

**LOCAL REVIEW BODY**

**1 NOVEMBER 2017**

**PLANNING APPLICATION FOR REVIEW**

**MR D SMITH (PGTI)**

**CHANGE OF USE FROM RESIDENTIAL FLAT TO FOOD BANK AND OFFICE:  
FLAT GROUND – 1, 29 ROBERT STREET, PORT GLASGOW (17/0108/IC)**

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**1. PLANNING APPLICATION DATED 4 APRIL 2017  
TOGETHER WITH PLANS**

# Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email:  
devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100047402-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use from domestic dwelling to food bank and office.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes - Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Richard Robb Architects"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Richard"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Robb"/>	Building Number:	<input type="text" value="75-77"/>
Telephone Number: *	<input type="text" value="01475 630877"/>	Address 1 (Street): *	<input type="text" value="Albert Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Gourock"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="PA19 1NJ"/>
Email Address: *	<input type="text" value="info@scotlandarchitects.co.uk"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="PGTI"/>
First Name: *	<input type="text" value="David"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Smith"/>	Address 1 (Street): *	<input type="text" value="PGTI"/>
Company/Organisation	<input type="text" value="PGTI"/>	Address 2:	<input type="text" value="Lower Bouverie Street"/>
Telephone Number: *	<input type="text" value="01475793700"/>	Town/City: *	<input type="text" value="Port Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA14 5PE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="pgti22@yahoo.co.uk"/>		



## Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*  Yes  No

## Site Area

Please state the site area:

Please state the measurement type used:  Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*  Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

not applicable - just change of use for inside the premises

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Richard Robb

On behalf of: PGTI

Date: 04/04/2017

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |                              |   |
|--|------------------------------|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Richard Robb

Declaration Date: 04/04/2017

## Payment Details

Cheque: PORT GLASGOW TRAINING INITIATIVE LTD , 010092

Created: 04/04/2017 15:02

**NOTES**

- All scale bars shown on this drawing are in metres
- Dimensions are given in metres unless otherwise stated
- Cross check all appropriate drawings
- Any discrepancies to be notified to Architect
- This drawing is to be used for the purpose of confirming work
- If in doubt - ASK

REVISIONS	DATE	DRAWN
1:50@A3	APRIL 17	DHS

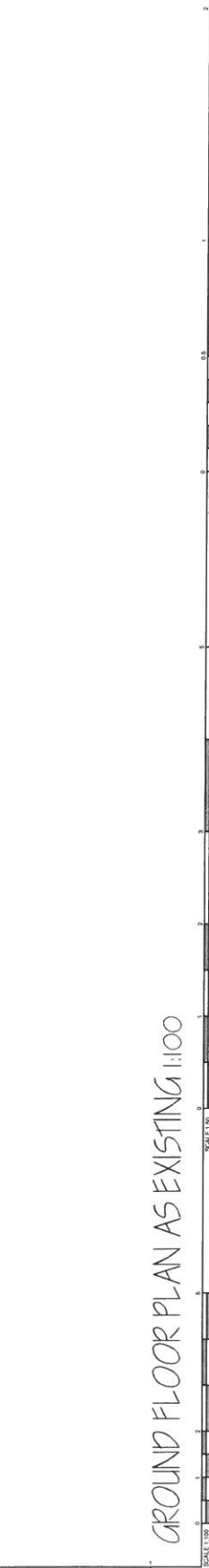
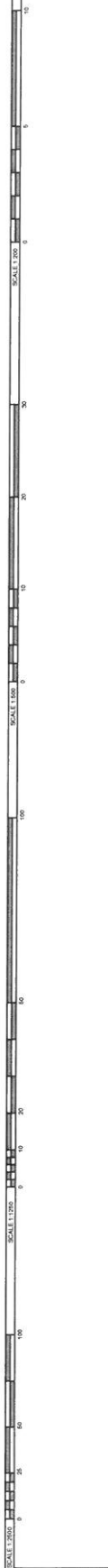
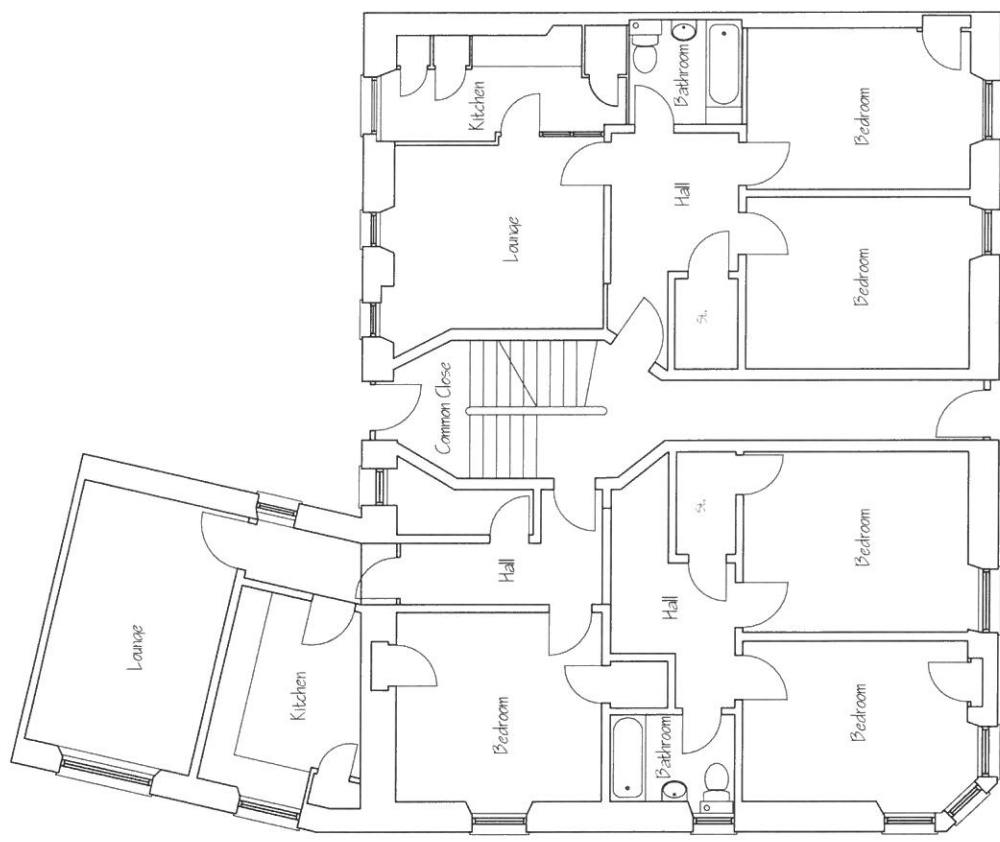
PROJECT  
**CHANGE OF USE**  
 AT  
 29 ROBERT STREET,  
 PORT GLASGOW,  
 PA14 5RH

DRAWING  
 GROUND FLOOR PLAN AS  
 EXISTING

**Richard Robb**  
 ARCHITECTS

75177 ALBERT ROAD, GOUROCK, PA19 1NJ  
 01475 630877  
 01992 807195  
 robb@scotlandarchitects.co.uk  
 www.scotlandarchitects.co.uk

DRAWING NO. **360/29R/PL/01**  
 STATUS **PLANNING**



GROUND FLOOR PLAN AS EXISTING 1:100

**NOTES**

- All scales have been shown on the drawings as to make
- Do not scale from drawings (Planning Department accepted)
- All dimensions are in millimetres unless otherwise stated
- All dimensions to be confirmed on site prior to ordering any materials or
- If in doubt, A.A.V.

REVISIONS	DATE	DRAWN
SCALE	1:100@A3	DHS

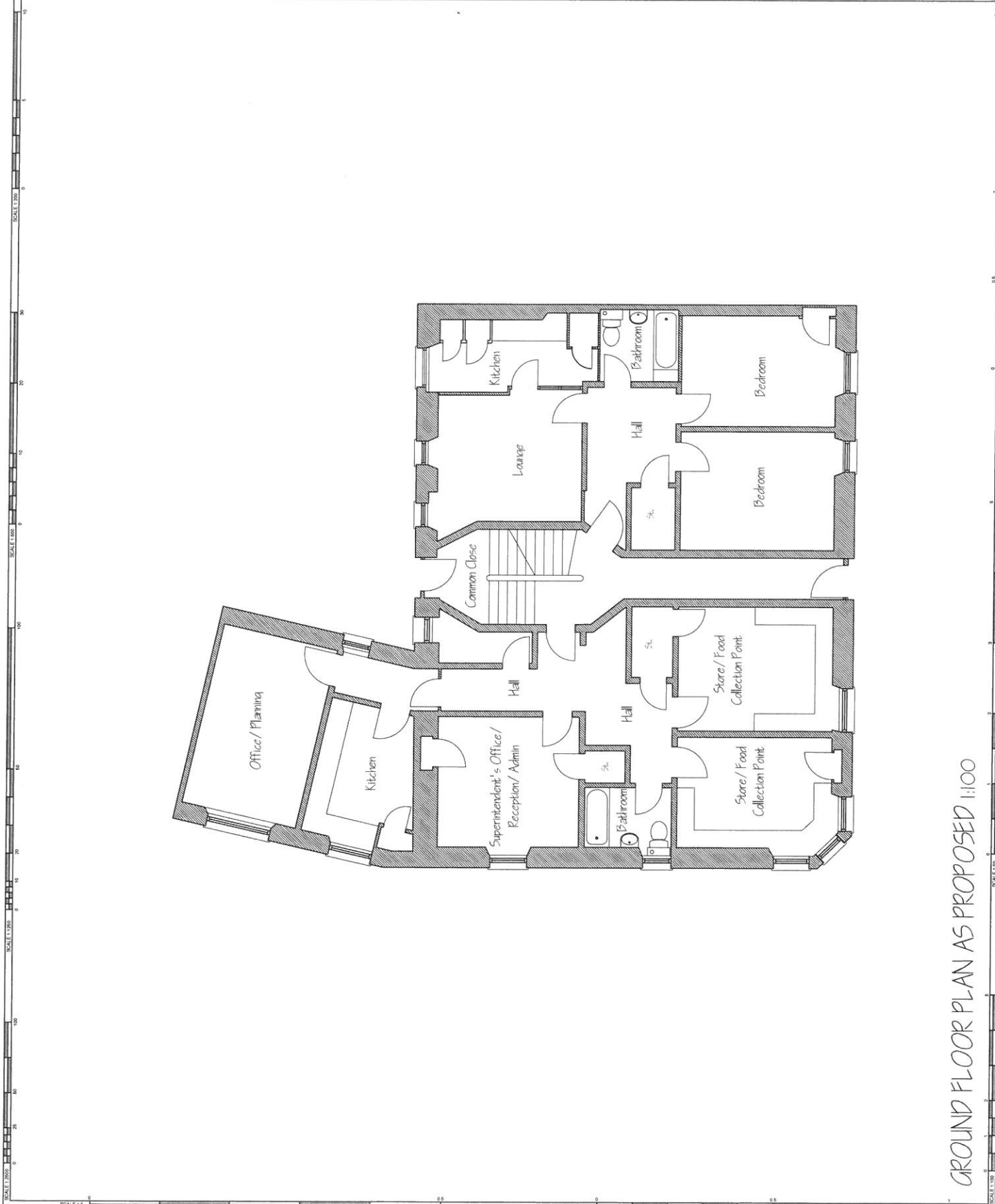
PROJECT  
**CHANGE OF USE**  
**AT**  
**29 ROBERT STREET,**  
**PORT GLASGOW,**  
**PA14 5RH**

DRAWING  
**GROUND FLOOR PLAN AS**  
**PROPOSED**

**Richard Robb**  
**ARCHITECTS**

75/77 ALBERT ROAD, GOUROCK, PA19 1NJ  
 01475 630877  
 07092 807195  
 robb@scotlandarchitects.co.uk  
 www.scotlandarchitects.co.uk

DRAWING NO. **360/29R/PL/02** STATUS **PLANNING**



GROUND FLOOR PLAN AS PROPOSED 1:100





**NOTES**

- All scale bars shown on this drawing are in metres
- Do not scale from drawing (Planning Department excepted)
- Cross check all appropriate drawings
- Any discrepancies to be notified to Architect
- All dimensions to be confirmed on site prior to ordering any materials or commencing work
- If in doubt - Ask!

**REVISIONS**

SCALE	DATE	DRAWN
1:1250@A4	APRIL 17	DHS

**PROJECT**

**CHANGE OF USE  
AT  
G/L, 29 ROBERT STREET,  
PORT GLASGOW,  
PA14 5RH**

**DRAWING**

**LOCATION  
PLAN**

**Richard Robb  
ARCHITECTS**

75/77 ALBERT ROAD, GOUROCK, PA19 1NJ

- ☎ 01475 630877
- ☎ 07092 807195
- ✉ rrobb@scotlandarchitects.co.uk
- 🌐 www.scotlandarchitects.co.uk

**DRAWING NO. STATUS**  
**717/29R/ST/01 PLANNING**

Crown Copyright License No. 100020449

**LOCATION PLAN 1:1250**



**2. APPOINTED OFFICER'S SITE PHOTOGRAPHS  
(taken on 21 June 2017 with iPhone 6s)**











MAXWELL ST

**3. APPOINTED OFFICER'S REPORT OF HANDLING  
DATED 9 JUNE 2017**



## REPORT OF HANDLING

**Report By:** James McColl

**Report No:** 17/0108/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712462

**Date:** 9th June 2017

**Subject:** Change of use from residential flat to food bank and office at  
Flat Ground-1, 29 Robert Street, Port Glasgow

## SITE DESCRIPTION

The application relates to a ground floor flat within a four storey tenement situated on the corner of Robert Street and Maxwell Street, Port Glasgow. The flat has three bedrooms. The kitchen and living room are located within a single storey annex fronting Maxwell Street. Externally, the building is finished in red sandstone and has a flat roof. Similar flatted properties lie adjacent. The flat is currently vacant.

## PROPOSAL

It is proposed to change the use of the premises to a food bank with associated office. The proposed floor plan submitted indicates that two bedrooms will be used for storage and collection and the third bedroom and lounge used for office and administration purposes. Access to the premises will be via the existing front door to the common close.

## DEVELOPMENT PLAN POLICIES

### Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

### Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

#### Policy SDS7 Regeneration and Renewal Priorities

Appropriate new investment and development will be directed to the Waterfront and to the Council's partnership renewal areas - 'Major Areas of Change' and 'Areas of Potential Change' - as identified on the Proposals Map and in accordance with the Plan's Supplementary Guidance on Local Development Frameworks.

#### Policy APC1-2 - Areas of Potential Change

The Council will support the redevelopment of the areas designated 'Areas of Potential Change' on the Proposals Map by having regard, where applicable, to the potential planning framework, draft planning strategies and land use / development options outlined under each of the respective Areas, APC1 and APC2, and progress for each Local Development Frameworks in Supplementary Guidance, where necessary and appropriate.

#### Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

#### Policy ECN2 Business and Industrial Development Opportunities

The development of business and industrial uses on the sites included in Schedule 4.1 and indicated on the Proposals Map will be encouraged and supported. An annual audit of the business and industrial land supply will monitor and review the sites, and where necessary, augment the marketable land supply, to maintain the economic competitiveness of Inverclyde.

### CONSULTATIONS

**Head of Environmental and Commercial Services** – This application provides a facility for the community. The clients are unlikely to travel to the unit by car, however, if any clients arrived by car there is sufficient on-street parking to accommodate them. This includes the delivery of materials to the unit.

**Head of Safer and Inclusive Communities** – No objections to the proposal. Conditions relating to bin provision, external lighting and the hours of deliveries and collections are recommended.

### PUBLICITY

The application was advertised in the Greenock Telegraph on 12th May 2017 as a Schedule 3 development.

### SITE NOTICES

The nature of the proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

One representation has been received in connection with the application. Whilst it does not specifically highlight an objection, the points raised can be summarised as follows:

1. There are already two well established food banks operating in Port Glasgow with a collection point at a local supermarket for a further food bank. The proposal would be detrimental to the donations the current organisations receive.
2. The application site is within an area for regeneration and any change of use could hinder future development.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, the Supplementary Guidance on Local Development Frameworks, the impact on residential amenity and the consultation responses.

In terms of the Local Development Plan, the proposed site is within an Area of Potential Change (APC) identified by Policy APC2. This policy states that the redevelopment of APCs will be supported by having regard to the potential planning framework, draft planning strategies and land use/development options set out in the Supplementary Guidance on Local Development Frameworks. The Supplementary Guidance provides a potential planning framework for the APC. Policy SDS7 identifies that appropriate new investment and development will be directed to Areas of Potential Change as identified on the Proposals Map and in accordance with the Supplementary Guidance on Local Development Frameworks. The site lies within a residential area and Policy RES1 seeks to safeguard residential amenity. Policy RES6 advises on the non-residential development within residential areas and sets out the criteria for the assessment of such proposals. Policy RES3 supports residential development on the sites and indicative locations included in Schedule 6.1. This site is included in Schedule 6.1. The site also has an alternative business and industrial designation under policy ECN2. I note, however, that the Supplementary Guidance on Local Development Frameworks envisages that the exact position of this site would be within an area for redevelopment for new housing.

Firstly in terms of the APC designation together with the aims of the supplementary guidance in guiding a potential development framework for the area, it is expected that a master plan approach would likely be the most appropriate mechanism for taking forward a co-ordinated long term approach for the wider area. Granting planning permission for an isolated proposal for the change of use of an individual site within this area, in the absence of a co-ordinated approach, would not be consistent with the aims of the APC designation set out in Policy APC2 and establishing new uses on a piecemeal basis could jeopardise the long term redevelopment proposals for the area.

