

STIRLING COUNCIL

MINUTES of MEETING of the LOCAL REVIEW BODY held in the WALLACE ROOM, OLD VIEWFORTH, STIRLING on FRIDAY 4 OCTOBER 2019 at 11.00 am

Present

Councillor Douglas DODDS (in the Chair)
Councillor Graham HOUSTON
Councillor Alastair MAJURY

In Attendance

Richard Callender, Planning Adviser
Ewan Grant, Legal Adviser
David Love, Development Management Team Leader
Sheila McLean, Governance Officer (Clerk)

Also Present

Iain Jeffrey, Senior Planning Officer
Carol Walker, Agent for Applicant

LR101 APOLOGIES

There were no apologies or substitutions.

LR102 DECLARATIONS OF INTEREST

There were no declarations of interest.

LR103 APPLICATION FOR REVIEW

ERECTION OF 2 NO. DWELLING HOUSES AT CAIRNOCH, FINTRY – MR ANDREW TEVEN – 18/00867/FUL

At a meeting held on 25 July 2019, Members had considered a Notice of Review submitted by the Applicant's Agent, seeking a review of the decision by the Appointed Officer of the Council to refuse planning permission for the erection of 2 No. dwelling houses at Cairnoch, Fintry.

At that meeting, the Local Review Body agreed:-

1. that there was insufficient information before it to decide the matter without further procedure;
2. that an accompanied site visit take place;
3. that a further written submission be provided by the Planning Adviser in the form of comment on evidence submitted by the agent regarding site history;
4. that a Hearing take place to consider the following matters:-
 - to review the document submitted in order to fully understand the case being presented and the previous uses of the site.
5. that the matter be duly referred to a future meeting of the Local Review Body.

A site visit had taken place immediately prior to this meeting, attended by the three Local Review Body Members and the Planning Adviser. The Applicant's Agent had also been present.

The Agenda papers included Hearing Statements submitted by both the Applicant's Agent and the Senior Planning Officer. The papers also included a written submission by the Planning Adviser, together with a response from the Applicant.

The Planning Adviser described the proposal, the reasons for the Appointed Officer's decision and the grounds for the Notice of Review, and responded to questions from Members.

The Applicant's Agent was invited to present her submission and responded to questions from Members.

The Senior Planning Officer then presented his submission and responded to questions from Members.

Decision

The Local Review Body agreed:-

1. that there was sufficient information before it to decide the matter without further procedure;
2. that, having considered the Notice of Review and other supporting documents submitted by the Applicant and the other papers submitted by the Planning Authority and Interested Parties, the information gathered at the site visit, hearing statements and submissions made, and having regard to the whole

circumstances, to allow the Review, subject to the conditions provided by the Planning Officer as set out on page 101 of the agenda, for the following reasons:-

Having taken account of Stirling Local Development Plan Policy 2.10 Housing in the Countryside, in particular criteria vi) When the proposal will result in the beneficial re-use of a brownfield site, and noted further relevant advice and guidance set out in Supplementary Guidance: Housing in the Countryside (as previously adopted and in the current consultative draft published for public consultation in July 2019)

it was agreed:-

- i) the site had been previously developed and there was evidence of sustained former use, therefore could be defined as brownfield land;
 - ii) the land was in a degraded condition;
 - iii) significant wider environmental and visual benefits are to be had from redeveloping the site;
 - iv) the proposed houses were of a number, scale, design and layout appropriate to the landscape setting.
3. to remit to the Planning Adviser and Legal Adviser to prepare and issue the Decision Notice.

The Meeting closed at 11.35 am