

MINUTE of SPECIAL MEETING of the LOCAL REVIEW BODY held within WEBEX VIRTUAL MEETING, on 23 JUNE 2021.

Present – Councillors George Paul (Chair), Charles Kennedy and Tom Kerr

Apologies – Councillor Lawrence Fitzpatrick, Stuart Borrowman, William Boyle, Pauline Clark, David Dodds and David Tait

1. DECLARATIONS OF INTEREST

No declarations of interest were made.

3. NOTICE OF REVIEW APPLICATION NO.0360/H/20 - EXTENSION TO HOUSE AT 33 ECCLESMACHAN ROAD, UPHALL

The committee considered a report (copies of which had been circulated) by the Clerk and Legal Adviser to the Local Review Body regarding an application to review the decision by the Appointed Person to refuse planning permission for the proposed extension to house at 33 Ecclesmachan Road, Uphall

It was noted that the review application had first been considered by the Local Review Body at its meeting on 13 January 2021 but had been continued to allow members to participate in a site visit; the site visit took place on 23 June 2021.

Attached to the report were the Notice of Review and other relevant documents. The documents identified the policies in the development plan and relevant guidance that had been referred to in the review documents.

The committee decided that the review documents provided sufficient information to enable the review to be determined without any further procedure.

The committee then determined the review application in terms of the statutory test and to have regards to the development plan unless material consideration indicated otherwise.

The Local Review Body also took account of the views expressed in the Notice of Review documents.

Decision

To uphold the review application and grant planning permission subject to the draft conditions as the proposal was not contrary to DES1 (Design Principles) and ENV24 (Conservation Areas) of the West Lothian Local Development Plan and did conform with the guidance given in the House Extension and Alteration Design Guide 2015 as committee felt that the proposal would not adversely impact on the existing conservation area and which was subject to change in the near future.

4. NOTICE OF REVIEW APPLICATION NO.0622/FUL/20 - CHANGE OF USE FROM PUBLIC OPEN SPACE TO PRIVATE GARDEN GROUND AT 48 BEECH PLACE, ELIBURN

The committee considered a report (copies of which had been circulated) by the Clerk to the Local Review Body regarding an application to review the decision by the Appointed Person to refuse planning permission for a change of use from public open space to private garden ground at 48 Beech Place, Eliburn.

Attached to the report were the Notice of Review and other relevant documents. The documents identified the policies in the development plan and relevant guidance that had been referred to in the review documents.

The committee decided that the review documents in conjunction with a site visit, conducted in advance of the meeting, and the advice of the Planning Adviser provided sufficient information to enable the review to be determined without any further procedure.

The committee then determined the review application in terms of the statutory test to have regards to the development plan unless material consideration indicated otherwise.

The Local Review Body also took account of the views expressed in the Notice of Review documents.

Decision

To refuse the review application and uphold the position of the Appointed Person.

5. NOTICE OF REVIEW APPLICATION NO.0722/H/20 - ERECTION OF GARAGE (IN RETROSPECT) AT 7 CRAIGENGAR AVENUE, UPHALL

To note the application had been continued to the next scheduled meeting.

6. NOTICE OF REVIEW APPLICATION NO.1136/H/20 - FIRST FLOOR EXTENSION TO HOUSE WITH ALTERATIONS TO WINDOW AT THE MALLARDS, WINCHBURGH

To note the application had been continued to the next scheduled meeting.