Notwithstanding the APC designation, the Local Development Plan identifies the site as being located within a residential area. With regard to the relevant criteria set out in Policy RES6, the proposed use is likely to generate frequent visits to the premises. The premises is also accessed via the existing common close within the flatted block. The activity the use would generate would go far beyond that which would be ordinarily expected within a flatted residential block, would likely cause disturbance to other residents within the block and not be compatible with the character and amenity of the area (criterion (a) of policy RES6). Whilst the Head of Environmental and Commercial Services offers no objections on the grounds of roads and parking, it remains that the use could generate a significant increase in traffic associated with the premises, again to the detriment of residents within the area (criterion (c)). Considering whether the potential social benefits outweigh the detrimental impact on residential amenity (criterion (e)), whilst it is acknowledged that such a use provides a social service to the community and requires to be located within the community which it serves, there is nothing to suggest that there is a specific



locational requirement for the premises to be based within this particular residential building. Additionally, nothing has been advanced by the applicant indicating that there are no alternative premises available within Port Glasgow which are equally, if not more accessible than the application site. I therefore do not consider it can be argued that any social benefits associated with the proposal which could not be provided on an alternative site outweigh other concerns.

In respect of the outstanding consultation response, matters raised by the Head of Safer and Inclusive Communities could, if required, be addressed by condition or advisory note. Considering the outstanding point raised in the representation received, any perceived effect on donations to similar operations is not a material planning consideration which can have any bearing on the assessment of the application.

In conclusion, the proposal involves the change of use of an individual site within the designated APC would not be consistent with the aims of this designation or the supplementary guidance on Local Development Frameworks. The proposed use is not considered compatible with the wider residential use of the building and, being within an established residential area, could result in the potential for disturbance from noise, activity and traffic movements to the detriment of residential amenity. The proposal does not accord with Policies RES1, RES6 (a) and (c), and Policy APC 2. Planning permission should therefore be refused.

## **RECOMMENDATION**

That the application be refused.

### **Reasons**

1. The proposal is not considered compatible with the residential use of the building within this established residential area and would result in noise, activity and traffic movements to the detriment of residential amenity contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan.
2. The change of use of an individual site within the designated Area of Potential Change would not be consistent with the aims of this designation or the supplementary guidance on Local Development Frameworks and could potentially jeopardise the long term redevelopment of the wider Area of Potential Change in a co-ordinated manner in accordance with policy APC2 of the Inverclyde Local Development Plan.

Signed:



Case Officer: James McColl



Stuart Jamieson  
Head of Regeneration and Planning

**4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2014  
SUPPLEMENTARY GUIDANCE ON LOCAL  
DEVELOPMENT FRAMEWORKS**

**INVERCLYDE LOCAL DEVELOPMENT PLAN**  
2014

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**SUPPLEMENTARY GUIDANCE on LOCAL DEVELOPMENT FRAMEWORKS**

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# LOCAL DEVELOPMENT FRAMEWORKS

## 1.0 INTRODUCTION

1.1 The purpose of this Supplementary Guidance (SG) is primarily to supplement the Spatial Strategy of the Local Development Plan (LDP). The Local Development Frameworks SG is considered necessary to provide the requisite additional detailed guidance to assist the planning of future investment and development in the areas designated as such in the LDP.

1.2 Local Development Frameworks cover a total of nine areas and three sites. The areas designated '**Major Areas of Change**' with the exception of one area, Spango Valley, are legacies from the adopted 2005 Inverclyde Local Plan. The two more extensive areas designated '**Areas of Potential Change**' are highlighted in the LDP to encourage a new, more holistic view of the potential of these areas for co-ordinated medium to long term planning, to realise their full potential. Finally, the three '**Development Option Sites**' designated reflect the long term intractable nature in developing two of the sites and similar potential issues with the third.

1.3 This SG is a material consideration for the Council in the assessment of all planning applications within the designated areas/sites. It should be read in conjunction with other relevant policies of the adopted LDP.

## 2.0 MAJOR AREAS of CHANGE

2.1 Major Areas of Change are designated in the Plan to cover those larger scale development opportunities undergoing or planned to undergo change and which contribute most to the changing identity of Inverclyde. These areas (under **Policy MAC1-7**) because of their scale or type of development, require a more detailed level of planning guidance and direction (development framework or masterplan), to integrate in most cases a number of separate but linked proposals in a planned, phased manner. This more detailed level is required to facilitate change for the better and to assist in realising the objectives of already approved Planning Strategies.

## 2.2

Six of the seven areas designated in the Plan are a legacy of regeneration or area renewal carried forward from the Inverclyde Local Plan 2005. Progress has been made in some areas and not others. The current position and planning status is outlined against the aims and objectives for each of the areas below, together with the preferred land uses and other relevant considerations, including guidance on placemaking (urban design and environmental improvements) and green network (access and linkages), both for local and strategic purposes.

## 2.3

Spango Valley is the one new area identified as a major development opportunity in the Plan. It is divided into three sub areas reflecting the different stages reached in their respective development. In many respects the area depicts well the process of regeneration and area renewal. The central area is being retained for business and industrial use while the north eastern area is at an advanced stage with a planning permission in principle and other firm development proposals outlined in a masterplan/development framework. In contrast, the remaining area in the south western part of the site has no firm proposals under discussion.

## 2.4

The seven Major Areas of Change, designated on the Proposals Map, are:

<b>MAC1:</b>	The Harbours, Greenock
<b>MAC2:</b>	James Watt Dock / Garvel Island, Greenock
<b>MAC3:</b>	Gourock Bay
<b>MAC4:</b>	Former Inverkip Power Station, by Wemyss Bay
<b>MAC5:</b>	Woodhall, Port Glasgow
<b>MAC6:</b>	Peat Road/Hole Farm, south west Greenock
<b>MAC7:</b>	Spango Valley, south west Greenock.

## 2.5

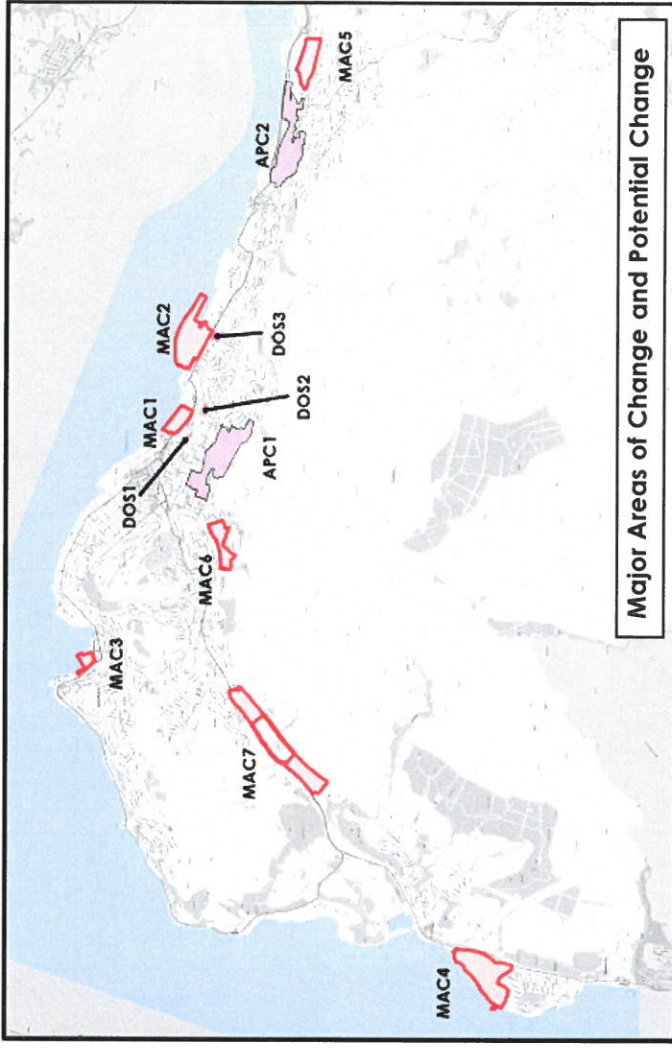
The overarching policy in the LDP for the 'Major Areas of Change' is outlined below.

## Policy MAC1-7 : Major Areas of Change

The Council will support the redevelopment of the areas designated 'Major Areas of Change' on the Proposals Map by having regard, where applicable, to:

- (i) approved planning permissions (in outline, in principle or detailed);
- (ii) approved masterplans/development frameworks and briefs;
- (iii) the future submission and approval of a masterplan/development framework; and additionally,

taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective Areas, **MAC1** to **MAC7**, in Supplementary Guidance.



**2.6** The Supplementary Guidance for each of these seven areas is outlined below.

**2.7** It should be emphasised that due to the prevailing economic downturn and anticipated lengthy climb back to a sound economic climate for new investment, the timing and potentially the phasing of development within the Major Areas of Change could be more protracted than originally conceived. The number of legacy sites in the Plan itself demonstrates this more realistic perspective on development prospects. As a consequence, the detailed site and building block configurations illustrated on the Maps for the Major Areas of Change (refer below) will be subject to change, as planning applications come forward and further refinements are made to these proposals. At this stage however, and for the lifetime of this Plan, the planning policy position and preferred land uses in this Supplementary Guidance remain the basis for the development of these seven designated areas.



# LOCAL DEVELOPMENT FRAMEWORKS

## MAC1 : THE HARBOURS, GREENOCK (Legacy Site)

### 1) Objectives of Planning Strategy

The Harbours Area is a prominent location on the Waterfront, alongside the A8 trunk road and within walking distance of Greenock Central Station. The Planning Strategy, while housing-led, has regard to this central location in seeking a development and land uses compatible with the adjacent Town Centre and the strong physical and visual links it has with it.

The Strategy aims to exploit this coastal/ harbour asset through maritime, leisure and tourism-based uses in a mixed-use development, while allowing provision for the continuation of commercial marine operations.



The Harbours Area has considerable built heritage and an important consideration is that new development will have regard to improving 'placemaking' in relation to this maritime architecture.

### 2) Current Planning Status

Outline planning permission and an associated Masterplan/Urban Design Framework was granted in January 2006, covering East India and Victoria Harbours, and Scott Dry Dock, for a housing-led (indicative 200 units) mixed use development. Subsequent detailed permissions have been granted for residential flats (for 88 units unimplemented) adjacent to the Beacon Arts Centre (theatre) (opened in January 2013) and around the perimeter of the partially infilled East India Harbour.

### 3) Area Policy and Preferred Land Uses

The Harbours, being a Legacy Site and with an outline planning permission, retains its Mixed Use Area designation in this Plan.

Permitted land uses include:

- (a) Residential;
- (b) Non-Residential Institutions (Use Class 10) of a tourist and heritage nature that are related to The Harbours' marine use, location and historical importance;
- (c) Shops (Use Class 1), restricted to the servicing of the above tourism, heritage and leisure uses and not exceeding 100 square metres of gross floorspace;
- (d) Food and Drink (Use Class 3) and use as Public House;
- (e) Financial, Professional and other services (Use Class 2); and
- (f) Marine-based commercial enterprises, including provision for marina facilities and potential ferry operator.



## 4) Placemaking, Environment and Green Network/ Access

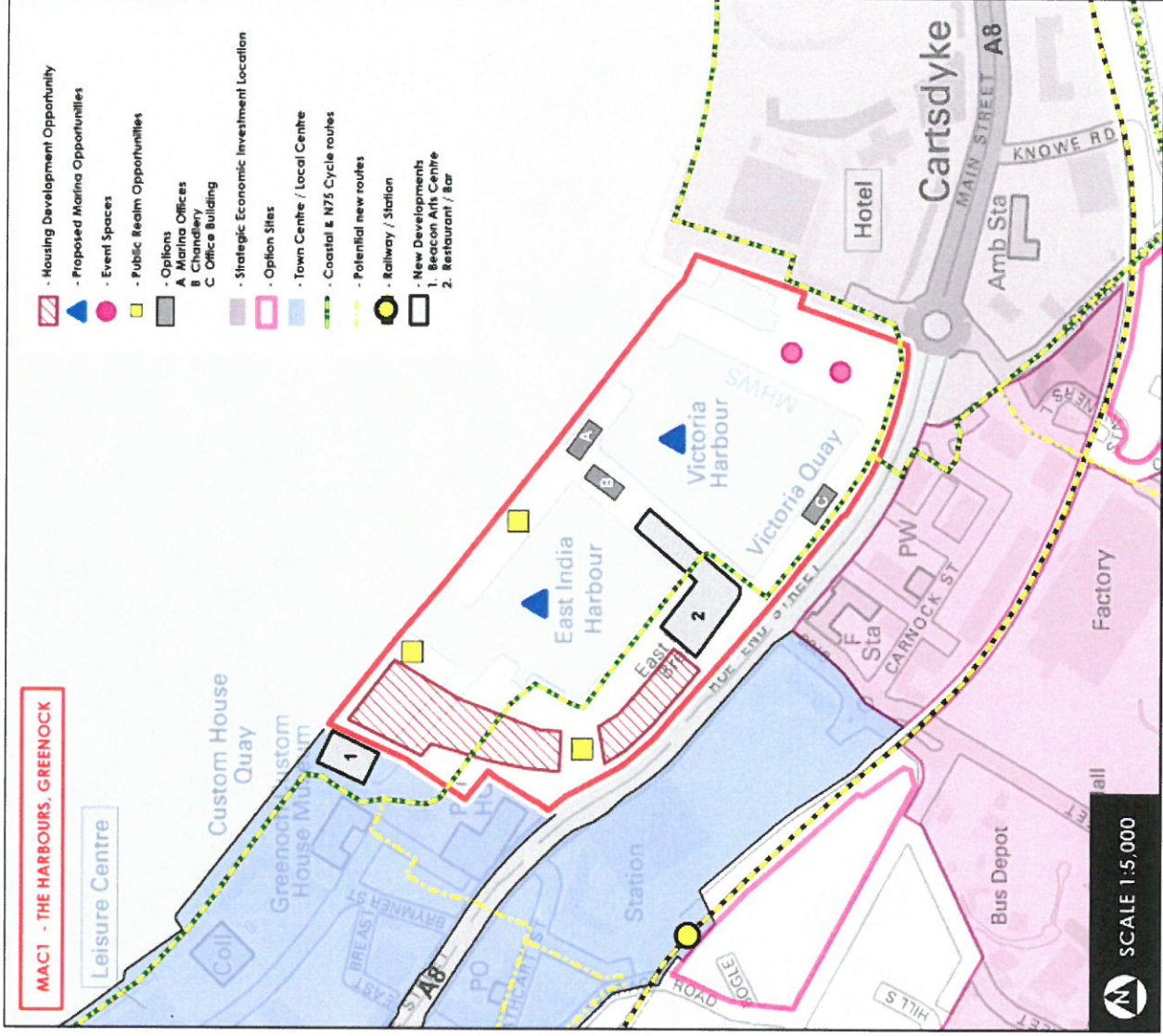
The principal elements of the above are illustrated on Diagram MAC1. These are based mainly on the aforementioned Masterplan / Urban Design Framework (as revised May 2010), to take account of the theatre and the consequential reduction in the area earmarked for flatted residential development.

## 5) Special Considerations

Due to the economic downturn, the timeframe for the housing development has slipped, with a start date likely to be some years away. Interim 'greening' of the site has been undertaken but there remains more scope for this ahead of the development of the site, given its prominent location at the entrance to Greenock town centre.

In March 2013, planning permission was granted for a bar / restaurant, sited adjacent to the A8 road to the west of the apex of the two harbours, not as illustrated in the revised Masterplan (refer to 'New Developments' [2] on Diagram).

The potential for two new Green Network links from the waterfront to Clyde Muirshiel Regional Park (refer to Chapter 8 of the LDP), are shown on the map.





## LOCAL DEVELOPMENT FRAMEWORKS

### MAC2 : JAMES WATT DOCK / GARVEL ISLAND, GREENOCK (Legacy Site)

#### 1) Objectives of Planning Strategy

James Watt Dock and Garvel Island is situated on the Waterfront midway between the town centres of Greenock and Port Glasgow, and accessed off the A8 trunk road. The greater part of this large area (40 hectares, of which just over half is water) has lain derelict or underused for 15 years alongside reminders of Greenock's shipping and engineering past, with marine engineering, ship repair and commercial shipping a presence within the working dock.

