

Minute of Initial Meeting of Local Review Body

10th November 2014 at 1.30pm
Lochearnhead Village Hall



Review Ref: 2014/003/REF
Application Ref: 2013/0024/DET
Nature of Review: Appeal against Refusal
Location: Land At Site Of The Former Marie Stuart Hotel, Auchraw Terrace,
Lochearnhead
Development Proposed: Erection of 3 No. dwelling houses
Present: Owen McKee, Chairman
Petra Biberbach (PB)
Willie Nisbet (WN)
In Attendance: Sharon McIntyre, Local Review Body Clerk (SM)
Mark Myles, Lawers Estate Company Ltd (on behalf of applicant)

Item	Title / Discussion
1	<p>Welcome and Introduction</p> <p>The Chairman introduced the meeting of the Local Review Body and gave an overview of the procedures for decision making for the LRB.</p> <p>As an initial meeting regarding this application had taken place on the 22nd October 2014, the Chair advised that the minute of the last meeting was approved.</p>
2	<p>Declarations of Interest</p> <p>No declarations of interest were made.</p>
3	<p>Application for Review - 2014/003/REF : Review of 2013/0024/DET</p> <p>The Chairman referred to the application for review and advised that an unaccompanied site visit had taken place prior to this meeting of the Local Review Body to allow members to view the site.</p> <p>The Chairman advised that the main objection to this application was a result of policy HOUS1 of the National Park Plan whereby 'Proposals of under four units are not expected to be supported where the site is considered capable of accommodating a higher density of development'.</p> <p>Members discussed the capacity of the site. WN advised that he felt the site was capable of more than three dwellings. PB was in agreement with this opinion and highlighted that the original application was for six dwellings therefore the site is capable of a higher capacity.</p>

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	<p>Members discussed the access to the site and how this is proposed to be via the trunk road. Members noted that there are conditions detailing that the exact location will be determined through the setting out of visibility splays.</p> <p>Members discussed the reasoning behind the applicant changing the application from six properties to three properties after receiving planning permission for this development. The applicant advised that this was because there did not appear to be a market for these properties and this is why the application was resubmitted with three properties on the site.</p> <p>Members noted how a mixture of properties in style and size had been recommended by the officer although the applicant had chosen to submit the application for three identical properties. Members felt that a fourth property could be accommodated on the site even if it was of a differing style to the other properties proposed on the site.</p> <p>Members acknowledged the case put forward by the applicant and recognised that commuted sums can be a tool used by Planning Authorities instead of building additional affordable housing on-site where the site is not capable of providing affordable housing. However, in this case the Members considered that the site was capable of development at a higher density than that proposed and that that higher density would require affordable housing. The members confirmed they were in agreement with the officer's decision and the stated reasons for that decision. The Members concluded that the proposed development was contrary to the HOUS1 and NP1 policies referred to in the delegated report. The Members therefore agreed to uphold the officer's decision and planning permission is refused.</p>
4	<p>Decision</p> <p>DECISION: Members agreed to uphold the officer's decision and planning permission is refused.</p>
5	<p>End of Minute</p>

Chair of the Local Review Body:



Date:

9/3/15