

THE INVERCLYDE COUNCIL – 28 JUNE 2018

The Inverclyde Council

Thursday 28 June 2018 at 4pm

Present: Provost Brennan, Councillors Ahlfeld, Brooks, Clocherty, Crowther, Curley, Dorrian, Jackson, MacLeod, McCabe, McCormick, J McEleny, McKenzie, McVey, Moran, Murphy, Quinn, Rebecchi, Robertson and Wilson.

Chair: Provost Brennan presided.

In attendance: Chief Executive, Corporate Director Environment, Regeneration & Resources, Head of Legal & Property Services, Mr J Kerr, Ms S Lang and Ms K Macvey (Legal & Property Services), Head of Regeneration & Planning and Mr G Leitch (Environmental & Public Protection).

In attendance also: Mr T Yule, Audit Scotland.

407 Apologies and Declarations of Interest

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Apologies for absence were intimated on behalf of Councillors C McEleny and Nelson.

Councillors Wilson and Clocherty declared an interest in Agenda Item 2 (Land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm).

408 Land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm

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There was submitted a report by the Head of Legal & Property Services together with a report by the Planning Board on the Pre-determination Hearing held on 14 June 2018 in relation to a planning application by Gladman Developments Limited 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 his 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 in the Chamber or his participation in the consideration of the 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 in the Chamber or his participation in the consideration of the item.

Decided: that planning permission be refused for the following reasons, as recommended by the Planning Board:

- (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

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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.