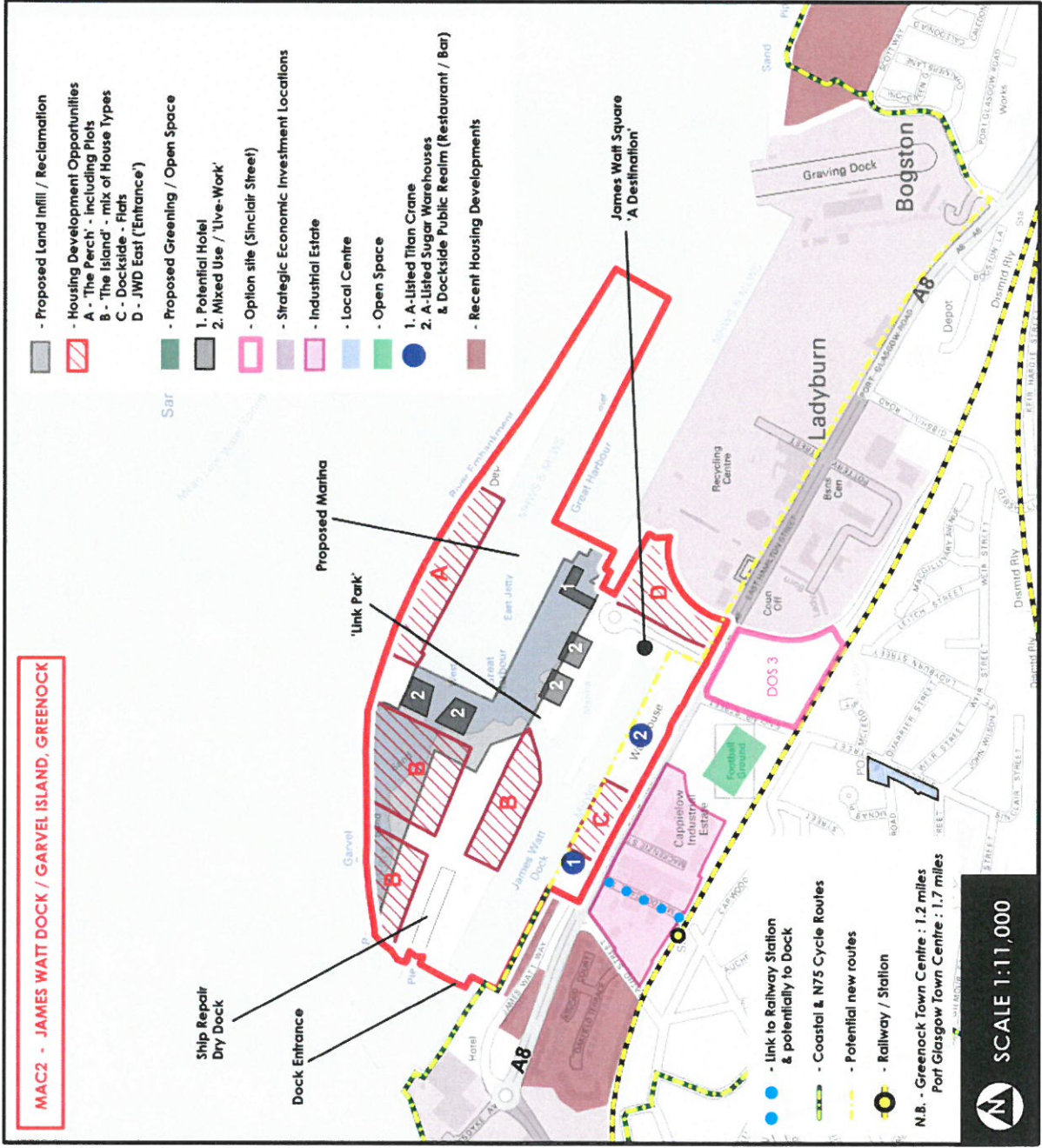
New housing development on the South Quay, west of and complementing in design the 'A' listed Sugar Warehouses, started the process of regeneration in 2006, while the return of the Tall Ships to Greenock in 2011 provided the impetus for further initiatives, including public realm improvements alongside the dock. A new access road was built in 2011 to serve the dock and Garvel Island, for housing-led, mixed use development. A marina has been established and new maritime-related uses are re-using the Sugar Warehouses for the first time in many years.

The Planning Strategy is predominantly housing-led and is reflected in the planning permission detailed on page 8. Significant land reclamation is necessary to create development platforms of a scale and size to link the main dock with Garvel Island. Public transport is available on the A8(T) and the nearest railway station is a 5 minute walk.





# LOCAL DEVELOPMENT FRAMEWORKS



# LOCAL DEVELOPMENT FRAMEWORKS

## 2) Current Planning Status

A planning permission in principle and associated Masterplan/Urban Design Framework was granted in January 2010, covering the area designated: James Watt Dock, Garvel Island, and the outer-most narrow strip of land 'The Plinth', sheltering the Great Harbour to the east.

A mixed use development comprising 'family housing' (including flats), occupying 'The Island' is the centre-piece of the proposal, with an indicative dwelling capacity of 500 recorded at this stage for the purposes of the housing land supply audit. The development of the site will be undertaken in phases over a number of years and the actual capacities of these will be agreed at that time.

A detailed permission granted for housing (flats) on the South Quay to the west of the Sugar Warehouses is unimplemented. The area is used for boat storage.

## 3) Area Policy and Preferred Land Uses

James Watt Dock / Garvel Island, being a part Legacy Site and with an outline planning permission, retains its Mixed Use Area designation in this Plan.

Permitted land uses include:

- (a) Residential;
- (b) Business (Offices and Light Industry) Use Class 4;
- (c) Assembly and Leisure (Use Class 11)
- (d) Hotels and Hostels (Use Class 7);
- (e) Residential Institutions (Use Class 8);
- (f) Non-Residential Institutions, including Education (Use Class 10);
- (g) Maritime-based commercial enterprises, including provision for marina berthing facilities; and

- (h) Retail or Food and Drink (Use Class 1 or 3), where ancillary to the above uses.

## 4) Placemaking, Environment and Green Network/Access

The principal elements of the above are illustrated on Diagram MA C2. These are based mainly on the aforementioned Masterplan/Urban Design Framework, with particular emphasis given to the 'greening' of the site, especially the 'corridors' running 'north-south' and 'east-west' on the Island. These together with the extensive public realm – James Watt Square (The arrival 'Destination'), The Boulevard at the site's entrance, and Link Park – maximise opportunities through the site for long-views taking in the water that surrounds the site on three sides.

## 5) Special Considerations

The strategy is based around the existing 'Dockside' (the South Quay, including the 'A' listed Sugar Warehouses and the 'A' listed Titan Crane), with three main 'character areas' defined: 'The Perch' (Plinth) is earmarked for plotted residential development, using its immediate access to the River; 'The Island', the main building area for residential development is illustrated as a 'greened new neighbourhood'; and 'The Destination', has a mix of uses around the dock marina, including leisure (restaurants and bars), office accommodation, a potential hotel, and ancillary uses linked to boating/yachting and associated yard space.

The Masterplan/Urban Design Framework is designed around the retention of the Clyde Graving Dock and its use for ship repairs, but also incorporates an alternative scheme for The Island, if this facility were to close.



## MAC3: GOUROCK BAY (Legacy Site)

### 1) Objectives of Planning Strategy

Gourock Bay comprises the head of the bay delineated by the remains of the Admiralty Jetty, within which an unimplemented planning permission for a mix of marina and residential use, combined with ancillary leisure, tourism and sports facilities, dates back to 2002.

Given the sensitive coastal location, the Planning Strategy outlined in the 2005 Local Plan remains relevant to this area's development now. Any development will be required to have regard to the high quality of the environmental setting and be required to protect views in and out of the site. The nearest public transport is on the A770, two stations are within 5 minutes walk and the ferry terminal for destinations in Argyll and Bute is also only 5 minutes from the site.

### 2) Current Planning Status

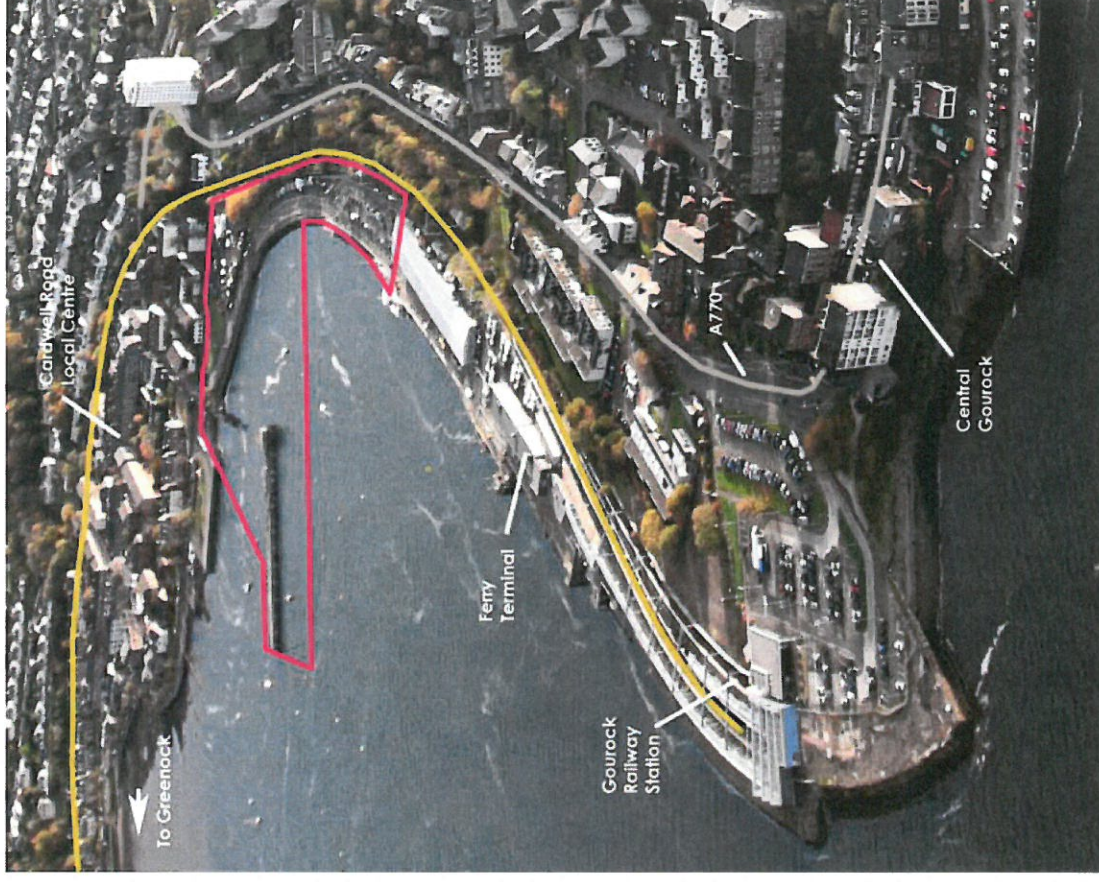
The lapsed outline planning permission and associated Masterplan included a mix of uses as outlined in the area policy presented below.

### 3) Area Policy and Preferred Land Uses

Gourock Bay, being a Legacy Site and with a lapsed outline planning permission, retains its Mixed Use Area designation in this Plan.

Permitted land uses include:

- (a) Residential Flats;
- (b) Sports, Leisure and Tourist facilities (Use Classes 10 or 11);
- (c) Hotels and Hostels (Use Class 7);
- (d) Marina and related commercial development, including ancillary retail, restricted to the servicing of the above sport, leisure and tourism uses.





# LOCAL DEVELOPMENT FRAMEWORKS

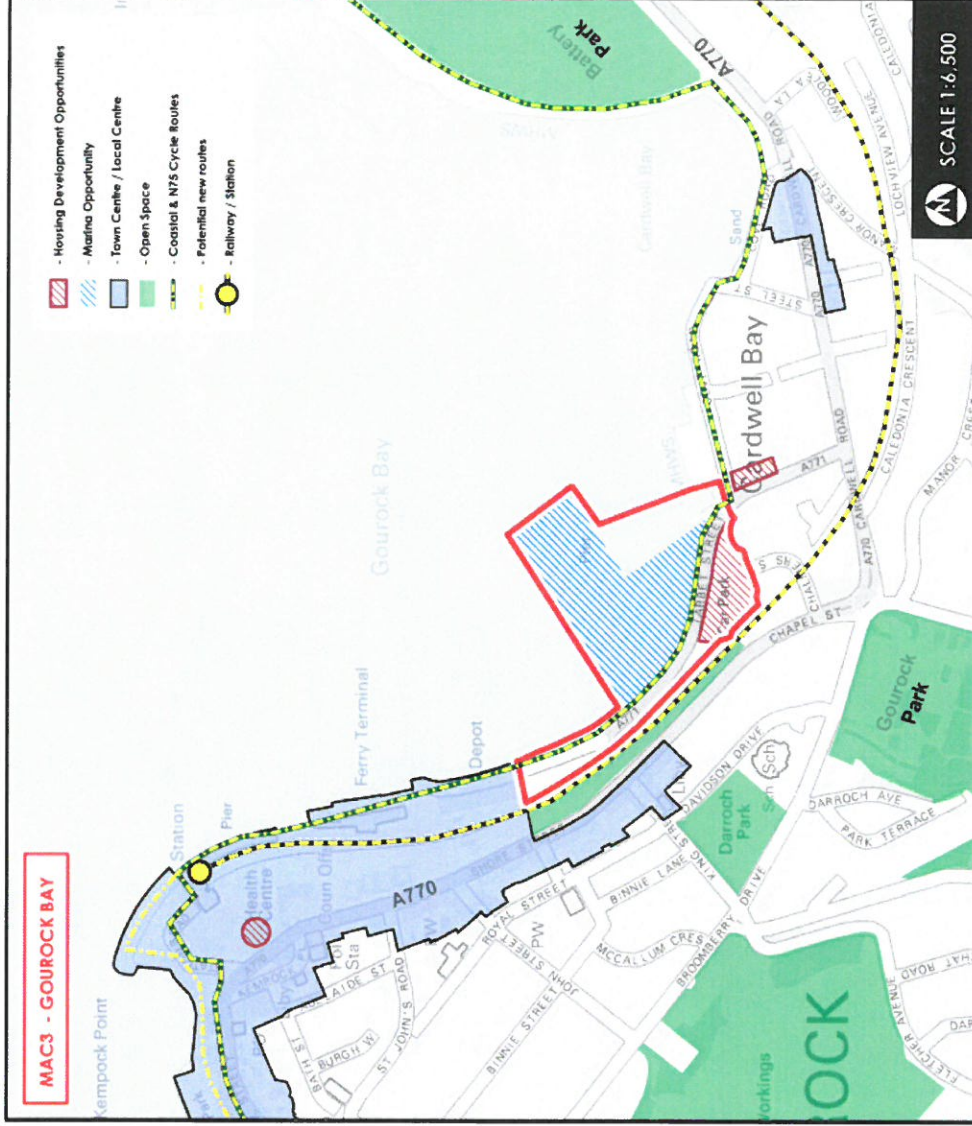
## 4) Placemaking, Environment and Green Network/Access

The principal elements of the above are illustrated on Diagram MAC3. These are based mainly on the aforementioned Planning Strategy and take into account a number of changes since 2005, for example the change to ferry operations from Gourcock pier.

## 5) Special Considerations

The site is well positioned and can be accessed readily along the coast from Gourcock town centre, and in particular, the railway station and ferry terminal. It is equally accessible along the coast from the east and Battery Park. In contrast to this good sustainable access (walking and cycling), road access would need to be improved and would be an important consideration in any new planning application.

The scale of development on any reclaimed land within the bay area, delineated by the Admiralty Jetty, would be limited due to the operational requirements of Gourcock ferry terminal (including making provision for any changes to that operation in the future). In addition, the highly sensitive nature of the location, in terms of visual impact looking out across the bay from the adjacent shoreline and coastal route, would require to be satisfactorily addressed in any new planning application.





## MAC4: FORMER INVERKIP POWER STATION, by WEMYSS BAY (Legacy Site)

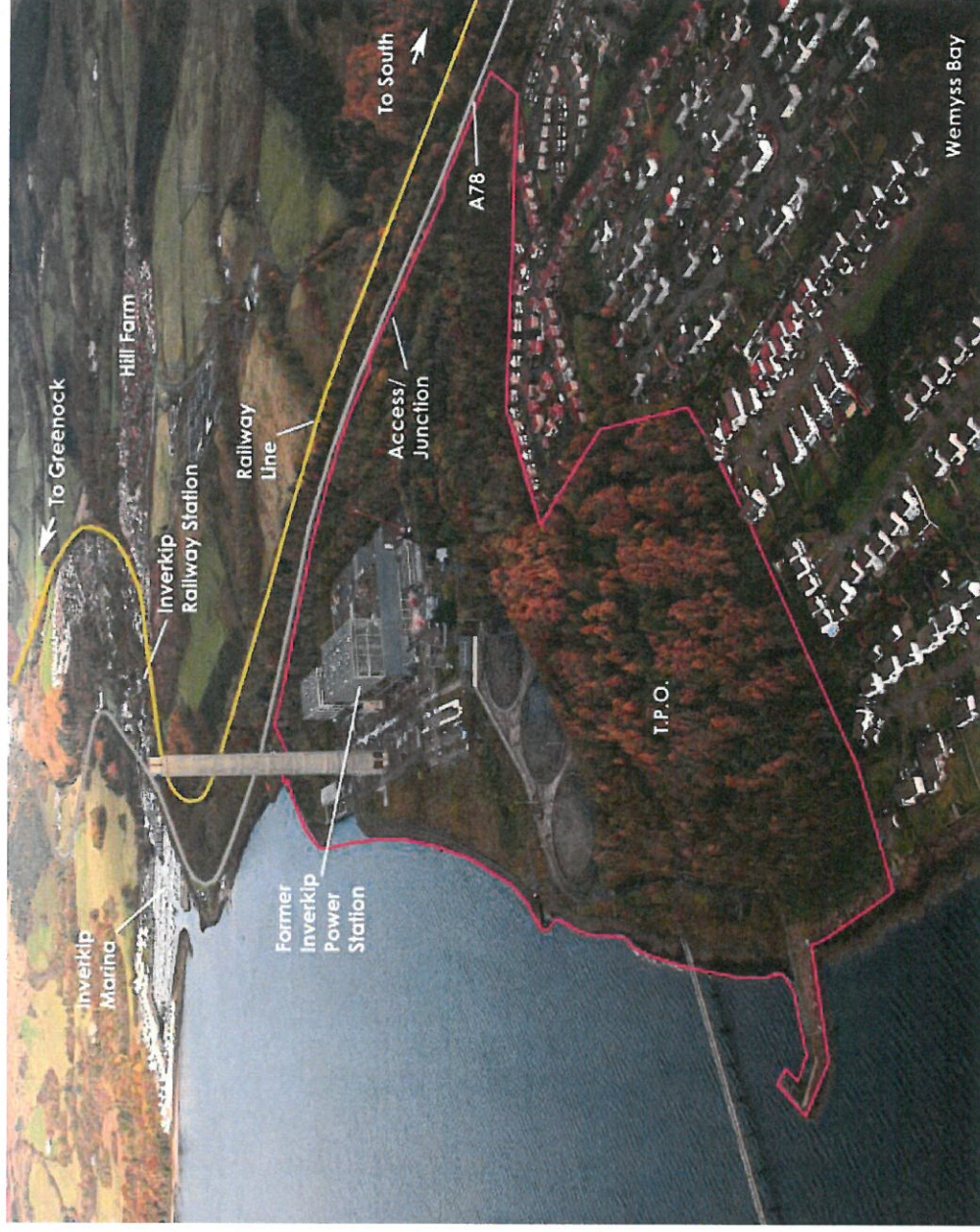
### 1) Objectives of Planning Strategy

The former Inverkip Power Station, situated on the coast north of Wemyss Bay, extends to 43 hectares, with a building footprint covering approximately half of this area. The site, despite its size and because of landform, is relatively hidden from the A78(T) road and the railway, set within an established semi-rural landscape, including a TPO. A 'diamond' interchange provides access off the A78(T), and there is potential for access routes north along the coast to Inverkip and south to Wemyss Bay.

