

PLANNING BOARD – 14 JUNE 2018

Planning Board

Thursday 14 June 2018 at 2pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, McVey, Moran, Murphy, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration and Planning, Development and Building Standards Manager, Mr G Leitch and Ms E Provan (Environmental and Commercial Services), Mr J Kerr (for Head of Legal and Property Services) and Ms K Macvey (Legal and Property Services).

391 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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An apology for absence was intimated on behalf of Councillor Nelson.

Councillors Wilson and Clocherty declared an interest in Agenda Item 2 (Pre-Determination Hearing).

392 PRE-DETERMINATION HEARING

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There was submitted a report by the Head of Regeneration and Planning on an application by Gladman Developments Ltd for a proposed residential development with access, open space, landscaping and associated works (in principle) at Land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm (17/0403/IC).

Councillor Wilson declared a non-financial interest in this matter as (a) the Vice Chair of Clydeplan (Glasgow and the Clyde Valley Strategic Development Planning Authority), having prior to the Hearing sought and received legal advice in relation to the Councillors' Code of Conduct, paragraphs 7.6 and 7.7; and (b) one of the organisers of the Kilmacolm bonfire and fireworks display which necessitated him seeking permissions from the landowner. He formed the view that the nature of both of these interests and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

Councillor Clocherty declared a non-financial interest in this matter as a member of Clydeplan. He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

The Chair referred to the Pre-Determination Hearing Procedure included with the agenda papers, which, for the benefit of those present, Mr Kerr read aloud.

The Chair then invited the objectors who had indicated they wished to address the Board to speak and the Board heard presentations from:-

(a) Mr Douglas Martin on behalf of Kilmacolm Civic Trust (objector) – issues raised: the principle of development in the Green Belt; the impact on the existing open space and natural environment; Inverclyde Local Development Plan policies and Clydeplan Strategic Development Plan policies; the Sub-Housing Market Area; the potential negative impact on the character of the area; visual impact; the current density, layout

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and architecture of adjoining properties; the sense of place and distinctive gateway; flooding risk and surface flooding events; absence of detail within the Flood Risk Assessment; sustainability concerns; impact on public transport; potential pressure on car parking; ecological impact on migrating geese and other wildlife; and lack of ecological information.

(b) Ms Frances Hughes on behalf of Kilmacolm Residents Association (objector) – issues raised: the land supply within the Renfrewshire Housing Market Area; Clydeplan Strategic Development Plan policies; the high number of objections to the proposal; the importance of the area as a community amenity; the iconic entrance to the village; the beauty of the surrounding area and migrating geese.

(c) Mr Mike Jefferis on behalf of Kilmacolm Community Council (objector) – issues raised: 2014 Inverclyde Local Development Plan and 2018 Proposed Inverclyde Local Development Plan policies; the timing of the pre-application consultation and planning application; the outcome of the 2014 Inverclyde Local Development Plan community consultation; the availability of brownfield and infill sites; the current local housing market; the significance of the 2014 Inverclyde Local Development Plan Spatial Strategy; the windfall site classification; the current and proposed planning policies on Green Belt and Countryside; visual impact; the identity of the village; the effect on the character and setting of the Conservation Area; sustainable development; impact on infrastructure; potential increase in private car traffic and the diversity of existing house types.

The Head of Regeneration and Planning then referred to his report and recommendation to the Board.

Thereafter Members asked questions which were answered by the Head of Regeneration and Planning, Mr G Leitch, Team Leader, Consultancy, Roads, and Mr J Kerr, Solicitor, Legal and Property Services.

Decided: that the Planning Board recommend to the Inverclyde Council that the application be refused for the following reasons:-

(1) the proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which fails to accord with the Green Belt objectives in that it does not protect the quality, character, landscape setting and identity of the village;

(2) the proposal is contrary to Policies ENV2 and SDS8 of the 2014 Inverclyde Local Development Plan together with Policy 14 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to accord with the objectives of the Green Belt;

(3) the proposal fails in respect of Policy RES1 of the 2014 Inverclyde Local Development Plan with reference to the incompatibility with the character and amenity of the area (criterion (a)) and in respect of landscaping proposals and impact on existing landscape features (criteria (b) and (c));

(4) the proposal fails to have regard to the six qualities of successful places as required by Policy 1 of the 2017 Clydeplan Strategic Development Plan and Policy 1 of the 2018 Proposed Inverclyde Local Development Plan. The proposal is also contrary to the placemaking aims of Policy SDS3 of the 2014 Inverclyde Local Development Plan;

(5) the proposal is not a form of residential development in the Green Belt supported by Policy RES7 of the 2014 Inverclyde Local Development Plan; and

(6) the proposal is contrary to Policy HER1 of the 2014 Inverclyde Local Development Plan and Policy 28 of the Proposed 2018 Inverclyde Local Development Plan in that there would be a significant and unacceptable impact on the setting and appearance of the Conservation Area.

