



**Clackmannanshire
Council**

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**THIS PAPER RELATES TO
ITEM 03 (c)
ON THE AGENDA**

**MINUTES OF MEETING of the LOCAL REVIEW BODY held within the Council Chamber,
Patons Building, Kilncraigs, Alloa, FK10 1EB on THURSDAY 22 SEPTEMBER 2016 at
10.30 am.**

PRESENT

Councillor George Matchett, QPM (In the Chair)
Councillor Kenneth Earle
Councillor Derek Stewart

IN ATTENDANCE

Stuart McQueen, Solicitor, Legal Services (Clerk to the Local Review Body)
Grant Baxter, Principal Planner, Clackmannanshire Council
Andrew Wyse, Planning Adviser to the Local Review Body
Robin T Hutton, BSC(Hons) MRTPI, Planning Consultant (Agent for the Applicant)
Alan Ramsey, Applicant
Margaret Summers, Business Support to the Local Review Body

LRB(16)05 APOLOGIES

None

LRB(16)06 DECLARATIONS OF INTERESTS

None.

LRB(16)07 APPLICATION FOR REVIEW – FEARN'S FARM, FORESTMILL, FK10 3QG

Name of Applicant:	Mr Alan Ramsey
Site Address:	Fearn's Farm, Forestmill, Clackmannanshire FK10 3QG
Description of the Application:	Planning Permission in Principle for the Erection of 1 No. House at Fearn's Farm, Forestmill, FK10 3QG.
Planning Application Reference Number:	16/00049/PPP

Following an accompanied site visit at 9.30 am on Thursday 22 September 2016, the Local Review Body (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 in principle for the erection of a house at Fearn's Farm, Forestmill, FK10 3QG.

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

Decision/

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, the Local Review Body agreed unanimously to uphold the decision of the appointed officer to refuse planning permission in principle (Ref 16/00049/PPP) for the erection of 1 No. House at Fearn Farm, Forestmill, FK10 3QG, for the following reasons:

Reason(s)

The Local Review Body having taken cognisance of Policies SC23 and SC24 within the 'General Principles' (SC23) and 'Residential Development in the Countryside' (SC24) along with proposal H50, all within the Clackmannanshire Local Development Plan, supported the view that:

- (a) The need for this development in the countryside has not been demonstrated that there is a requirement for a countryside location (SC23).
- (b) The proposed site for the house would be physically and visibly separate from the existing group of buildings at Fearn Farm and would appear as an isolated development that would detract from the visual amenity and local landscape character (SC23).
- (c) Note has been taken of the Clackmannanshire Local Development Plan for Forestmill (H50) as it will involve a single house development in part of this large scale development site and as such would not be in accordance with the Forestmill 'Master Plan' and would provide a 'piecemeal' development.

The Clerk to the Local Review Body to issue a formal decision notice to the Applicant's agent.

Action

Clerk to the Local Review Body.

Ends 1040 hrs