The Planning Strategy has been informed by a design-led 'urban village' approach and is the preferred option for the site's development. A Development Framework/ Masterplan demonstrates how the site can be developed in 'character areas', generally restricted to the previously developed areas and using the landform sloping down to the coast.

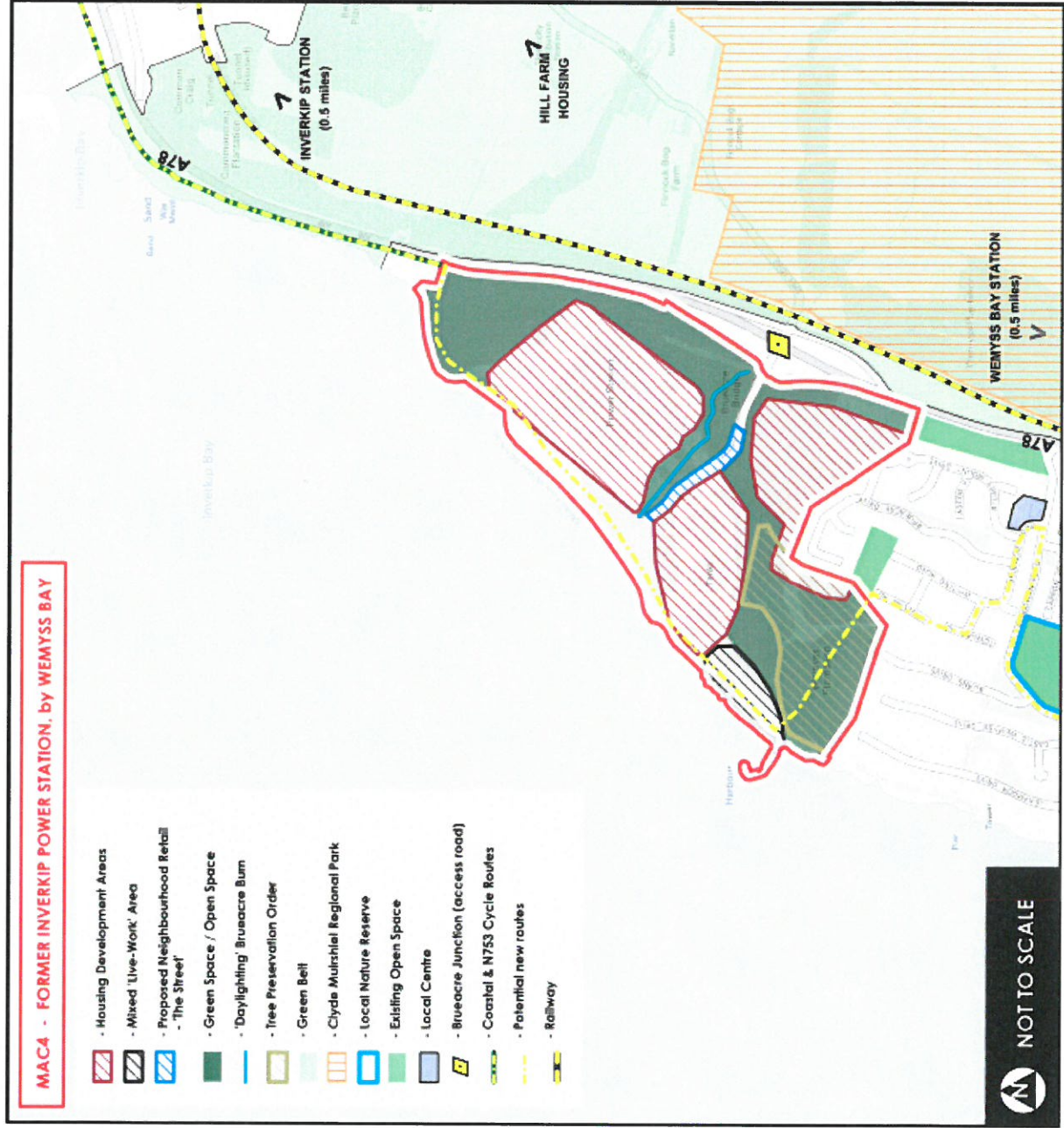
### 2) Current Planning Status

Extensive community consultation and pre-application discussion with the owners, Scottish Power, led to the Development Framework/Masterplan and the submission of a planning application in principle in 2009. The application remains undetermined due to ownership issues which require to be resolved by the applicant.





# LOCAL DEVELOPMENT FRAMEWORKS



### 3) Area Policy and Preferred Land Uses

The LDP retains the Mixed Use Area designation from the 2005 Plan, with a design-led residential 'urban village' proposal the cornerstone of the site's potential development.

Permitted land uses include:

- (a) Houses (Use Class 9) and Residential Flats;
- (b) Community Facilities (Use Class 10);
- (c) Leisure: watersports facilities and other outdoor recreation (Use Class 11);
- (d) Hotel (Use Class 7), Food and Drink (Use Class 3) and Public House;
- (e) Neighbourhood Retail (Use Class 1); and
- (f) Employment: Financial, Professional and Other Services (Use Class 2) and Business (Use Class 4).

### 4) Placemaking, Environment and Green Network/Access

The principal elements of the above are illustrated on Diagram MAC4. These are based mainly on the aforementioned Development Framework/Masterplan, but also take into account a number of changes made through the processing of the outline planning application in 2011.

### 5) Special Considerations

An improvement to the A78 road, including a roundabout at the north eastern entrance to Inverkip, has been identified as Project No. 12 in the City Deal for Glasgow and the Clyde Valley (signed on 20th August 2014). This, together with upgrading at the Brueacre interchange, will enable the former power station site to be redeveloped.

While promoted as an 'urban village', it is essential that the site is not developed in isolation but has full regard to good access links to adjacent settlements, in particular Wemyss Bay but also to the north and Inverkip. Sustainable access will be a condition of any planning permission issued, in particular the provision of good links along the coast to extend the Coastal Access Route from Inverkip, through the site by way of a new promenade and onwards south to Wemyss Bay.

Opening-up (or 'daylighting') the Brueacre Burn that runs through the centre of site is one of the key sustainable proposals in the proposed development framework. The framing of the character areas and the extensive greening of the site are intended to radiate out from this central water feature, both in terms of the wooded areas to the north east and south of this 'spine' and west to the coast. There is also potential for the reinstatement of the stone harbour. The site, because of its landform and potential to reinstate natural and man-made features, has the potential to be not only an attractive place to live, but also to visit as a tourist destination.

**Note:** the iconic 236 metre high chimney was demolished on 28th July 2013.



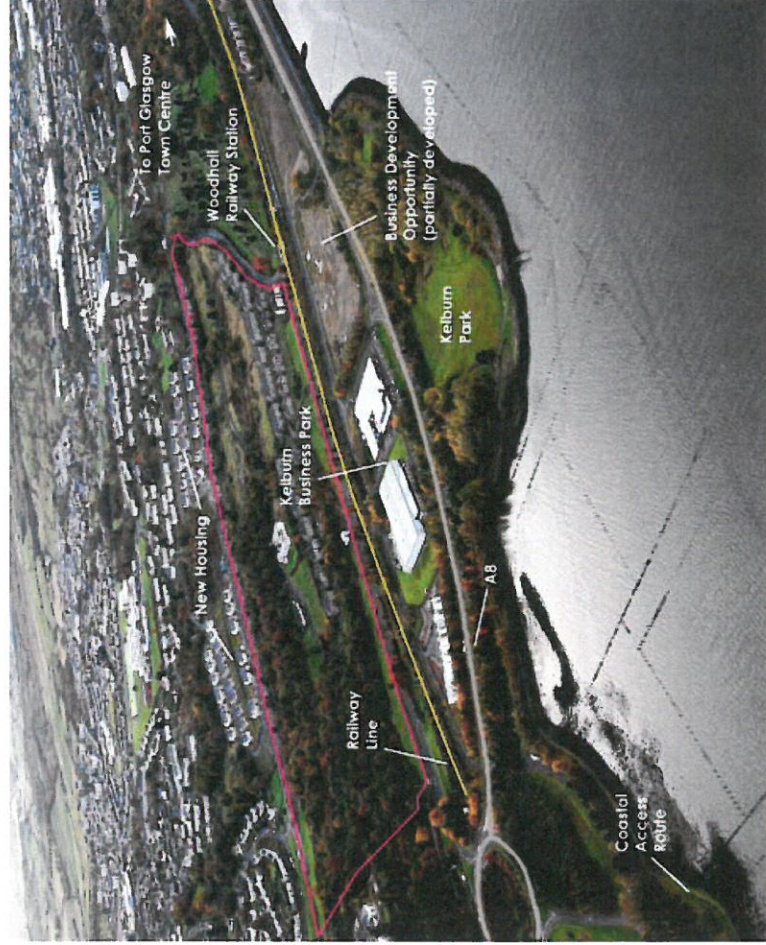
# LOCAL DEVELOPMENT FRAMEWORKS

## MAC5: WOODHALL, PORT GLASGOW (Legacy Site)

### 1) Objectives of Planning Strategy

Woodhall is one of five 'new neighbourhoods' that were identified in the 2005 Local Plan, Phase 1 having been completed, with the larger Phase 2 still to be developed.

The Planning Strategy for the 'new neighbourhoods' is to widen tenure choice and introduce owner occupation and shared ownership into predominantly social rented housing neighbourhoods, in designated parts of Greenock and Port Glasgow. The strategy is central to the SOA and corporate objectives of arresting population decline through making more areas of Inverclyde attractive to incoming households.



Woodhall has been at the forefront contributing to RCH's Rejuvenating Strategy, rehousing households from flatted dwellings into new lower density houses, to meet SHQS standards. Alongside this provision of new affordable homes, community regeneration initiatives and other projects have been incorporated within or close to these new neighbourhoods, including new primary and secondary schools, greening and open space provision, including playing fields and other community facilities and uses, such as neighbourhood shops.

### 2) Current Planning Status

An outline planning permission and associated Masterplan was approved in May 2009 for a mixed tenure 'new neighbourhood', comprising of circa 200-230 dwellings (indicative tenure split of 60 social rent/affordable; 140-170 owner-occupied), integrated 'home zones' and provision made for a community centre, the relocation of the neighbourhood shop and generous open space centred on a 'green spine' linking the north and south (Phase 1) of the neighbourhood.

Planning permission has been granted for the first part of Phase 2 (20 dwellings for River Clyde Homes) and another phase for the same RSL comprising 16 dwellings is expected to be submitted before the end of 2014 and forms part of the 2012-15 SHIP/SLP of the Council.

### 3) Area Policy and Preferred Land Uses

Woodhall, being a Legacy Site and with an outline planning application and associated Masterplan/Development Framework, is progressing slowly and retains its 'New Neighbourhood' designation.

Permitted land uses include:

- (a) Houses (Use Class 9);
- (b) Community Facilities (Use Class 10); and
- (c) Neighbourhood Retail (Use Class 1).



## 4) Placemaking, Environment and Green Network/ Access

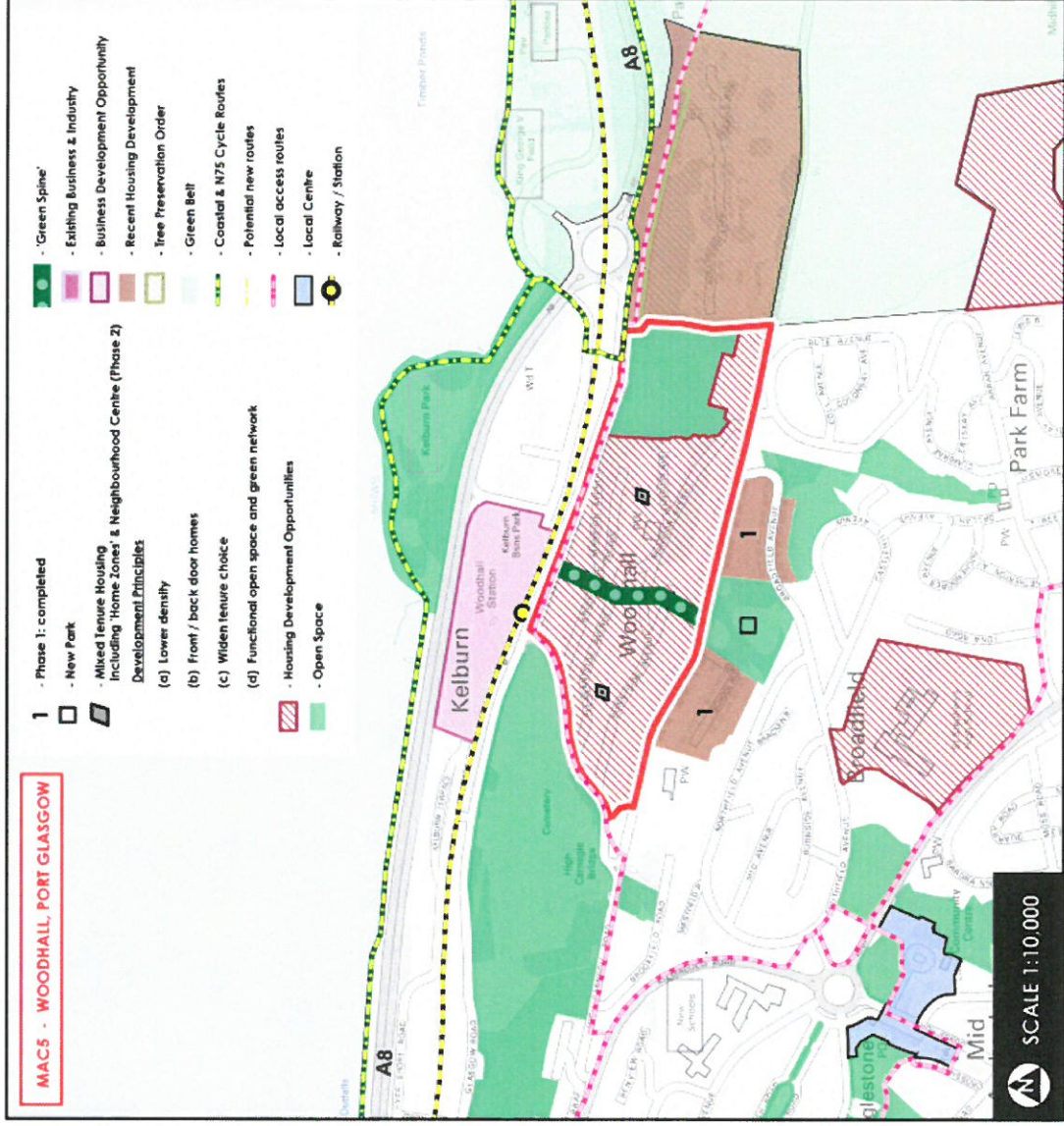
The principal elements of the above are illustrated on Diagram MAC5. These are based mainly on the aforementioned Masterplan/Development Framework, but also take into account a number of changes made since completion of Phase 1 of the 'New Neighbourhood' in 2012.

## 5) Special Considerations

Phase 2 of the Woodhall New Neighbourhood is the larger of the two phases, but its planned completion has been protracted due to reductions and uncertainty over future levels of Scottish Government Affordable Housing Funds until late 2013 (refer to SHIP/SLP above), and quite severe development constraints due to the topography (steepness of slope) of the site. This landform however presents an exciting prospect for a residential area with an uninterrupted stunning outlook north across the River Clyde estuary to the opposite shore and the mountains of the southern Highlands beyond.

The completion of the new neighbourhood, which includes plans for a new community centre and multi-use games area (MUGA), should also be assisted by and benefit from a number of recent investments in the locality and further potential changes planned in the surrounding area of east Port Glasgow. Of particular note are housing development at the former Broadfield Hospital, separated from Woodhall to the east by a steeply wooded escarpment; major investment in sport and recreational facilities along the coast at Parklea; and the potential for new employers to locate on the Kelburn Business Area nearby. This development opportunity has been partially taken-up by two speculative Class 4 business units by Riverside Inverclyde URC, granted planning permission in January 2013, with two more units under construction.

Woodhall also has the benefit of ready access to a railway station and the A8 trunk road and further east, the M8 to Glasgow.





# LOCAL DEVELOPMENT FRAMEWORKS

## MAC6 : PEAT ROAD / HOLE FARM, south west GREENOCK (Legacy Site)

### 1) Objectives of Planning Strategy

Peat Road/ Hole Farm is a designated 'new neighbourhood' in south west Greenock, having been the subject of a 2012 Feasibility Study to determine how the area could be redeveloped as part of RCH's Reprovisioning Strategy. As part of the overall regeneration of the area, an extension to Overton Primary School was completed in 2012.

The Planning Strategy is the creation of a mixed tenure 'new neighbourhood', comprising of predominantly new low density housing and associated open space provision and greening, where appropriate. Community facilities and other small scale neighbourhood uses would also be acceptable. Due to its location close to the countryside and the Regional Park, there are good opportunities for improving existing and introducing new green network links from/to the area.

### 2) Current Planning Status

The Feasibility Study is currently at draft stage and will provide the basis for an approved Masterplan/ Development Framework for the site. The planned indicative tenure split is predominantly for affordable homes (an estimated 120 dwellings of a total site capacity of circa 150), and these were primarily aimed at re-providing for RCH tenants displaced from Broomhill/Drumfrochar area.

