

**PLANNING BOARD – 1 AUGUST 2018**

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**Planning Board**

**Wednesday 1 August 2018 at 3pm**

**Present:** Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, McVey, Jackson (for Councillor Moran), Murphy, Nelson, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

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

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.**

**409 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 409**

An apology for absence was intimated on behalf of Councillor Moran, with Councillor Jackson substituting.

No declarations of interest were intimated.

**410 PLANNING APPLICATIONS 410**

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Conversion of existing main building, annexe building and water tower into residential units at Balrossie House, Blacksholm Road, Kilmacolm (17/0038/LB)**

**Decided:** that listed building consent be granted subject to the following conditions:-

1. That no development shall commence until full details of the following works to Balrossie House, the villa annexe and the water tower have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
  - a) Stonework repairs/replacement
  - b) Roof repairs
  - c) Fenestration repairs/replacement
  - d) Door repairs/replacement
  - e) Guttering and downpipe repairs/replacement;
2. That no development shall commence until full details of the following works, including timescales for implementation, have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
  - a) Garden feature repairs/replacement
  - b) Boundary repairs/replacement
  - c) All hard and soft landscaping works;
3. That no development shall commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority;

**PLANNING BOARD – 1 AUGUST 2018**

---

4. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site are undertaken to the satisfaction of the Planning Authority; and
5. That the recommendations in the Bat Hibernation Survey by Stone's Wildlife Management dated 25 January-10 March 2018 shall be implemented in full.

**(b) Conversion of existing main building, annexe building and water tower into residential units at Balrossie House, Blacksholm Road, Kilmacolm (17/0351/IC)**

**Decided:** that planning permission be granted subject to the following conditions:-

1. That no development shall commence until full details of the following works to Balrossie House, the villa annexe and the water tower have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
  - a) Stonework repairs/replacement
  - b) Roof repairs
  - c) Fenestration repairs/replacement
  - d) Door repairs/replacement
  - e) Guttering and downpipe repairs/replacement;
2. That no development shall commence until full details of the following works have been submitted to and approved in writing by the Planning Authority in consultation with Historic Environment Scotland:
  - a) Garden feature repairs/replacement
  - b) Boundary repairs/replacement
  - c) All hard and soft landscaping works;
3. That no development shall commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority;
4. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site are undertaken to the satisfaction of the Planning Authority;
5. That no dwelling shall be occupied until the footway, road and parking spaces serving the dwelling are completed to sealed base course level;
6. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas;
7. That all surface water originating within the site shall be intercepted within the site and the discharge shall be limited to that of greenfield run-off;
8. That prior to the commencement of development a detailed drainage design drawing shall be submitted to and approved in writing by the Planning Authority and this shall include details of the outfall to the river;

**PLANNING BOARD – 1 AUGUST 2018**

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9. That prior to the commencement of development a maintenance regime for the surface water shall be submitted to and approved in writing by the Planning Authority;
10. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval;
11. That prior to the commencement of construction, a full and detailed description of the sewage treatment facility which will service the proposed development of the former Balrossie home shall be submitted to and approved by the Planning Authority. The description must include a calculation of the estimated throughput, the type of treatment being undertaken, details of any discharge, its location and rate and a scale plan of the facility;
12. That none of the dwellings hereby permitted shall be occupied until the sewage treatment facility approved in terms of condition 11 above becomes operational;
13. That the applicant shall ensure that no works within the application site interrupt the service provisions to the adjacent existing houses on Balrossie Drive at any point during construction operations; and
14. That the recommendations in the Bat Hibernation Survey by Stone's Wildlife Management dated 25 January-10 March 2018 shall be implemented in full.

**(c) Planning application for 27 new build houses with associated roads infrastructure and new package waste treatment plant at Balrossie House, Blacksholm Road, Kilmacolm (18/0076/IC)**

**Decided:** that planning permission be granted subject to the following conditions:-

1. That no development shall commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 18/0077/IC to the restoration and completion of all works to the listed buildings as detailed in listed building consent 17/0038/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 18/0077/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 18/0077/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 17/0038/LB;
2. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority;
3. That prior to their use, samples of all hard landscaping materials shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority;
4. That prior to the commencement of development, full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority;
5. That the landscaping scheme approved in terms of condition 4 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar

**PLANNING BOARD – 1 AUGUST 2018**

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size and species;

6. That prior to the commencement of development, full details of the equipped play area identified under planning permission 18/0077/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan;

7. That a visibility splay of 2.4 metres by 43 metres by 1.05 metres shall be provided at the main access onto Blacksholm Road prior to the commencement of development and shall be maintained at all times thereafter;

8. That for the avoidance of doubt, road gradients shall not exceed 8% and driveway gradients shall not exceed 10%;

9. That no dwelling shall be occupied until the footway and road serving the dwelling are completed to sealed base course level;

10. That prior to the last of the dwellings approved under this permission or that of planning permission 18/0077/IC being occupied, all footways and roads serving the dwellings shall be completed to final wearing course level;

11. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas;

12. That all surface water originating within the site shall be intercepted within the site and the discharge shall be limited to that of greenfield run-off;

13. That prior to the commencement of development, a detailed drainage design drawing shall be submitted to and approved in writing by the Planning Authority and this shall include details of the outfall to the river;

14. That prior to the commencement of development, a maintenance regime for the surface water shall be submitted to and approved in writing by the Planning Authority;

15. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval;

16. That prior to the commencement of development, confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval;

17. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation;

18. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages have been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation;

19. That before the development hereby permitted is occupied, the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan,

**PLANNING BOARD – 1 AUGUST 2018**

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maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness;

20. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority;

