Road, Chryston be upheld as the proposed dwellinghouse and plot failed to accord with policies HCF 1A (Residential Amenity) and DSP 4 (Quality of Development) of the North Lanarkshire Local Plan in that it did not integrate successfully into the local area by virtue of its design, size of the plot and restricted rear garden depth and thereby failed to relate well to the existing wider context and character of the area and as such would have an adverse impact on local amenity and would set an undesirable precedent.

PLANNING APPLICATION 21/00687/FUL – 2 STOREY SIDE EXTENSION AT 11 KENT ROAD, UDDINGSTON

4. There were submitted (1) a Notice of Review of the decision taken by the Head of Planning and Regeneration under delegated authority to refuse Planning Application 21/00687/FUL – 2 Storey Side Extension at 11 Kent Road, Uddingston; (2) a Decision Notice and Report of Handling of the case by the appointed officer; (3) representations received from interested parties; (4) photographs and maps of the site location, and (5) the relevant excerpts of North Lanarkshire Local Plan HCF 1A (Protecting Residential Amenity) and DSP 4 (Quality of Development).

Thereon, having heard the Convener with regard to the request on behalf of the applicant, contained within the Notice of Review, that the review should be undertaken by way of one or more hearing sessions, and following preliminary consideration of the matter before it, the Local Review Body determined, in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, that the review documents provided sufficient information to enable it to determine the review without any further procedure.

Thereon, the Local Review Body, having discussed and given consideration to the various submissions and representations and in particular, with regard to policies HCF 1A (Protecting Residential Amenity) and DSP 4 (Quality of Development), determined that the proposed development failed to meet the criteria set out in policies HCF 1A (Protecting Residential Amenity) and DSP 4 (Quality of Development) of the North Lanarkshire Local Plan as the proposal would result in a significant negative impact on the levels of available sunlight entering the window on the front elevation of 13 Kent Road, Uddingston to the detriment of their residential amenity and the scale, design and massing of the proposed extension was considered overbearing to the neighbouring dwellinghouse.

Decided: that the decision by the Head of Planning and Regeneration to refuse Planning Application 21/00687/FUL for a 2 Storey Side Extension at 11 Kent Road, Uddingston be upheld as the proposed development failed to meet the criteria set out in policies HCF 1A (Protecting Residential Amenity) and DSP 4 (Quality of Development) of the North Lanarkshire Local Plan as the proposal would result in a significant negative impact on the levels of available sunlight entering the window on the front elevation of 13 Kent Road, Uddingston to the detriment of their residential amenity and the scale, design and massing of the proposed extension was considered overbearing to the neighbouring dwellinghouse.