



**MINUTES OF MEETING of the LOCAL REVIEW BODY held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB on THURSDAY 25 AUGUST 2016 at 1.30 PM.**

**PRESENT**

Councillor Alastair Campbell (In the Chair)  
Councillor Kenneth Earle  
Councillor Tina Murphy

**IN ATTENDANCE**

Stuart McQueen, Solicitor, Legal Services (Clerk to the Local Review Body)  
Andrew Wyse, Planning Adviser to the Local Review Body  
Grant Baxter, Principal Planner  
Luke Henderson, Environmental Health Officer  
Gillian White, Business Support to the Local Review Body  
Mr Sohail Afzal, Applicant

**LRB(16)01 PROPOSAL FOR A CONVENOR**

As the Convenor was in attendance, this item was not required.

**LRB(16)02 APOLOGIES**

Apologies were received from Councillor Bobby McGill and from Mr Malcolm Parry (Agent for the Applicant).

**LRB(16)03 DECLARATIONS OF INTERESTS**

None.

**LRB(16)04 APPLICATION FOR REVIEW – 101 MAIN STREET, SAUCHIE, FK10 3JT**

Name of Applicant:	Mr Sohail Afzal
Site Address:	101 Main Street, Sauchie, FK10 3JT
Description of the Application:	Change of use and conversion of part of existing retail unit (Class 1) to create ground floor flat with associated works.
Planning Application Reference Number:	16/00070/FULL

Following an accompanied site visit at 11.00 am on Thursday 25 August 2016, 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 change of use and conversion of part of existing retail unit (Class 1) to create a ground floor flat with associated works.

The Local Review Body had the opportunity to put questions to all parties.

### **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 and the information before it in terms of section 43A(15) of the Town and Country Planning (Scotland) Act 1997, on a division of 2 votes to 1, the Local Review Body agreed to uphold the decision of the appointed officer and to refuse planning permission for change of use and conversion of part of existing retail unit (Class 1) to create a ground floor flat with associated works for the following reason:

1. The application proposes a residential flat within the town centre area of Sauchie as identified by the Clackmannanshire Local Development Plan, adopted 2015. The subjects adjoin a rear service area of adjacent commercial premises, including a hot food takeaway, and is considered to be an inappropriate location for such a development, as residents of the proposed flat would be likely to suffer an unacceptably low level of residential amenity by virtue of their proximity and relationship to the adjoining uses and associated activities.
2. The proposed development would not integrate well with its surroundings and would not contribute to the vitality and viability of Sauchie town centre. As such, the application does not fully accord with Policies SC5 and EP15 of the Clackmannanshire Local Development Plan, adopted 2015.

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

### **Action**

Clerk to the Local Review Body.

ENDS 2.00 pm