However, due to the reductions and uncertainty over future levels of Scottish Government Affordable Housing Funds and a reassessment by RCH of the scale of demolition planned in the Broomhill/Drumfrochar area, the future development of this new neighbourhood will be subject to further review. The Council will continue to work with RCH and other key partners to bring forward the new neighbourhood concept for this area, but the scheme and its phasing could be somewhat altered from the current Framework. One reason for this is the challenge in making this new neighbourhood economically viable due not least

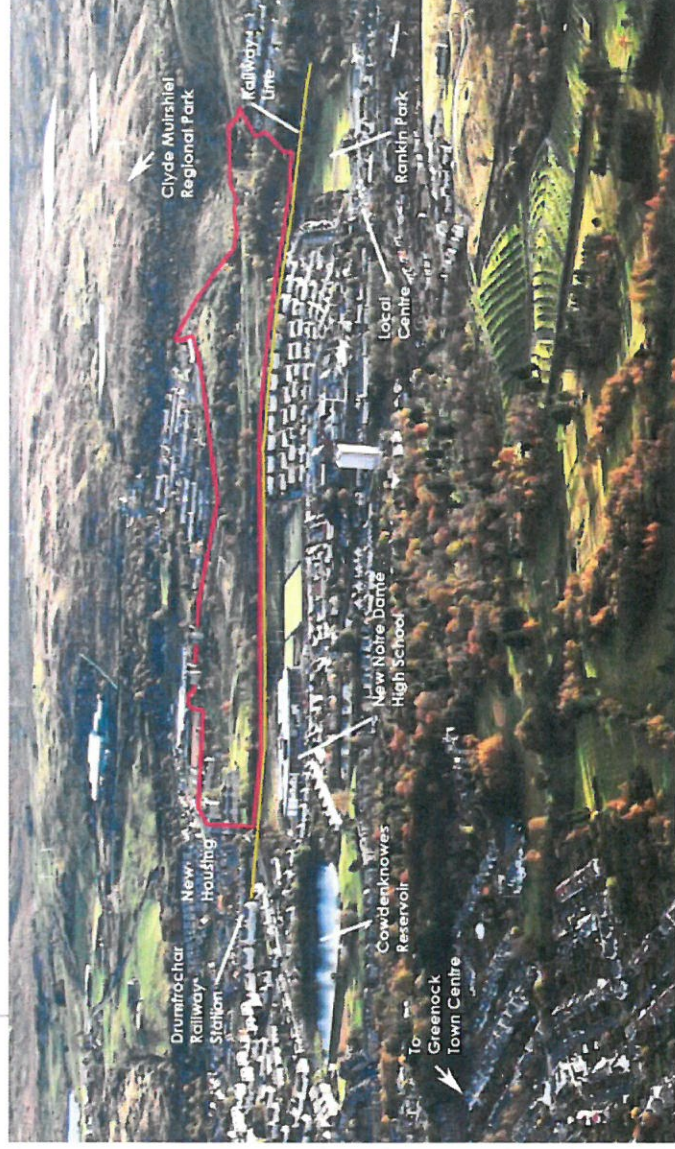
to the topography of the area, and the extent to which a considerable area of land is not suitable for development and is expected to be retained as open space.

### 3) Area Policy and Preferred Land Uses

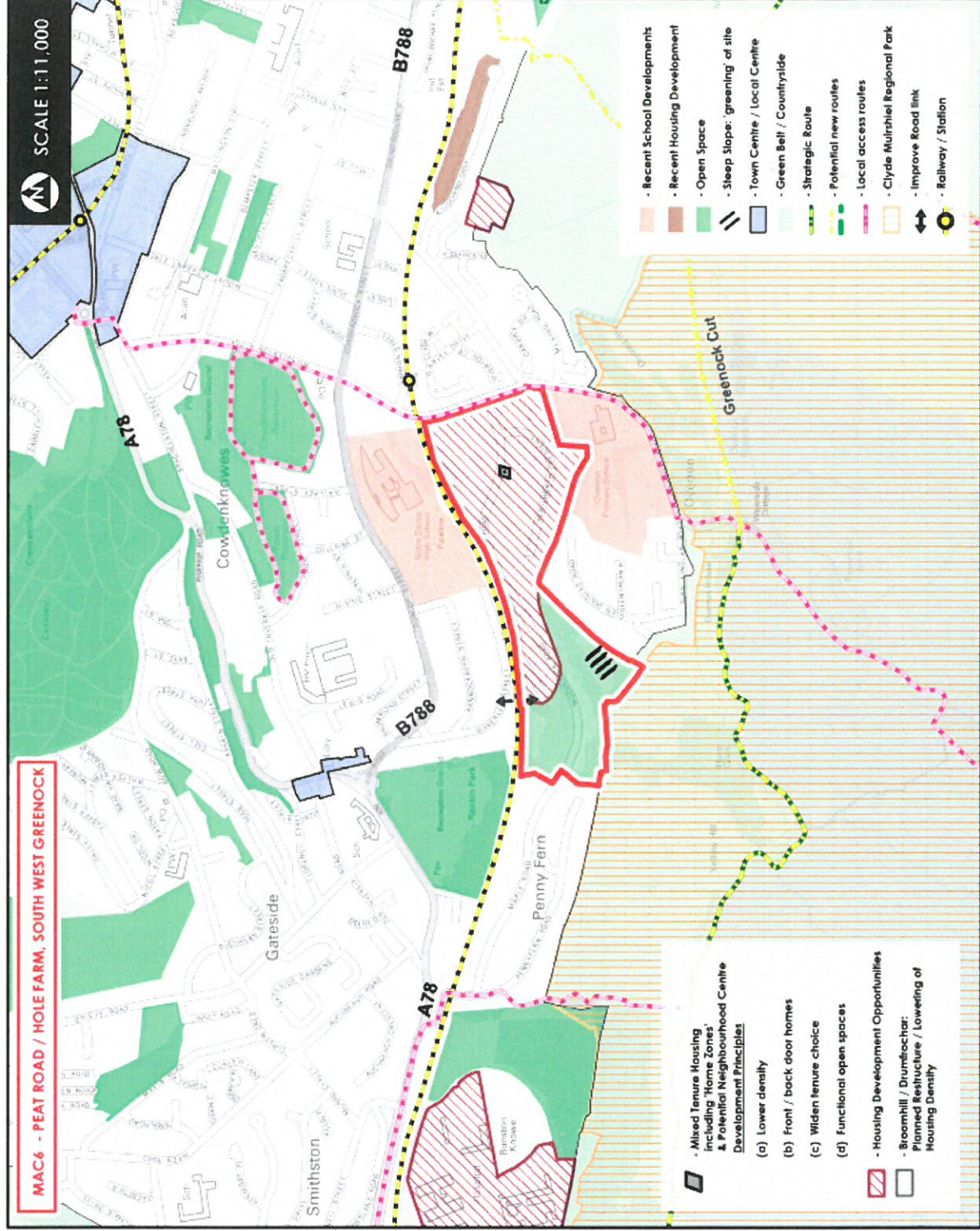
Peat Road / Hole Farm, being a Legacy Site and in accordance with the timeframe expected for its development, is at the pre-planning application stage, but retains its 'New Neighbourhood' designation.

Permitted land uses include:

- (a) Houses (Use Class 9);
- (b) Community Facilities (Use Class 10); and
- (c) Neighbourhood Retail (Use Class 1).









## LOCAL DEVELOPMENT FRAMEWORKS

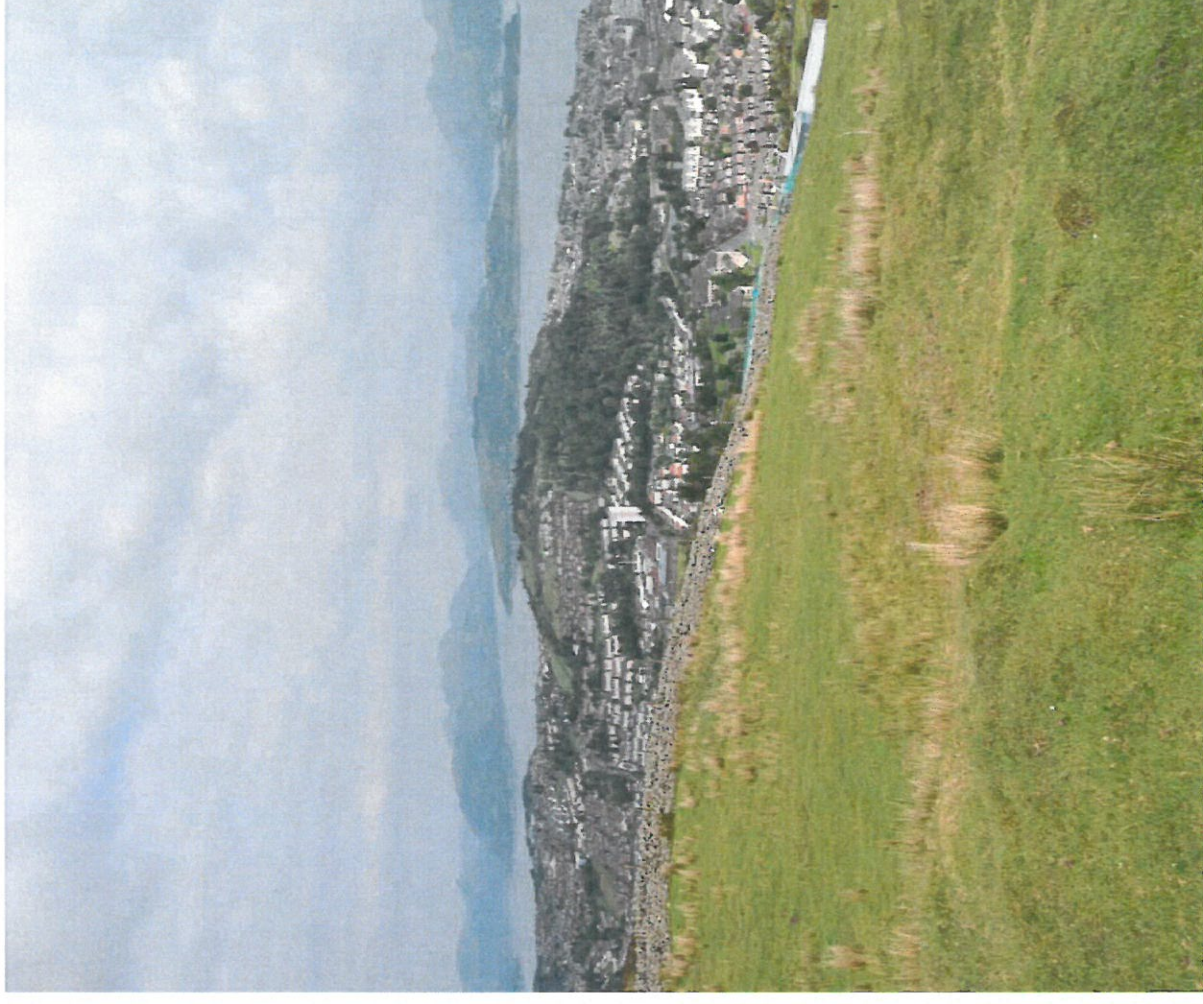
### 4) **Placemaking, Environment and Green Network/Access**

The principal elements of the above are illustrated on Diagram MAC6. These are based mainly on the aforementioned Feasibility Study, but also take into account a number of changes recommended through further dialogue with RCH during 2012.

### 5) **Special Considerations**

The development of Peat Road, Hole Farm New Neighbourhood should be assisted by and benefit from a number of recent investments in the locality and further potential changes planned in the surrounding area of south west Greenock. Of particular note are the successful new housing developments to the east of the site; major investment in the Authority's School Estate within this catchment: Notre Dame HS, Overton PS and Inverclyde Academy; and the potential of the nearby Ravenscraig hospital site being developed for housing, which is likely to serve a different sector of the market.

Peat Road, like many parts of Inverclyde, is well served by ready access to a railway station and is within easy reach of the A78 trunk road.





## MAC7: SPANGO VALLEY, south west GREENOCK (New Development Opportunity)

### 1) Objectives of Planning Strategy

Spango Valley is located on the south western edge of Greenock, lying between the A78 and the Glasgow to Wemyss Bay railway line. The steep hills that lie beyond the railway form part of the boundary of the Clyde Muirshiel Regional Park. There are three owners of the site, Highcross Strategic Advisors, Sanmina and the Scottish Prison Service.

The Planning Strategy for the area takes account of its former use by IBM, where the majority of the land at that time was used for business purposes, while acknowledging that a more flexible approach to land

designation is now required. A part of the site has never been developed and an increasing and significant proportion of Spango Valley has lain vacant for over 10 years, so alternative uses need to be encouraged.

A range of uses will be considered appropriate on those parts of the area not being retained for business and industrial use (refer to **Proposals Map** and see below).

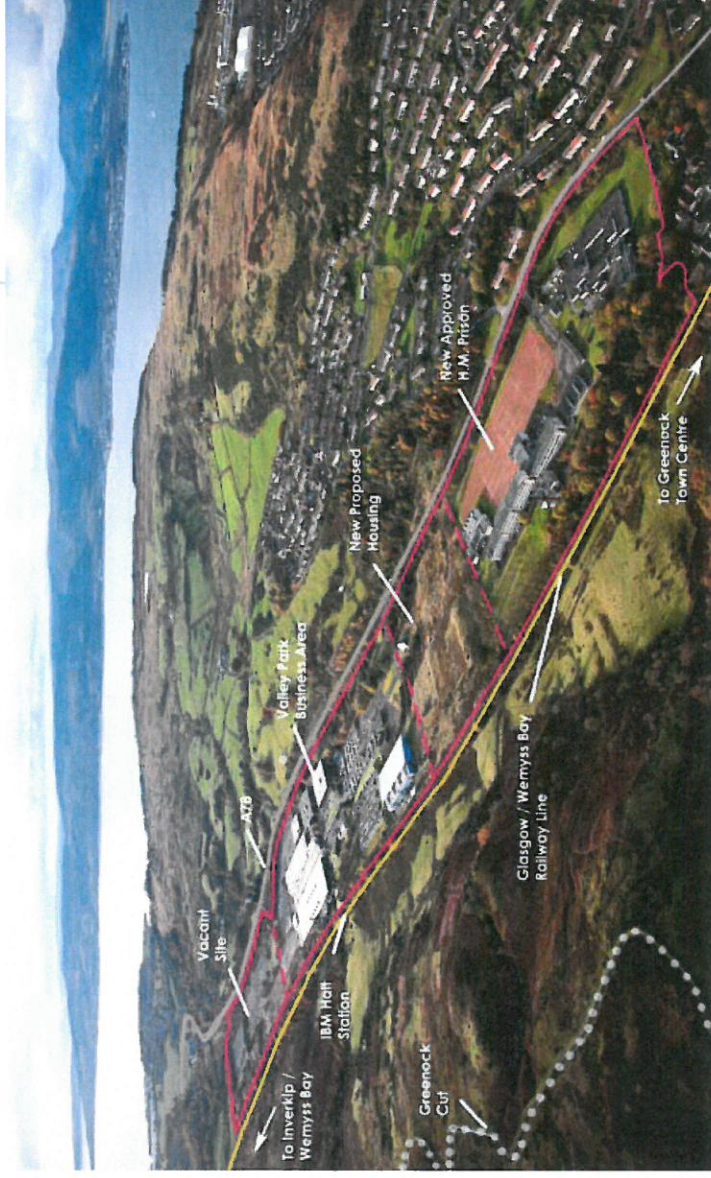
### 2)

#### Current Planning Status

The Scottish Prison Service received planning permission in principle in July 2011 to build a prison on the north eastern part of the site, formerly occupied by two schools, both of which have been demolished. A planning application for 'Matters Specified by Condition' was submitted to the Council in October 2014.

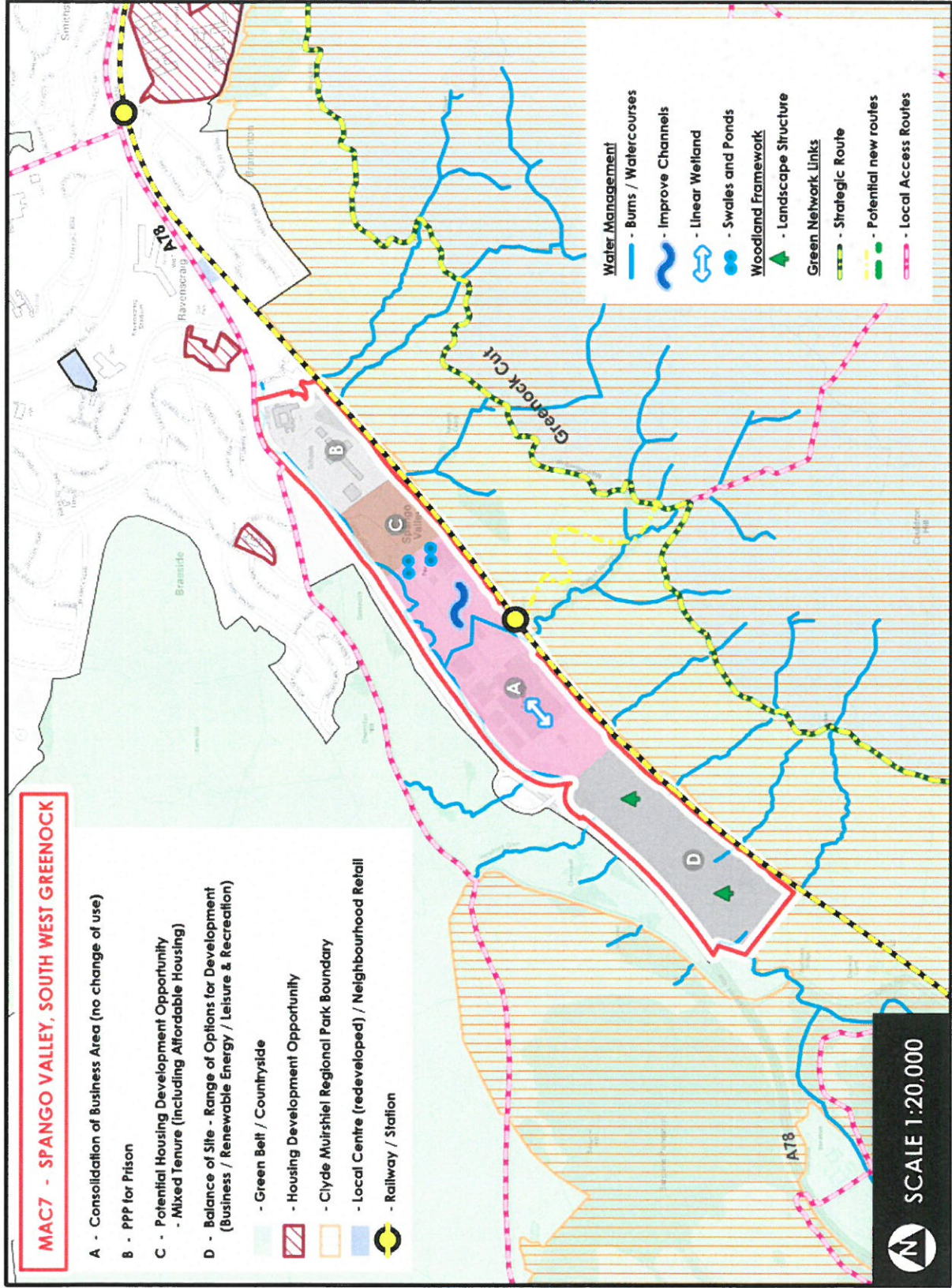
A Development Framework document entitled 'Valley Park' has been prepared for the central part of the site for the owners, Highcross, which entails a mix of uses, consolidating the central business area and introducing housing and associated commercial uses on the eastern section of their ownership.

