

MINUTES of MEETING of ARGYLL AND BUTE LOCAL REVIEW BODY held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD on THURSDAY, 14 NOVEMBER 2019

Present: Councillor Rory Colville (Chair)
Councillor Robin Currie Councillor Alastair Redman

Attending: Iain Jackson, Governance, Risk and Safety Manager (Advisor)
Hazel MacInnes, Committee Services Officer (Minutes)

1. APOLOGIES FOR ABSENCE

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST

There were no declarations of interest intimated.

3. CONSIDER NOTICE OF REVIEW REQUEST: 63 JOHN STREET, HELENSBURGH, G84 9JZ (REF: 19/0006/LRB)

The Chair welcomed everyone to the meeting and explained that no person present would be entitled to speak other than the Members of the Local Review Body (LRB) and Mr Jackson who would provide procedural advice if required.

He advised that his first task would be to establish if the Members of the LRB felt that they had sufficient information before them to come to a decision on the Review.

Councillor Redman advised that he felt he had sufficient information before him and that he was minded to uphold the appeal as he could not see an issue with the proposal.

Councillor Currie advised that he would like to see photographs of the property and the surrounding area in the form of a PowerPoint presentation to assist with making a decision.

Councillor Colville agreed with Councillor Currie and referred to the assertion by planning that the building had been given prime townscape status under the technical working note Argyll and Bute Council windows. He advised that it would be useful to have photographic evidence of the buildings relationship with the surrounding area and more of an explanation from planning as to why they consider that the property should be given prime townscape block status.

Councillor Colville referred to point 3 on page 65 of the agenda pack, where the applicant had refuted the claim by planning that the astragals on the proposed upvc windows were surface mounted. Councillor Colville advised that he would like confirmation from planning on whether the astragals were surface mounted or part of the unit as had been advised by the applicant.

Councillor Currie referred to point 1 on page 65 of the agenda pack, and questioned why the statement of case had not made reference to the patio doors and gable window. Councillor Colville advised that it would be useful to know if they had been approved under permitted development.

Councillor Colville referred to page 72 of the agenda pack and the claim by the applicant that the houses on either side of the property were not traditional windows and that the upper middle dormer at number 65 was upvc. He also referred to the permission that had been granted at number 59. He advised that he would like to know how much weight the planning department had given to this when considering the application.

Councillor Currie referred to point 4 on page 65 of the agenda pack and the time taken to determine the application.

Councillor Colville sought advice from Mr Jackson on requesting model conditions and reasons should members be minded to support the proposal after obtaining the further information they had requested. Mr Jackson advised that it was appropriate for the LRB to request model conditions and reasons from the planning department when requesting further information at this stage.

Decision

The Argyll and Bute Local Review Body, having been minded to uphold the terms of the Notice for Review, agreed to adjourn the meeting to a later date, to allow for further information to be provided from Planning in respect of –

1. Provision of photographs of the property and the surrounding area.
2. Explanation of why Planning consider the property to be prime townscape status under the Council's technical document working note 'Argyll and Bute Council windows' and that this be backed up with photographic evidence.
3. Explanation of why the patio doors and gable window had not been mentioned in the statement of case by the Planning authority as referred to by the applicant at point 1 on page 65 of the agenda pack; and if they had been approved under permitted development.
4. Confirmation on whether the astragals on the proposed upvc windows are surface mounted or not in response to the assertion made by the applicant at point 3 on page 65 of the agenda pack.
5. Comment on the assertion made by the applicant regarding the upper middle dormer window at number 65 on page 72 of the agenda pack.
6. Model conditions and reasons that could accompany an approval if Members were so minded.
7. Request all photographs provided also be made available on a PowerPoint presentation.