



**MINUTES OF MEETING of the LOCAL REVIEW BODY (LRB) held within the Council Chamber, Kilncraigs, Alloa, FK10 1EB on TUESDAY 14 JANUARY 2020 at 9.30 am.**

**PRESENT**

Councillor Jane McTaggart (In the Chair)  
Councillor George Matchett QPM  
Councillor Kenneth Earle

**IN ATTENDANCE**

Lindsay Thomson, Clerk to the LRB  
Keith Johnstone, Planning Adviser to the LRB  
Gillian White, Committee Services

**LRB(19)01 APOLOGIES**

None

**LRB(19)02 DECLARATIONS OF INTERESTS**

None.

**LRB(19)03 NOTICE OF REVIEW – 17 GLASSFORD SQUARE, TILlicOUNTRY**

Name of Applicant:	Mr John Neilson
Site Address:	17 Glassford Square, Tillicoultry, FK13 6AU
Description of the Application:	Proposed change of use of agricultural land to private garden ground; erection of dwelling house to rear of 17 Glassford Square; and formation of car parking and turning area.
Planning Application Reference Number:	18/00112/PPP

**Attending**

Mr John Neilson and Mrs Rhona Neilson, Applicants

The Planning Adviser set out the application and the Council's response. The Convenor also invited the Applicants to make a short statement on their application which they did. The Local Review Body then had the opportunity to ask questions of both the Planning Adviser and the Applicants.

**Decision**

The Local Review Body decided that they had sufficient information before them to proceed to decide the matter.

Having considered the Review Application documentation and the verbal submission from the applicant in terms of section 43A(15) of the Town and Country Planning (Scotland) Act 1997, the Local Review Body agreed to uphold the decision of the appointed officer and to refuse planning permission for change of use of agricultural land to private garden ground; erection of dwelling house to rear of 17 Glassford Square; and formation of car parking and turning area for the following reasons:

1. The proposed erection of an additional dwelling house on the site would detract from rather than maintain or contribute positively to the established character, amenity and environmental qualities of the site and the surrounding area by reason of:
  - a. The creation of a site that due to its shape could not acceptably provide for the satisfactory position of a house and the useable space available for activities associated with the domestic use of the proposed house would be inadequate and poorly arranged.
  - b. The amenity of the existing house would be adversely affected by the location of a house with associated parking and turning areas in close proximity.
  - c. The proposed erection of an additional dwelling house on the site would result in a building isolated from the grouping of existing buildings to the detriment of the landscape character of the adjacent Special Landscape Area.
  - d. The loss of more than 50% of the garden to the rear of the existing house.

The Clerk advised that she would issue a decision notice to confirm the outcome of the Local Review Body meeting.

**Action**

Clerk to the Local Review Body

Ends 10:04 hours