The vacant land to the south west, owned by Sanmina, has no active proposals under consideration. In that respect this part of Spango Valley is more similar to those areas in the Plan designated as 'Areas of Potential Change' (refer to pp 22 to 28).





# LOCAL DEVELOPMENT FRAMEWORKS





### 3) Area Policy and Preferred Land Uses

Spango Valley is the one major new area of development opportunity to be brought forward in the LDP.

Permitted land uses include:

- (a) Business (Use Class 4), General industrial (Use Class 5) and Storage or Distribution (Use Class 6);
- (b) Residential Institutions (Use Class 8);
- (c) Houses (Use Class 9);
- (d) Non-Residential Institutions (Use Class 10); and
- (e) Neighbourhood Retail (Use Class 1) and Food and Drink (Use Class 3);
- (f) appropriate leisure/recreation uses; and
- (g) appropriate renewable energy uses.

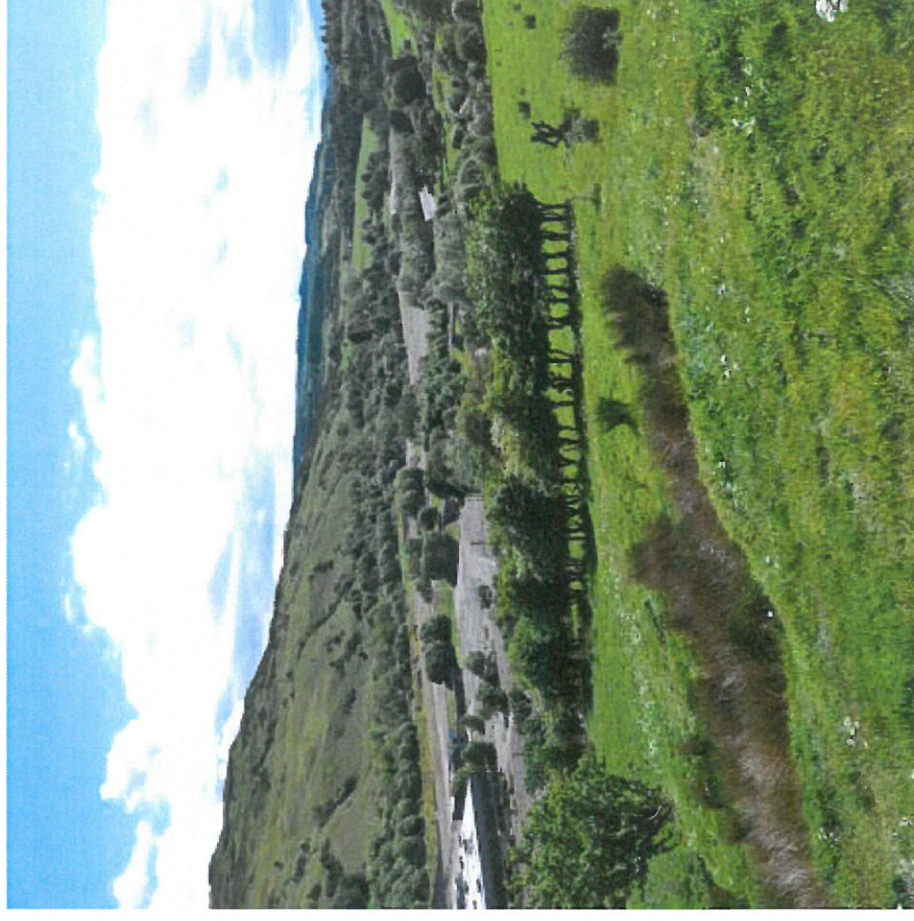
### 4) Placemaking, Environment and Green Network/Access

The main elements of the above are illustrated on Diagram MAC7. These are based mainly on the aforementioned Valley Park Development Framework and an Integrated Green Infrastructure (IGI) Study (refer below).

### 5) Special Considerations

The IGI Study was undertaken on behalf of the Glasgow and the Clyde Valley Green Network Partnership, covering the entire Spango Valley area. The study analyses the five main green infrastructure topics – water management, access networks, habitat networks, open space and stewardship. It recognises opportunities for combined benefits which should form the basis for the urban regeneration and ecological enhancement of the area, and identifies principles which should be considered in the redevelopment of the area.

More specifically, it recognises the opportunity for the enhancement of watercourses through the site, including 'daylighting' the Hole of Spango burn; improvement of the SUDS functioning, including a linear wetland, swales and ponds; establishing a green access route across the site, linking the north and south sides of the valley and the separate areas of the Regional Park, in particular the Greenock Cut with the site; and on the vacant south western part, a woodland landscape framework is proposed to help define development platforms for future use.





# LOCAL DEVELOPMENT FRAMEWORKS

## 3.0 AREAS of POTENTIAL CHANGE

- 3.1** Two Areas of Potential Change are designated, covering a variety of circumstances and consequently, a range of planning issues requiring different policy responses. Grouping these areas together has one common purpose: to highlight potential new opportunities for both development and placemaking. The key consideration in their designation however (under **Policy APC1-2** below), is that land use change is either planned or desired, rather than the retention of the policies of the 2005 Local Plan.
- 3.2** The intention of **Policy APC1-2** is to provide direction for future investment so that this can be done in a planned, coordinated and phased manner, having regard to how these areas function and how their roles may change over time.
- 3.3** Areas of Potential Change are characterised by having a range of problems, be it social, economic, physical or environmental, with in most cases, a combination of all four. They require a range of interventions to establish the conditions that could realise their potential. They have, in most cases, potential for development, either on one or two sites, or over a wider area, where cumulatively, the development or change of use of a number of smaller sites would improve conditions considerably for the area.
- 3.4** The key feature common to these areas, unlike 'Major Areas of Change', is the greater uncertainty over their future, with agreements on the optimum planning strategies still to be decided. Because of this, a number of options are set out at this stage to inform and guide what the best or favoured option could be.
- 3.5** The Areas of Potential Change, as the name suggests, are presented in the plan with little prescription, unlike the Major Areas of Change which are more prescriptive, with preferred land uses indicated.

**3.6** The two Areas of Potential Change, designated on the Proposals Map, are:

**APC1:** Central East Greenock – Broomhill and Drumfrochar, Strone and Wellington Park

**APC2:** Inner Lower Port Glasgow (including Clune Park).

**3.7** This early outline of possibilities for the two Areas of Potential Change will be further considered and consulted upon to establish firm proposals. Once development proposals have been concluded and agreed with relevant stakeholders and the communities involved, the accompanying **Action Programme** to the LDP will chart progress on the evolving Local Development Frameworks between the publication of this LDP and the next.

**3.8** The overarching policy in the LDP for the 'Areas of Potential Change' is outlined below.

### Policy APC1-2 : Areas of Potential Change

The Council will support the redevelopment of the areas designated 'Areas of Potential Change' on the Proposals Map by having regard, where applicable, to the potential planning frameworks, draft planning strategies and land use / development options outlined under each of the respective Areas, **APC1** and **APC2**, and progress both Local Development Frameworks in Supplementary Guidance, where necessary and appropriate.

**3.9** The Supplementary Guidance for each of the two 'Areas of Potential Change' is outlined below.



## APC1: CENTRAL EAST GREENOCK – BROOMHILL and DRUMFROCHAR, STRONE and WELLINGTON PARK

forward through Supplementary Guidance in response to further work being undertaken by the Council and its partners. The future of Broomhill / Drumfrochar will be based on this Environmental Strategy, with funding secured for a three-year programme (refer below).

### 1) Area Overview and Potential Planning Framework

Greenock Central East presents a range of challenges and covers a large area with a wide mix of land uses and longstanding problems of vacant, derelict and underused land and properties. The area comprises a mix of 2005 Local Plan legacy sites, with some progress made, but little achievement by way of development on the ground.

In Broomhill/Drumfrochar, River Clyde Homes completed an Options Appraisal (2012) on the condition of the housing stock and assessed the potential for in-situ regeneration for the re-provision of its tenants. In light of this initiative, jointly pursued with the Council, there was until 2013 uncertainty over the scale of change envisaged, largely as a consequence of uncertain funding for re-provision over the short term.

Following consultation with tenants and the community at large on the Option Appraisal, and latterly on an Environmental Improvement Strategy by architect-planners MAST (late 2013), more definitive development options and proposals have been concluded and agreed with relevant stakeholders and the communities involved. The Action Plan will chart progress on an evolving Local Development Framework for this area between the publication of this LDP and the next. Additionally, where appropriate, development will be taken

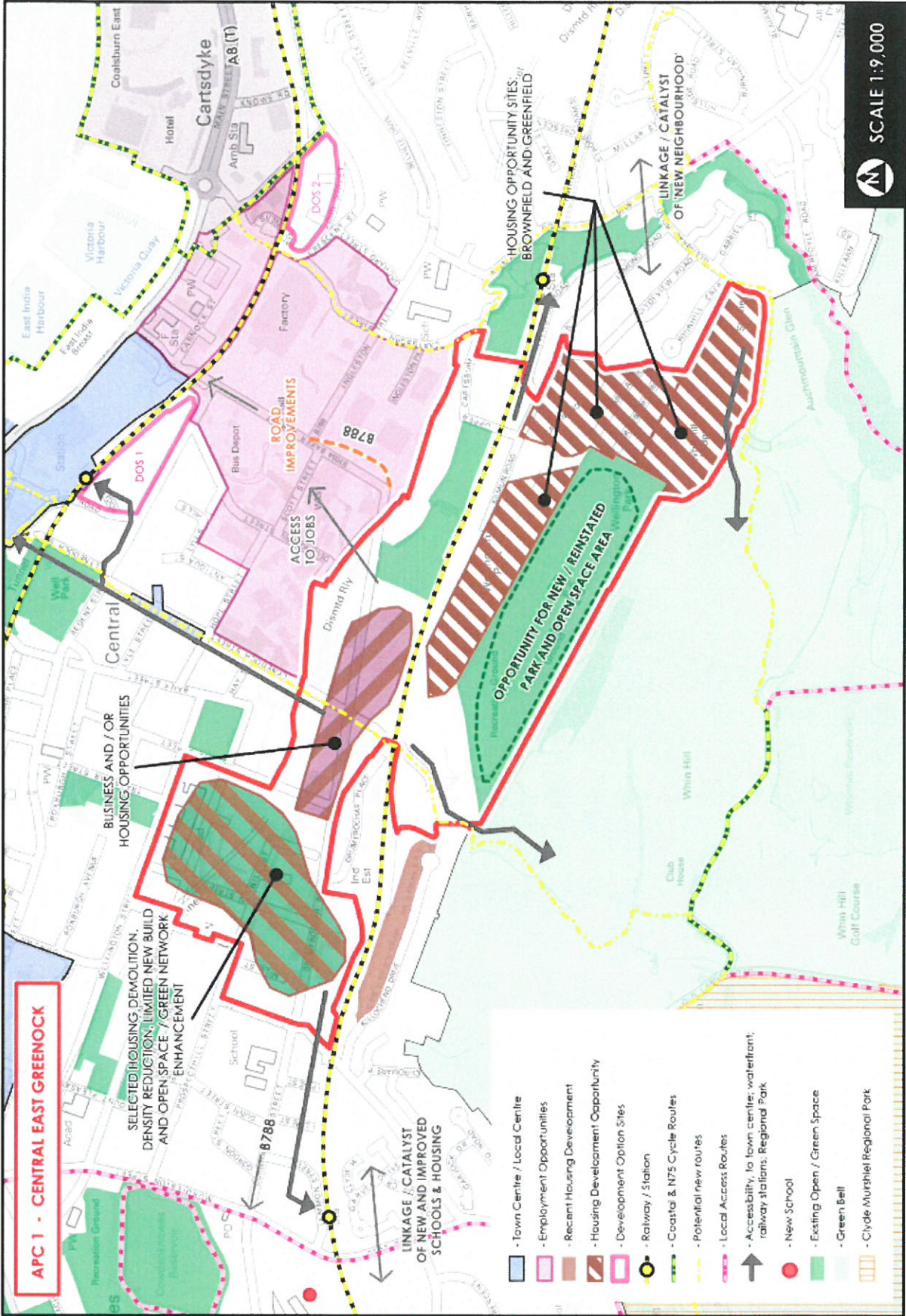
### 2) Current Planning Position and Development Opportunities

The LDP carries forward housing development opportunities from the 2005 Local Plan, at Strone, on both brownfield and greenfield sites, and a site involving part development/ part renewal, of Wellington and King George V Parks. While the greenfield site has a lapsed planning permission, recent interest has been expressed in developing the site for private housing, as well as by a RSL for a mixed tenure site.





# LOCAL DEVELOPMENT FRAMEWORKS





The former Tate & Lyle sites are designated residential in the LDP, having been mixed use in the former Local Plan. This designation sits well alongside the mixed private and RCH housing areas to the west in Broomhill and Drumfrochar.

In June 2014, RCH committed £20m over 3 years to revitalise Broomhill / Drumfrochar. This follows a programme of lowering densities within the area as part of the Re-provisioning Area Renewal Strategy, with the demolition of dwellings that could not be brought up to SHQS standards. A site for 20 new units has been identified for re-provision, and while some further selected demolitions are planned, the main focus of the revised strategy is on housing refurbishment (internal as well as external), including the multi-storey flats).

Environmental improvements are planned to radically alter and redefine the townscape, creating more extensive green areas and measures to improve security by design. This 'Green Strategy' includes an energy efficient district heating system (DHS), using eco-fuels to assist in reducing carbon emissions and combat fuel poverty.

The multi-agency approach for Broomhill / Drumfrochar has already secured additional Council funding, with 100% grant assistance for homeowners to cover the costs of external refurbishment and match-funding to assist with environmental improvement. The latter includes projects that will improve the appearance of the area, including for those travelling along the main local through-route, the B788, which should help to encourage further investment.

A planning application has recently been submitted by the Inverclyde Association for Mental Health for the formation of a horticultural training and community centre, with associated growing gardens and demonstration areas, at Mearns Street, Broomhill. This is on the site of the former Mearns Centre, an educational and community support centre.

The greening of this inner urban high density area will fulfil the recommendations identified in a number of studies, however the involvement of the local community in the MAST proposals for Broomhill, to refurbish existing housing rather than more comprehensive demolition and redevelopment, will have a knock-on implication for the intended re-provisioning strategy envisaged for Peat Road (Hole Farm) (refer to **Policy MAC6** area).

### 3)

#### **Draft Planning Strategy and Land Use Options**

In addition to reducing densities and quality improvements, the Planning Strategy for this part of Central East Greenock is likely to be largely housing-led. An improvement in the overall environment associated with more housing, coupled with the introduction of more open and green space on both the north (fmr Tate & Lyle sites) and the south side of the main railway line running through the area, (refer to **Chapter 6, Schedule 6.1**), presents the opportunity to introduce improved access routes (Green Network linkages) to the south from the inner areas of Broomhill and Drumfrochar.

These potential enhancements to the 'Green Network' are policy proposals in **Chapter 8** (refer **Policy ENV3**). These would benefit the environmental setting of the business and industrial areas, which in some cases require improvement.

### 4)

#### **Placemaking, Environment and Green Network/Access**

The principal elements of the above are illustrated on Diagram APC1. These are based on a number of sources and discussions with relevant stakeholders and agencies, each having an interest in the area and potential sources of funding for future improvements to the area (refer above). As indicated, RCH is an important stakeholder for large parts of Broomhill and Drumfrochar.

A Task Group has been addressing and taking forward some key elements of this area's problems and the outcomes of further discussions with the relevant parties are still awaited and will inform the planning strategy for this part of the area. Other interests and stakeholders will be fully involved as and when appropriate, as the all-important placemaking and green network elements are brought forward and confirmed.



# LOCAL DEVELOPMENT FRAMEWORKS

## APC2: INNER LOWER PORT GLASGOW (including CLUNE PARK)

### 1) Area Overview and Potential Planning Framework

Inner Lower Port Glasgow comprises a central area of densely populated housing with multiple problems of social deprivation, and is identified in the Council's Local Housing Strategy (LHS) as a number one housing priority. The core of the area, the 'Clune Park Regeneration Initiative' (CPRI), requires a comprehensive approach to resolving its problems. It is surrounded by some small businesses, vacant and underused land, social rented housing and large tracts of unmaintained woodland.

