

**Report To:** The Planning Board

**Date:** 6 February 2019

**Report By:** Head of Regeneration and Planning

**Report No:** 18/0294/IC  
Plan 02/19

**Local Application  
Development**

**Contact  
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**Subject:** Proposed Residential Development of 32 units on vacant land north of Langhouse Road in Inverkip with associated roads, footpaths and open space at  
Langhouse Road, Inverkip.



## **SUMMARY**

- The proposal presents no conflict with the Inverclyde Local Development Plan and the Proposed Inverclyde Local Development Plan.
- 32 written representations have been received raising a wide range of concerns including the development of a greenfield site, impacts on traffic, safety, services, infrastructure and ecology.
- Consultations received present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PGR5W8IMJ1C00>.

## **SITE DESCRIPTION**

The site, which extends to 1.49 hectares and is contained by Langhouse Road, Langhouse Place, Millhouse Road and Inverkip Cemetery, is currently vacant and comprises open grassland with a small watercourse running through its centre. The topography of the site varies considerably, as it slopes upwards towards the north eastern corner and downwards towards the north western corner and western boundary. It is bound by an approximately 1 metre high stone boundary wall to its southern boundary and western boundary and the eastern boundary is formed of timber fences which bound the rear gardens of the properties on Langhouse Place. The site is located on the periphery of an established residential area, typified by a mix of two-storey detached, semi-detached and terraced properties.

## **PROPOSAL**

Planning permission is sought for a residential development of 32 dwellings and inclusive of new access roads, footpaths, open space and landscaping. The proposal also includes a temporary sales office, car park and all associated provision to be located at the entrance of the development.

A single vehicular access point to the site will be formed from Langhouse Road, serving as the main route through the development from which three private access roads will branch, each serving two or three individual house plots.

The dwellings proposed are two storeys and comprise a mix of detached and semi-detached three and four bedroom houses, each with a dedicated front and rear garden area with in-curtilage parking. They are all of a thematic design and finish, with external walls finished in white dry dash render incorporating elements of buff coloured facing brick, tiled roofs incorporating roof lights within the front roof slope and white uPVC windows and doors. The proposal indicates the erection of timber fences between plots with fence/wall combinations along more prominent boundaries. Some retention is required in places due to the varied site levels. Bin stores are largely located to the side and rear of the houses.

At the site entrance a feature entrance wall is proposed which will extend to a height of 0.9 metres, formed from reclaimed stone from the existing boundary on Langhouse Road which will be removed as part of the proposal. An extensive landscaped and open space area is proposed along the western edge of the site, with a formal play area located centrally. This layout corresponds to the site levels and enables the retention of the existing trees and additional soft landscaping to be directed around the watercourse. Additional planting in the form of trees, shrubs and hedging is also proposed.

## **DEVELOPMENT PLAN POLICIES**

### **Policy SDS3 - Place Making**

High-quality place making in all new development will be promoted by having regard to Inverclyde's historic urban fabric, built cultural heritage and natural environment, including its setting on the coast and upland moors. This heritage and environment will inform the protection and enhancement of Inverclyde by having regard to the Scottish Government's placemaking policies, in particular through the application of 'Designing Places' and 'Designing Streets' and through embedding Green Network principles in all new development.

### **Policy SDS5 Development within the Urban Area**

There will be a preference for all appropriate new development to be located on previously used (brownfield) land within the urban settlements, as identified on the Proposals Map.

## **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 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 RES4 - Provision of Affordable Housing**

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
  - (i) off-site provision within the same HMA/HNDA sub area; or
  - (ii) commuted payments in lieu of on- or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

Schedule 6.1 identifies site capacity of 25, with 15 private and 10 affordable.

## **Policy TRA1 - Managing the Transport Network**

The Council will seek to manage development that would affect traffic flow on the strategic road network to allow essential traffic to undertake efficient journeys. To achieve this, the actions included in the Local Transport Strategy will be supported. The public transport network will also be protected where possible, and support will be given to proposals that will result in an improved or extended service. Where proposals could result in the requirement for new or diverted public transport routes, discussion with Strathclyde Partnership for Transport should be undertaken.

