

**MINUTES OF MEETING of the LOCAL REVIEW BODY held within the Council Chamber,
Patons Building, Kilncraigs, Alloa, FK10 1EB on TUESDAY 21 APRIL 2015 at 2.30 PM.**

PRESENT

Councillor Alastair Campbell, Convenor (In the Chair)
Councillor George Matchett, QPM
Councillor Les Sharp

IN ATTENDANCE

Stuart McQueen, Solicitor, Legal Services (Clerk to the Local Review Body)
Andrew Wyse, Planning Adviser to the Local Review Body
Ian Duguid, Development Quality Team Leader
Gillian White, Business Support to the Local Review Body

William Holley, Applicant
Alun Ferguson, Interested Party
Alexander Stewart, Interested Party

LRB(15)01 APOLOGIES

None

LRB(15)02 DECLARATIONS OF INTERESTS

None

LRB(15)03 ORDER OF PROCEEDINGS

A proposed Order of Proceedings was put before the Local Review Body (LRB) for determination. The LRB agreed the specified matters for consideration were:

1. The full basis of the applicant's Notice of Review, together with any comments on the Report of Handing of the planning authority, the representations received from Interested Parties, the applicant's comments in response and the contents of all reports lodged with the LRB;
2. For the above, the LRB may allow the applicant and interested parties to speak to their hearing statement in the following order: Applicant (Mr Holley), Interested Party 1 (Mr Stewart), Interested Party 2 (Mr Ferguson); and
3. Closing submissions where appropriate.

**LRB(15)04 APPLICATION FOR REVIEW - 24 BLAIRDENON DRIVE, SAUCHIE,
FK10 3JL**

Name of Applicant Mr William Holley
Site Address: 24 Blairdenon Drive, Sauchie, FK10 3JL
Description of the Proposed erection of first floor balcony
Planning Application
Reference Number: 14/00260/FULL

Following an accompanied site visit at 1.30 pm on Tuesday 21 April 2015, the LRB 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 a first floor balcony at 24 Blairdenon Drive, Sauchie.

The LRB heard representations from the undernoted parties and had the opportunity to put questions to them.

Ian Duguid, Development Quality Team Leader
William Holley, Applicant
Alun Ferguson, Interested Party
Alexander Stewart, Interested Party

The parties confirmed that they had had the opportunity to put forward their representations in full.

At the request of Councillor Sharp, the meeting adjourned at 2.50 pm. The meeting resumed at 3.00 pm with all present.

Decision

Having determined that the Local Review Body had sufficient information before it to proceed to decide the matter and having considered the notice of review; the information before it; and the representations made, in terms of section 43A(15) of the Town and Country Planning (Scotland) Act 1997, the Local Review Body unanimously agreed to uphold the decision of the appointed officer and to refuse planning permission to erect a first floor balcony at 24 Blairdenon Drive, Sauchie, for the following reasons:

1. The proposed development does not accord with Policy RES 12 of the Clackmannanshire Local Plan, in that the height of the balcony above ground level, combined with the difference in ground levels between the applicant's property and those at Swinburne Drive to the rear, and the proximity of the balcony to the rear boundary of the property, will result in an unacceptable adverse impact on the privacy of neighbouring households to the rear.
2. The proposal, by virtue of its siting and scale, fails to comply with the criteria of Policy SC 8 of the Proposed Clackmannanshire Local Development Plan in that the combined height of the balcony above ground level, the differences in ground levels between properties and the proximity of the balcony to the rear of the property, will significantly and adversely affect the privacy and residential amenity of the adjoining properties to the rear.

The Clerk to the LRB will issue a formal decision notice to the Applicant's agent.

Action

Clerk to the Local Review Body.

ENDS 3.10 pm