The Area is some five to ten minutes walk from the centre of Port Glasgow, a similar distance to the coast at Newark Castle, yet exhibits the characteristics of a disconnected, detached community. This is partly due to the social deprivation of many of its householders, but also not helped by the pervading neglect of much of its ageing infrastructure and in many respects, the physical barriers of the A8(T) road and mainline railway. These present considerable challenges in linking the area better with the coast and town centre. The inappropriate scale of the main access road also tends to dominate the setting of Clune Park, while the wooded hillside settling to the south and east suffers from a lack of accessibility. Despite the topography, more could be done to integrate the extensive greenspace that surrounds Clune Park, and provide it with an improved residential environment.

### 2) Current Planning Position and Development Opportunities

Once more definitive development options and proposals have been concluded and agreed with relevant stakeholders and the communities involved, particularly on the CPRI, the **LDP Action Programme** will chart progress on an evolving Local Development Framework for this area. Where appropriate, development will be

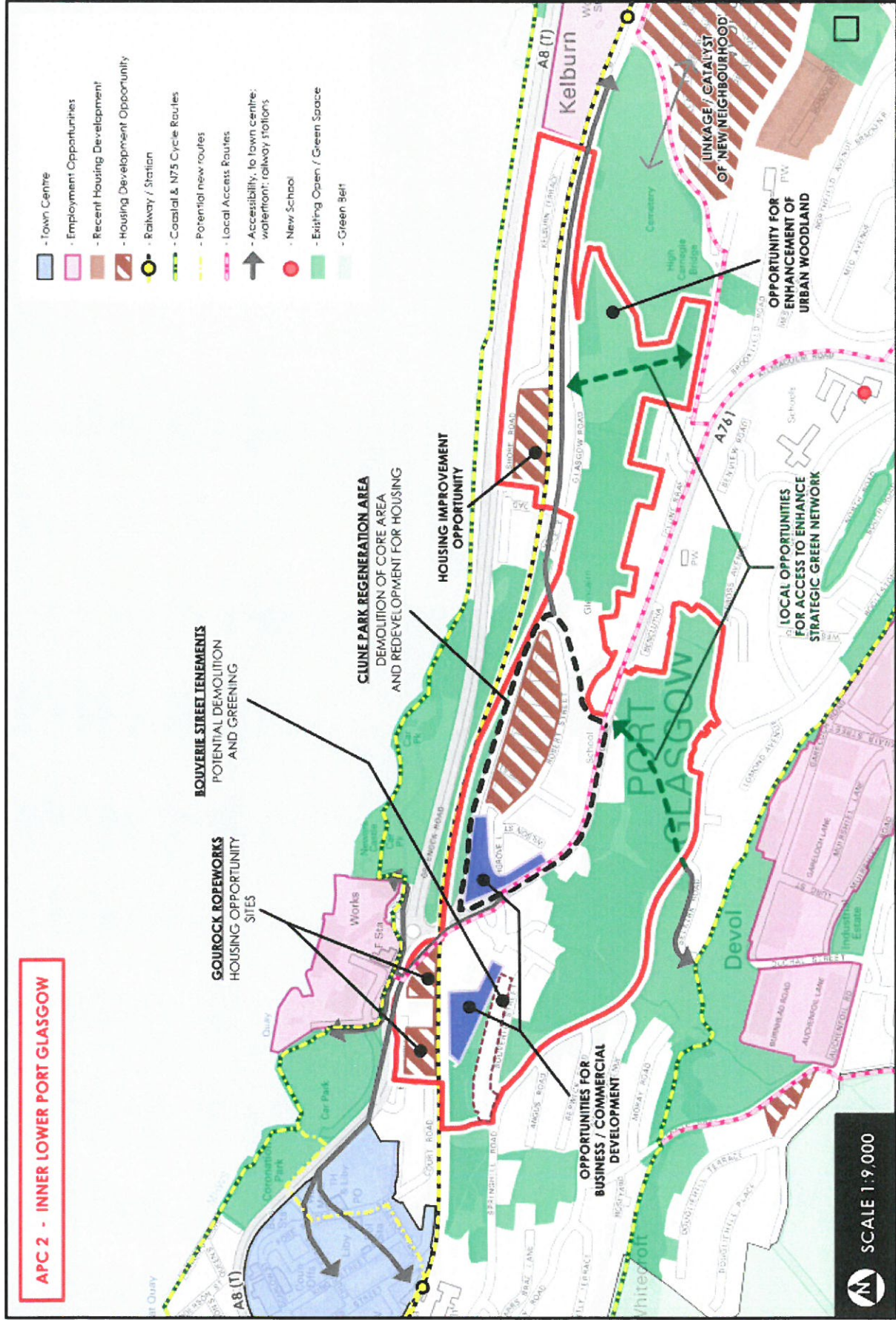
taken forward through Supplementary Guidance in response to further work being undertaken by the Council and its partners.

A number of development opportunities have been identified in this area for some time, but due to its linear configuration, topography and overall neglected appearance, it has been difficult to make satisfactory progress across a range of what are otherwise developable sites close to the centre of Port Glasgow. Opportunities for improved connectivity and local access, and 'greening', are outlined in the LDP, in particular for the wooded hillside to the south and east of the core area, Clune Park.





# LOCAL DEVELOPMENT FRAMEWORKS





## 3) Draft Planning Strategy and Land Use Options

The planning of the core area should have regard to this mix of surrounding land uses. However, since the preferred option for the CPRI is still at an early stage – wholesale demolition and re-housing of the householders, with no definitive plan in place and uncertain resources secured for what would be in time a cleared site - it is appropriate that an 'Area of Potential Change' approach is adopted in the LDP. This approach also recognizes the mix and juxtaposition of land uses, its inner area location and poor linkages into/out of the area and in particular, the town centre. These site conditions and location combined present particular challenges of placemaking and urban design and therefore, the viability and marketability of the area.

A mix of housing-led regeneration and an overall improvement in the environment should lie at the heart of an improved Clune Park. Located relatively close to the town centre also suggests that land should be retained for employment purposes.

## 4) Placemaking, Environment and Green Network/Access

The principal elements of the above are illustrated on Diagram APC2. These are based on a number of sources and discussions with relevant stakeholders and agencies, each having an interest in the area and potential sources of funding for future improvements to the area. The main part of the area concerns the aforementioned Clune Park Regeneration Initiative and the Task Group's work on this Initiative has informed the planning strategy for this core part of the area. Other interests and stakeholders will be fully involved as and when appropriate, as the all-important placemaking and green network elements are brought forward and confirmed.

## 4.0 DEVELOPMENT OPTION SITES

**4.1** Three **Development Option Sites** are designated under **Policy DOS1-3** for similar reasons to that of the 'Areas of Potential Change'. Two of these sites, Regent Street and Sinclair Street are characterised by having a range of problems that require intervention to realise their potential. At this stage it is best left to the market to determine what the best or favoured option should be for their development. The third site, John Street, is owned by River Clyde Homes and any decisions on a change in land use would have full regard to the expressed wishes of the tenants and a decision by the RCH Board. The key to the future of these sites' development is having in place a flexible planning regime, as illustrated for each below.

**4.2** The three Development Option Sites designated on the Proposals Map are:

- DOS1:** Regent Street, Greenock
- DOS2:** John Street, Greenock
- DOS3:** Sinclair Street, Greenock.

**4.3** The overarching policy in the LDP for the 'Development Option Sites' is outlined below.

### Policy DOS1-3 : Development Option Sites

The Council will support the redevelopment of the designated 'Development Option Sites' on the Proposals Map, **DOS1** to **DOS3** by having regard to their respective draft planning strategies and land use / development options, and progress each site through Supplementary Guidance, where necessary and appropriate.

**4.4** This early outline of possibilities for the three Development Option Sites identified will be further considered and consulted upon to establish firm proposals. Once potential development proposals have been concluded and agreed with relevant stakeholders and the communities involved, the accompanying **Action Programme** to the LDP will chart progress on the evolving Local Development Frameworks between the publication of this LDP and the next.

**4.5** The Supplementary Guidance for each of the three 'Development Option Sites' is outlined below.



## DOS1: REGENT STREET, GREENOCK

### 1) Overview of Site

The former British Telecom depot in Regent Street extends to over 1.5 hectares in size, and has lain vacant for over 10 years. It is adjacent to the Central Area of Greenock town centre, but is separated from it by Greenock Central railway station and the rail line with its high retaining wall. Despite this the site is readily accessible to Cathcart Street and the Oak Mall, and within reasonable walking distance to the Waterfront.

To the south of the site on the opposite side of Regent Street lies a mix of both residential and business/industrial properties, while to the east business and industrial uses predominate. There are a few buildings located on the site itself, all of which are vacant except for one office fronting Terrace Road/Bogle Street.

### 2) Current Planning Position

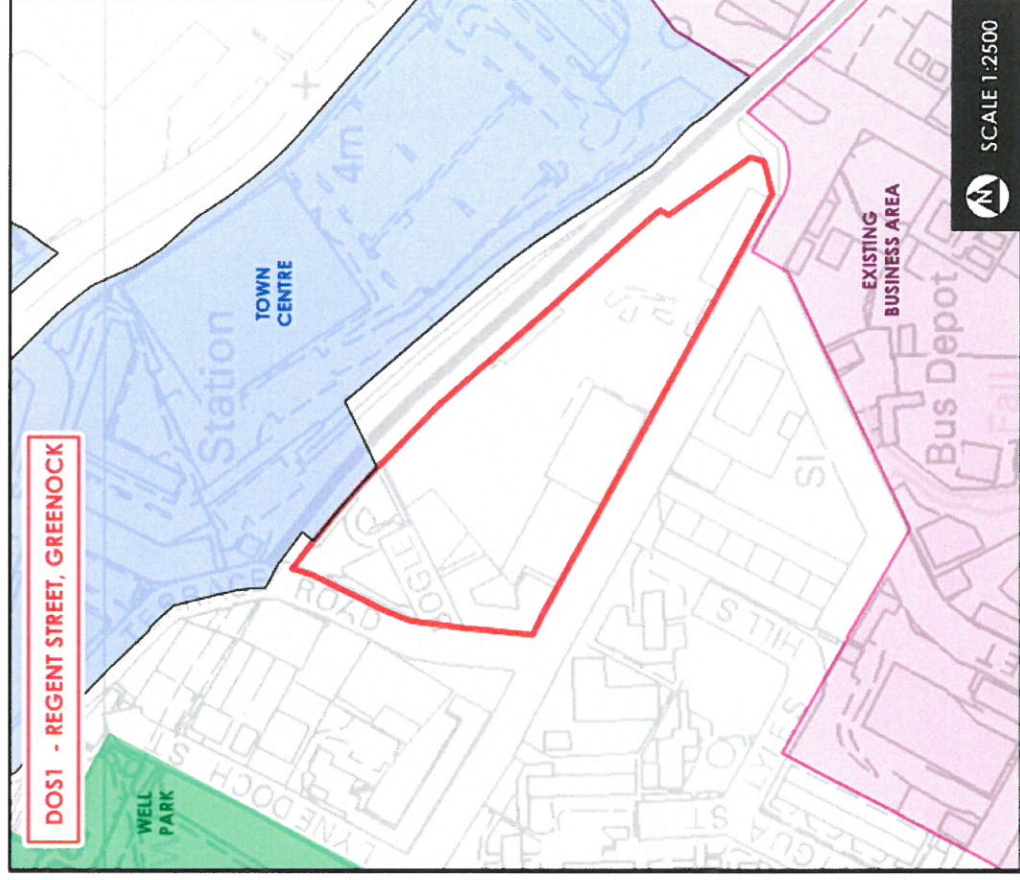
In July 1999 the site was granted outline planning approval for non-food retail warehousing (3,024 sqm), but the application lapsed in 2002. Since then the retail warehouse park at Custom House Way has been developed, and retailing is not now considered to be appropriate on this site. The adopted 2005 Local Plan identified the land as being suitable for a variety of purposes, including business and industrial use, residential and residential institutional use, and community uses. More recently consideration was given to its use as a 'park and ride' facility associated with Greenock Central railway station. No recent planning applications have been submitted.

### 3) Development Options

The following uses would be appropriate in principle on this site:

- (a) Business (Use Class 4);
- (b) General Industrial (Use Class 5);
- (c) Storage or Distribution (Use Class 6);

- (d) Residential Institutions (Use Class 8);
- (e) Housing (Use Class 9) and Residential Flats;
- (f) Non-residential Institutions (Use Class 10); and
- (g) Uses associated with the railway station.





# LOCAL DEVELOPMENT FRAMEWORKS

## DOS2: JOHN STREET, GREENOCK

### 1) Overview of Site

The land, bounded by John Street to the south and the Glasgow-Gourock railway line to the north, is owned by River Clyde Homes (RCH) and is currently occupied by three storey linked blocks of flats. Many of the flats are empty and boarded up. The area was subject to a review by RCH in 2013 with a view to determining its future for housing. Following consultation with existing tenants, it has been decided to retain the housing stock and invest in improving it, but still with the likelihood of a further review to determine whether the site has a long term future for housing or not (thus justifying its inclusion in the LDP).

This area was dominated by the multi storey flats of Belville Street sitting on higher land on its south eastern edge. These flats have recently been demolished, with the land remaining being developed for a community park project, with funding from a successful lottery bid. This site will not be redeveloped by RCH in the future. An industrial and business area lies to the west and south west of the area, with a recently demolished Council depot site immediately adjacent to John Street.

While the site, which extends to approximately 1.1 hectares, is separated from the A8 trunk road by the railway line, its close proximity to the main road, the waterfront and the town centre, should make it an attractive location for any changes that may be promoted for its future use.

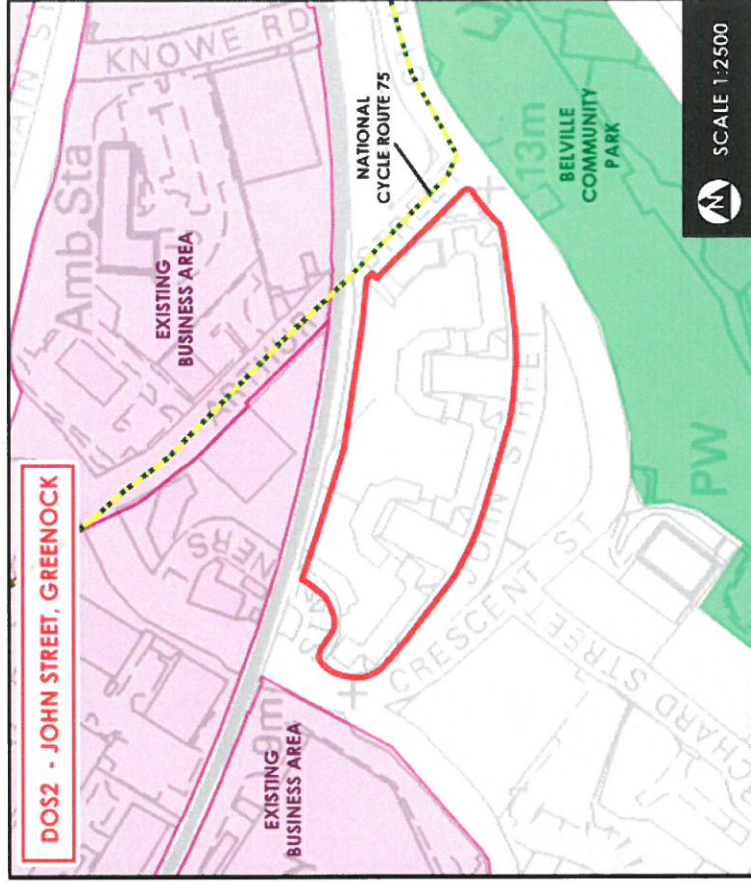
### 2) Current Planning Position

The adopted 2005 Local Plan includes this site within a general residential policy area. Until a final decision is taken by RCH on the future of the site, i.e. retention and refurbishment of the existing properties, redevelopment for residential purposes or made surplus to requirements and made available for an alternative use, the prevailing land use designation will remain 'Residential'. To date, no planning application has been submitted for the site. Its proximity adjacent to the railway line with the Carstairs business area beyond, and immediately to the east of the Baker Street/Ingleston Street business/industrial area, suggests that uses other than residential development may be equally appropriate in this location.

### 3) Development Options

The following uses would be appropriate in principle on this site:

- (a) Business (Use Class 4);
- (b) General Industrial (Use Class 5);
- (c) Storage or Distribution (Use Class 6);
- (d) Residential Institutions (Use Class 8);
- (e) Housing (Use Class 9) and Residential Flats; and
- (f) Non-Residential Institutions (Use Class 10).





## DOS3: SINCLAIR STREET, GREENOCK

### 1) Overview of Site

The Sinclair Street site lies adjacent to the A8 trunk road between Cappelwlow football ground and the Riverside Business Centre. A traffic controlled junction was installed at the time of the new access built to serve James Watt Dock/Garvel Island, providing improved access across the A8 to the new marina and other planned developments at the Waterfront. To the south beyond the railway line is largely residential with recent new housing development and a local centre.

Part of the site is used by Greenock Morton Football Club for car parking on match days. The remainder however is overgrown and has lain vacant for over 20 years. Its eastern boundary comprises the embankment of the former rail link which previously connected into the Great Harbour/Inchgreen area, while its southern boundary is defined by the main Glasgow-Gourock railway line. The site extends to approximately 2.4 hectares.

