

PERTH AND KINROSS LOCAL REVIEW BODY

Minute of Meeting of the Perth and Kinross Local Review Body held in the Council Chambers, Fourth Floor, Council Building, 2 High Street, Perth on Tuesday 21 October 2014 at 10.30am.

Present: Councillors M Lyle, I Campbell and J Giacomazzi.

In Attendance: D Harrison (Planning Adviser), G Fogg (Legal Adviser) and Y Oliver (Committee Officer) (all Chief Executive's Service).

Also Attending: C Brien and S Knowles (both The Environment Service); members of the public, including agents and applicants.

Councillor M Lyle, Convener, Presiding

695. DECLARATIONS OF INTEREST

There were no Declarations of Interest in terms of the Councillors' Code of Conduct.

696. MINUTE OF LAST MEETING

The Minute of meeting of the Local Review Body of 30 September 2014 was submitted and noted.

697. APPLICATIONS FOR REVIEW

- (i) **TCP/11/16(320)**
Planning Application 14/00695/FLL – Installation of 4 CCTV security cameras (in retrospect), Springbank House, Main Street, Perth – Mr and Mrs I Stewart

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the installation of 4 CCTV security cameras (in retrospect), Springbank House, Main Street, Perth.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure.

Resolved by majority decision that the Review Application for permission for the installation of 4 CCTV security cameras (in retrospect), Springbank House, Main Street, Perth be refused for the following reasons ,namely:

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
21 OCTOBER 2014

1. The proposal is contrary to Policy RD1: Residential Areas, of the Perth and Kinross Council Local Development Plan 2014, as the existing residential amenity will not be protected or improved by the development. Furthermore, the development will reduce the quality and enjoyment of the shared private space.
2. The proposal is contrary to Policy PM1: Placemaking, of the Perth and Kinross Council Local Development Plan 2014, as the development does not respect the character and amenity of the shared private garden space.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Note: Councillor Giacomazzi dissented from the majority view. He considered the proposal did not conflict with Policies RD1 and PM1 of the Perth and Kinross Council Local Development Plan 2014 nor Perth and Kinross Council's Placemaking Guide as, in his opinion it would not be detrimental to the quality and enjoyment of the shared private space nor would it disrespect the character and amenity of the shared private garden space.

**(ii) TCP/11/16(322)
Planning Application 14/00860/FLL – Formation of vehicular access, 57b Glasgow Road, Perth, PH2 0PE – Feal Business Development Ltd**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the formation of vehicular access, 57B Glasgow Road, Perth, PH2 0PE.

The Planning Adviser displayed photographs of the site and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and the comments from the Planning Adviser, sufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) the Review application for the formation of vehicular access, 57b Glasgow Road, Perth, PH2 0PE be upheld, subject to suitable conditions, including a suspensive condition concerning the submission and prior approval of a plan demonstrating the satisfactory provision of a vehicle turning space. a plan being submitted to, and approved by, the Planning Authority indicating a turning space.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
21 OCTOBER 2014

Justification

- (i) The proposal is not contrary to Policy TA1B: New Development Proposals criteria (a) of the Perth and Kinross Council Local Development Plan 2014 as (i) there is adequate space within the application site to provide provision for vehicles to enter and exit in a forward gear; and (ii) the access would not interfere significantly with the safe operation of the bus lane and bus stop;
- (ii) The proposal is not contrary to Policy PM1B criteria e) of the Perth and Kinross Local Development Plan 2014 as it will not cause a potential road safety hazard any greater than the numerous established accesses in almost identical adjoining circumstances on Glasgow Road, Perth, and there is already an established precedent.

698. NON-DETERMINATION APPLICATIONS FOR REVIEW

THE LOCAL REVIEW BODY UNANIMOUSLY DECIDED TO CONJOIN THE FOLLOWING TWO APPLICATIONS FOR REVIEW.

- (i) **TCP/11/16(319)
Planning Application 14/01175/IPL – Erection of a dwellinghouse (in principle), land 340 metres south east of Masterfield Farm, Dunning – Mr WRW Patrick**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of a dwellinghouse (in principle), land 340 metres south east of Masterfield Farm, Dunning.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and comments from the Planning Adviser, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) an accompanied site visit be carried out; and
- (iii) following the accompanied site visit, the application be brought back to a future meeting of the Local Review Body.

PERTH AND KINROSS COUNCIL
LOCAL REVIEW BODY
21 OCTOBER 2014

**(ii) TCP/11/16(321)
Planning Application 14/01027/IPL – Erection of a dwellinghouse
(in principle), land 340 metres south east of Masterfield Farm,
Dunning**

Members considered a Notice of Review seeking a review of the decision by the Appointed Officer to refuse permission for the erection of a dwellinghouse (in principle), land 340 metres south east of Masterfield Farm, Dunning.

The Planning Adviser displayed photographs of the site in question and described the proposal, the reasons for the Appointed Officer's refusal of the application and the grounds for the Notice of Review.

Decision:

Resolved by unanimous decision that:

- (i) having regard to the material before the Local Review Body and comments from the Planning Adviser, insufficient information was before the Local Review Body to determine the matter without further procedure;
- (ii) an accompanied site visit be carried out; and
- (iii) following the accompanied site visit, the application be brought back to a future meeting of the Local Review Body.

~~~~~