21. That prior to the commencement of construction, a full and detailed description of the sewage treatment facility which will service the proposed development of the former Balrossie home shall be submitted to and approved by the Planning Authority. The description must include a calculation of the estimated throughput, the type of treatment being undertaken, details of any discharge, its location and rate and a scale plan of the facility;

22. That none of the dwellings hereby permitted shall be occupied until the sewage treatment facility approved in terms of condition 21 above becomes operational;

23. That in the event the gas supply to the development site comprises on-site storage facilities, full details of all proposed plant shall be submitted to and approved in writing by the Planning Authority. The approval shall pre-date the start of construction work on the site;

24. That details of the location of the approved boundary treatments shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. For the avoidance of doubt the fence/wall combination shall be used on the public realm boundaries of approved plots 12, 13, 15, 23, 29, 30, 40-45;

25. That the approved fences and fence/wall combinations shall be erected for each plot prior to the occupation of the relevant plot;

26. That existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for Trees in Relation to Construction, currently BS 5837:2012;

27. That no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures have been submitted to and approved in writing by the Planning Authority;

28. That the recommendations of the Tree Survey & Arboricultural Report by Langton Tree Specialists, dated October 2017, shall be implemented in full;

29. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources are undertaken to the satisfaction of the Planning Authority;

30. That the remote footpaths shown on the drawing linking the development to Blacksholm Road shall be provided prior to the last of the dwellinghouses hereby permitted being occupied. Full details of the means of connection and surfacing of the paths shall be submitted to and approved in writing by the Planning Authority prior to their provision;

31. That the recommendations contained within the Stone's Wildlife Management "Ecological Walk Over to Re-survey", "Badger Survey" and "Bat Hibernation Survey" documents submitted to the Planning Authority in May 2018 shall be implemented in full;

**PLANNING BOARD – 1 AUGUST 2018**

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and

32. That the applicant shall ensure that no works within the application site interrupt the service provisions to the adjacent existing houses on Balrossie Drive at any point during construction operations.

**(d) Planning application for 22 new build houses with associated roads infrastructure and new package waste treatment plant at Balrossie House, Blacksholm Road, Kilmacolm (18/0077/IC)**

**Decided:** that planning permission be granted subject to the following conditions -

1. That no development shall commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 18/0076/IC to the restoration and completion of all works to the listed buildings as detailed in listed building consent 17/0038/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 18/0076/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 18/0076/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 17/0038/LB;
2. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority;
3. That prior to their use, samples of all hard landscaping materials shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority;
4. That prior to the commencement of development, full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority;
5. That the landscaping scheme approved in terms of condition 4 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species;
6. That prior to the commencement of development, full details of the equipped play area, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority, including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan;
7. That a visibility splay of 2.4 metres by 43 metres by 1.05 metres shall be provided at the main access onto Blacksholm Road prior to the commencement of development and shall be maintained at all times thereafter;
8. That for the avoidance of doubt, road gradients shall not exceed 8% and driveway gradients shall not exceed 10%;
9. That no dwelling shall be occupied until the footway and road serving the dwelling are completed to sealed base course level;

**PLANNING BOARD – 1 AUGUST 2018**

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10. That prior to the last of the dwellings approved under this permission or that of planning permission 18/0076/IC being occupied, all footways and roads serving the dwellings shall be completed to final wearing course level;
11. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas;
12. That all surface water originating within the site shall be intercepted within the site and the discharge shall be limited to that of greenfield run-off;
13. That prior to the commencement of development, a detailed drainage design drawing shall be submitted to and approved in writing by the Planning Authority and this shall include details of the outfall to the river;
14. That prior to the commencement of development, a maintenance regime for the surface water shall be submitted to and approved in writing by the Planning Authority;
15. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval;
16. That prior to the commencement of development, confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval;
17. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval in writing by the Planning Authority prior to implementation;
18. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages have been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation;
19. That before the development hereby permitted is occupied, the applicant shall submit a report for approval in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness;
20. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority;
21. That prior to the commencement of construction, a full and detailed description of the sewage treatment facility which will service the proposed development of the former Balrossie home shall be submitted to and approved by the Planning Authority. The description must include a calculation of the estimated throughput, the type of treatment

**PLANNING BOARD – 1 AUGUST 2018**

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being undertaken, details of any discharge, its location and rate and a scale plan of the facility;

22. That none of the dwellings hereby permitted shall be occupied until the sewage treatment facility approved in terms of condition 21 above becomes operational;

23. That in the event the gas supply to the development site comprises on-site storage facilities, full details of all proposed plant shall be submitted to and approved in writing by the Planning Authority. The approval shall pre-date the start of construction work on the site;

24. That details of the location of the approved boundary treatments shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. For the avoidance of doubt, the fence/wall combination shall be used on the public realm boundaries of approved plots 1, 2, 7, 10, 35, 36, 39, 46 and 49;

25. That the approved fences and fence/wall combinations shall be erected for each plot prior to the occupation of the relevant plot;

26. That existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012;

27. That no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures have been submitted to and approved in writing by the Planning Authority;

28. That the recommendations of the Tree Survey & Arboricultural Report by Langton Tree Specialists, dated October 2017, shall be implemented in full;

29. That no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources are undertaken to the satisfaction of the Planning Authority;

30. That the remote footpaths shown on the drawing linking the development to Blacksholm Road shall be provided prior to the last of the dwellinghouses hereby permitted being occupied. Full details of the means of connection and surfacing of the paths shall be submitted to and approved in writing by the Planning Authority prior to their provision;

31. That the recommendations contained within the Stone's Wildlife Management "Ecological Walk Over to Re-survey", "Badger Survey" and "Bat Hibernation Survey" documents submitted to the Planning Authority in May 2018 shall be implemented in full; and

32. That the applicant shall ensure that no works within the application site interrupt the service provisions to the adjacent existing houses on Balrossie Drive at any point during construction operations.