### 2) Current Planning Position

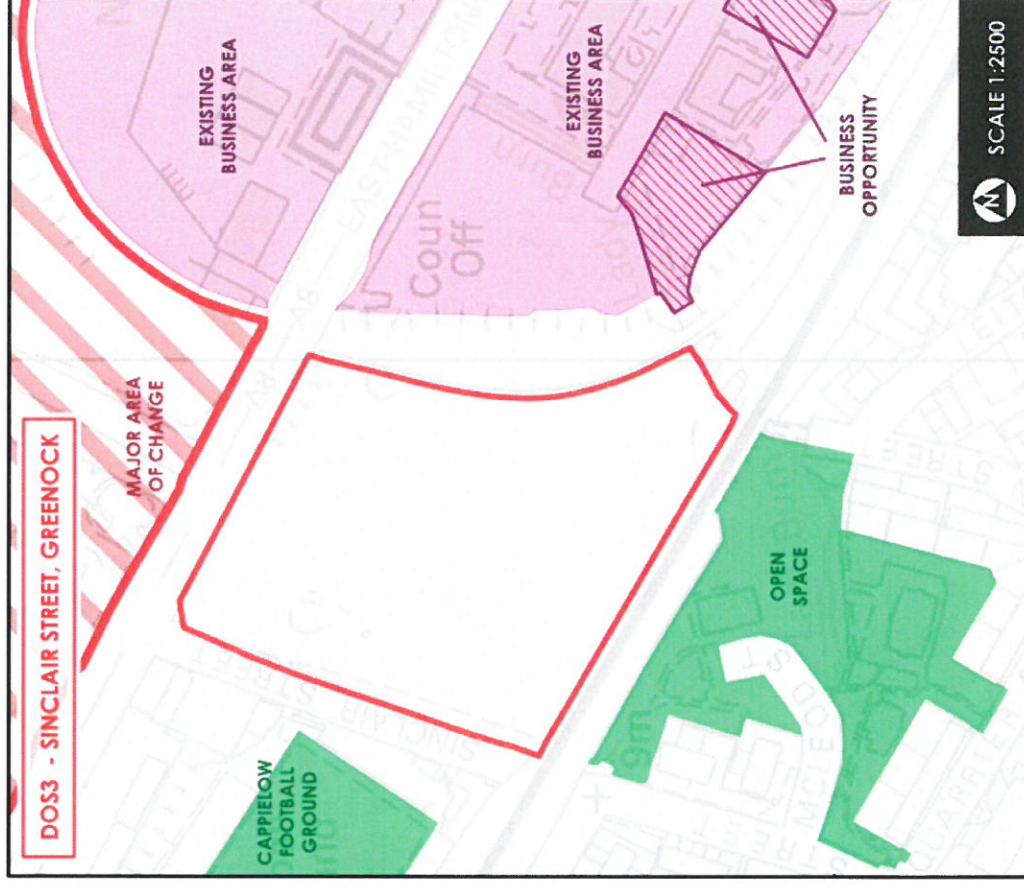
While the site received a conditional planning approval for three non-food retail units and fast food takeaway in 1990, it was subject to a legal agreement which was not fulfilled. The adapted 2005 Local Plan recognised the potential of the area for a variety of business or industrial uses, as well as a leisure use associated with the adjacent Cappelwlow football ground. A Certificate of Lawfulness is in place for the use of the site for car parking on match days at Cappelwlow Stadium. However, little developer interest has been shown in this site since adoption of the Plan, and no planning permissions have been issued.

### 3) Development Options

The following uses would be appropriate in principle on this site:

- (a) Business (Use Class 4);
- (b) General Industrial (Use Class 5);

- (c) Storage or distribution (Use Class 6);
- (d) Non-Residential Institutions (Use Class 10); and
- (e) Assembly and Leisure (Use Class 11), where associated with Cappelwlow football ground.







**Regeneration and Planning**  
Inverclyde Council  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY

**Tel:** 01475 717171

**E-mail:** [ldp@inverclyde.gov.uk](mailto:ldp@inverclyde.gov.uk)

**Web:** [www.inverclyde.gov.uk/ldp](http://www.inverclyde.gov.uk/ldp)

## **5. CONSULTATION RESPONSES IN RELATION TO PLANNING APPLICATION**



Memorandum Safer Communities Planning Application Consultation Response	
To: <b>Planning Services</b> For the Attention of James McColl	
From: <b>Safer and Inclusive Communities</b>	Date sent to Planning: <b>1st June 2017</b>

Lead Officer: <b>Sharon Lindsay</b>
Tel: <b>01475 714 205</b> Email: <b>sharon.lindsay@inverclyde.gov.uk</b>

Safer Communities Reference (optional):	
Planning Application Reference:	<b>17/0108/IC</b>
Planning Application Address:	Flat Ground-1 29 Robert Street Port Glasgow PA14 5RH
Planning Application Proposal:	<b>Change of use from residential flat to food bank and office.</b>

Team	Officer	Date
Food & Health		
Air Quality <i>Contaminated Land</i>	Sharon Lindsay n/a	1/6/17
Public Health & Housing	Sharon Lindsay	
Noise	Sharon Lindsay	

*Amend table entries as appropriate and insert date when each officer review is completed.*

**Recommended Conditions:**

It is recommended that the undernoted conditions be placed on any consent the council may grant:

*Delete or amend as appropriate*

**Food & Health**

**No Comments**

**Air Quality**

**No Comments**

**Contaminated Land**

**No Comments**

**Public Health & Housing**

1. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

2. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

**Noise**

3. Deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00.

Reason: To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.



*Recommended Advisory Notes*

i. **Consultation on Proposed Use:** It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;

- a) Food Safety Legislation,
- b) Health and Safety at Work etc. Act 1974,





## **6. REPRESENTATION IN RELATION TO PLANNING APPLICATION**

## Grant Kennedy

---

**From:** David Ashman on behalf of Devcont Planning  
**Sent:** 31 May 2017 08:40  
**To:** Grant Kennedy  
**Subject:** FW: Your ref. 17/0108/IC

Obj

---

**From:** Margaret [mailto: ]  
**Sent:** 30 May 2017 12:25  
**To:** Devcont Planning  
**Subject:** Your ref. 17/0108/IC

Dear Mr. Jamieson

I am writing regarding the planning application for the change of use from residential flat to a food bank and office at 29 Robert Street, Port Glasgow.

There are already two well established food banks operating in Port Glasgow and also the Tesco Extra store is the collection point for the Inverclyde Food Bank run by the Trussell Trust/Elim Church. My colleagues and I feel it will be detrimental to the donations the current organisations within the town receive from the members of our community.

I find it strange that this flat is situated in an area for regeneration and any change of use could hinder future development.

Yours sincerely

Margaret Wilson  
Church Angels Project  
Port Glasgow United Reformed Church

Sent from [Mail](#) for Windows 10



**7. DECISION NOTICE DATED 12 JUNE 2017 ISSUED BY  
HEAD OF REGENERATION & PLANNING**

# DECISION NOTICE

## *Refusal of Planning Permission*

Issued under Delegated Powers

Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

Planning Ref: 17/0108/IC

Online Ref: 100047402-002

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013***

PGTI  
Mr David Smith  
Lower Bouverie Street  
PORT GLASGOW  
PA14 5PE

Richard Robb Architects  
Richard Robb  
75/77 Albert Road  
GOUROCK  
PA19 1NJ

With reference to your application dated 4th April 2017 for planning permission under the above mentioned Act and Regulation for the following development:-

**Change of use from residential flat to food bank and office at**

**Flat Ground-1, 29 Robert Street, Port Glasgow**

**Category of Application - Local Application Development**

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal is not considered compatible with the residential use of the building within this established residential area and would result in noise, activity and traffic movements to the detriment of residential amenity contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan.
2. The change of use of an individual site within the designated Area of Potential Change would not be consistent with the aims of this designation or the supplementary guidance on Local Development Frameworks and could potentially jeopardise the long term redevelopment of the wider Area of Potential Change in a co-ordinated manner in accordance with policy APC2 of the Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 12th day of June 2017

  
Head of Regeneration and Planning





- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
  
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

**Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>**

<b>Drawing No:</b>	<b>Version:</b>	<b>Dated:</b>
717/29R/ST/01		01.04.2017
717/29R/PL/01		01.04.2017
717/29R/PL/02		01.04.2017

**8. NOTICE OF REVIEW FORM DATED 11 SEPTEMBER 2017  
TOGETHER WITH PLANS**



# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

**Use BLOCK CAPITALS if completing in manuscript**

## Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be through this representative:

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes  No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application  Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Inverclyde Council Councillors have not had the opportunity to review or comment on the charity's input in the regeneration of the Clune Park Estate.

**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A



**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We are advised that.....

“Applicant has discussed with local councillors their proposal to expand activities to include crèche and drop in centre for social work and health professionals. Applicant owns considerable peripheral land and property, have lived and worked within the regeneration zone for 35 years and wish involvement with regeneration plans. Trustees welcome proposed new masterplan and hope to expand the 30 current training flats to 60 in 5 years, then the charity will have Registered Social Landlord Status.”

We understand that further details can be made available upon request.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes  No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

We would advise that our client has stated that.....

“PGTI Charity own the whole 4 storey tenement block at Locus”.

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

717/29R/ST/01 – Location plan.  
 717/29R/PL/01 – Ground floor plan as existing.  
 717/29R/PL/02 – Ground floor plan as proposed.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

**I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.**

Signed

Date 11/09/17.



NOTES

- 1. All dimensions shown on this drawing are in metres.
- 2. Do not scale from drawing (Planning Department exempted)
- 3. Check all appropriate drawings.
- 4. All dimensions to be confirmed on site prior to ordering any materials or commencing work.
- 5. In good faith.

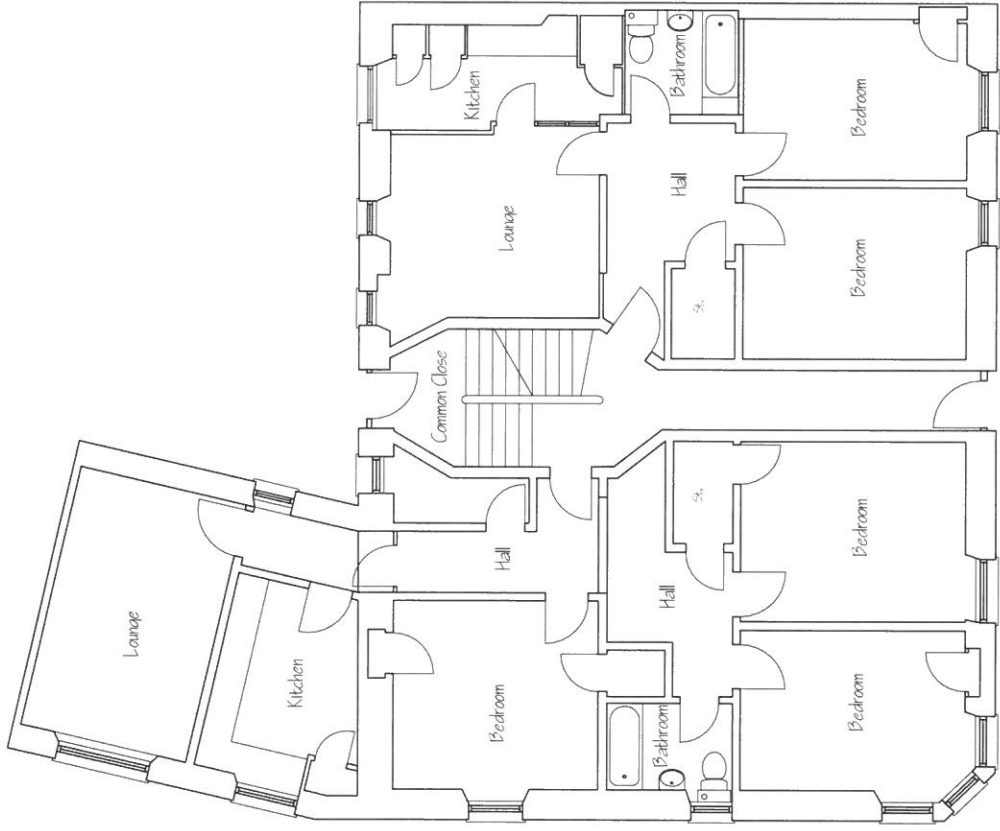
REVISIONS  
SCALE 1:50@A3 DATE APRIL 17 DRAWN DHS

PROJECT  
CHANGE OF USE  
AT  
29 ROBERT STREET,  
PORT GLASGOW,  
PA14 5RH

DRAWING  
GROUND FLOOR PLAN AS  
EXISTING

**Richard Robb**  
ARCHITECTS

75/77 ALBERT ROAD, GOUROCK, PA19 1NJ  
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www.scotlandarchitects.co.uk  
DRAWING NO. STATUS  
717/29R/PL/01 PLANNING



GROUND FLOOR PLAN AS EXISTING 1:100

**NOTES**

- All scale bars shown on this drawing are in meters
- Do not scale from drawing (Planning Department exempted)
- Any dimensions shown on drawings are to be taken from the architect's drawings
- Any discrepancies to be noted to Architect
- All dimensions to be confirmed on site prior to ordering any materials or work
- If in doubt - Ask!

REVISIONS \_\_\_\_\_  
 SCALE 1:100@A3 DATE APRIL 17 DRAWN DHS  
 PROJECT CHANGE OF USE  
 AT 29 ROBERT STREET,  
 PORT GLASGOW,  
 PA14 5RH

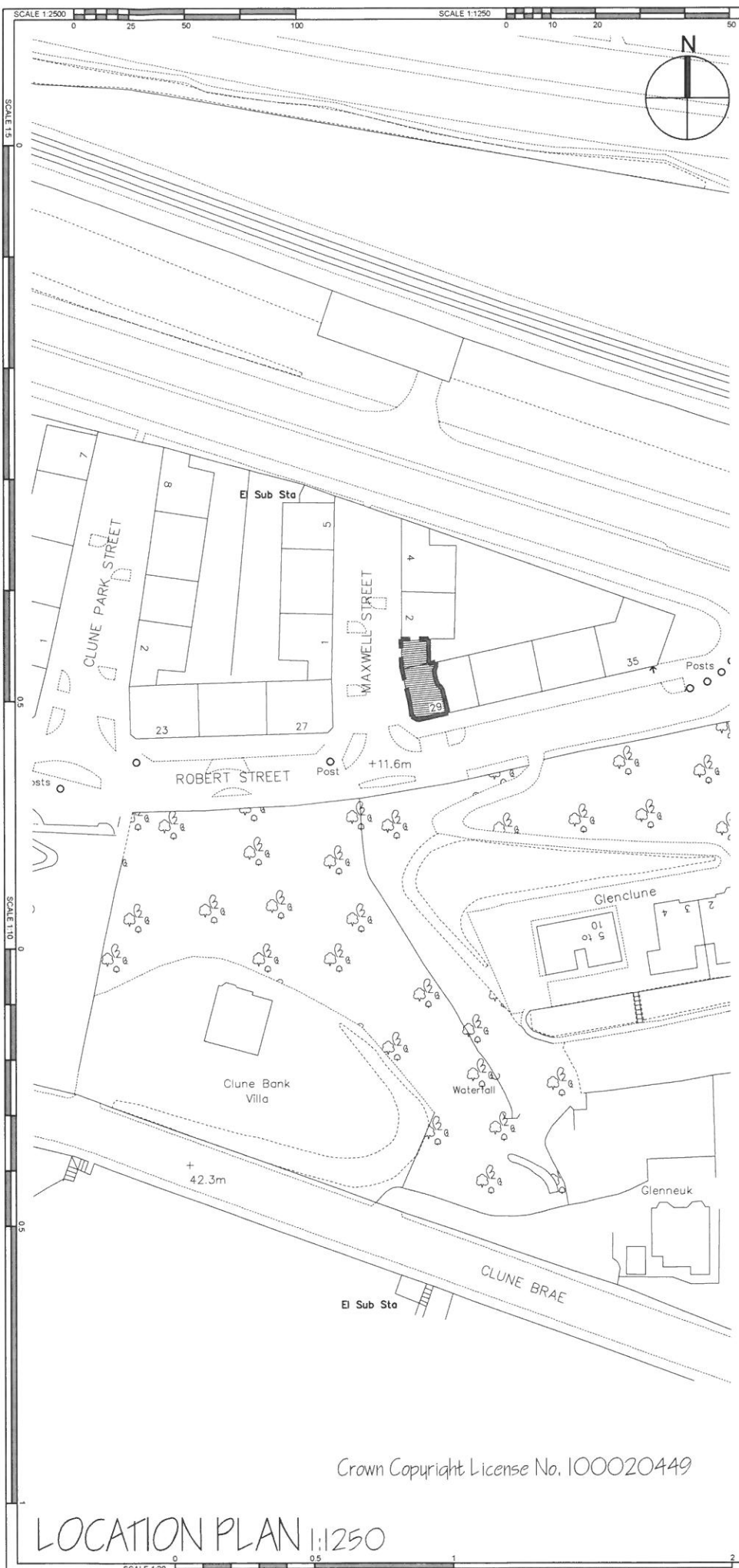
DRAWING GROUND FLOOR PLAN AS  
 PROPOSED

**Richard Robb**  
 ARCHITECTS  
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 DRAWING NO. 717/29R/PL/02 STATUS PLANNING



GROUND FLOOR PLAN AS PROPOSED 1:100





- NOTES**
- All scale bars shown on this drawing are in metres
  - Do not scale from drawing (Planning Department excepted)
  - Cross check all appropriate drawings
  - Any discrepancies to be notified to Architect
  - All dimensions to be confirmed on site prior to ordering any materials or commencing work
  - If in doubt - Ask!

REVISIONS	DATE	DRAWN
SCALE	APRIL 17	DHS
1:1250@A4		

PROJECT  
**CHANGE OF USE**  
**AT**  
**G/L, 29 ROBERT STREET,**  
**PORT GLASGOW,**  
**PA14 5RH**

DRAWING  
**LOCATION**  
**PLAN**

**Richard Robb**  
**ARCHITECTS**

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DRAWING NO. STATUS  
**717/29R/ST/01 PLANNING**

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**LOCATION PLAN 1:1250**