## **Policy TRA2 - Sustainable Access**

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

### **Policy INF2 - Energy Efficiency**

Support will be given to all new buildings designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 15% by the end of 2016.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

Excluded from this requirement are:

- (c) buildings that have an intended life of less than 5 years; or
- (d) stand-alone ancillary buildings of less than 50 sq m; or
- (e) buildings which will not be heated or cooled other than for the purposes of frost protection.

Note: It is recognised that Building Standards may change during the lifetime of this Plan. The requirements are therefore percentages of the Building Standard in operation at the time applications are determined.

### **Policy INF4 - Reducing Flood Risk**

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

### **Policy INF5 - Sustainable Urban Drainage Systems**

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

### **Planning Application Advice Notes**

**Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" applies.

## **PROPOSED DEVELOPMENT PLAN POLICIES**

### **Policy 1 - Creating Successful Places**

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

### **Policy 6 – Low and Zero Carbon Generating Technology**

All new buildings will be required to include low and zero carbon generating technology.

### **Policy 8 - Managing Flood Risk**

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- be at significant risk of flooding;
- increase the level of flood risk elsewhere; and
- reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

### **Policy 9 - Surface and Waste Water Drainage**

New build development proposals which require surface water to be drained should demonstrate that this will be achieved through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

### **Policy 10 - Promoting Sustainable and Active Travel**

Development proposals, proportionate to their scale and proposed use, are required to:

- provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

### **Policy 11 - Managing Impact of Development on the Transport Network**

Development proposals should not have an adverse impact on the efficient operation of the transport network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

### **Policy 16 - Contaminated Land**

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

### **Policy 17 – Land for Housing**

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area; and
- d) a requirement for 25% of houses on new greenfield release sites in the Inverclyde villages to be available for social rent.

### **Policy 18 - New Housing Development**

New housing development will be supported on the sites identified in Schedule 4, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Development Briefs for Housing Sites, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages which are brought forward under Policy 17 to be available for social rent. Supplementary Guidance will be prepared in respect of this requirement.

### **Policy 20 - Residential Areas**

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

## Planning Application Advice Notes

**Proposed Planning Application Advice Note (PAAN) 3** on "Private and Public Open Space Provision in New Residential Development" applies.

### CONSULTATIONS

**Head of Environmental and Public Protection (Roads)** – The following comments were made:

1. Parking should be provided in accordance with the National Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

Visitor parking should be provided at 0.25 spaces per dwelling (unallocated). The parking levels associated with each property is to the appropriate level. The development includes the correct number of visitor parking spaces.

2. Each space on the driveways shall be a minimum of 3.0m by 5.5m and the gradient shall not exceed 10%.
3. The driveways should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.
4. The visitor parking spaces shall be a minimum of 2.5m by 5.5m. This should be confirmed by the applicant.
5. All roads within the site shall be a minimum of 5.5m wide. The main road within the site is to this standard. The shared access driveways are acceptable, however they will not be adopted by Inverclyde Council.
6. All footways and footpaths within the site shall be a minimum of 2.0m wide.
7. The applicant shall provide evidence to the Roads Service that all roads have a gradient of 8% or less.
8. The applicant has demonstrated that a visibility splay of 2.4m x 43.0m x 1.05m can be provided from the main access onto Langhouse Road.
9. Traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit.
10. A Road Construction Consent and Road Bond will be required for all new roads, footways and footpaths.
11. The proposed development will have an impact on the existing street lighting; accordingly a lighting and electrical design for adoptable areas will be required. A system of lighting shall be kept operational at all times within the existing public adopted areas.
12. All surface water during and after development is to be maintained within the site boundary; a field drain should be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
13. Confirmation of connection to Scottish Water Network should be submitted for approval.
14. Confirmation of SEPA acceptance should be submitted for approval.

**Head of Environmental and Public Protection (Environmental Health)** – No objection subject to recommended conditions being placed on any grant permission in respect of Japanese Knotweed, contaminated land, waste containers, external lighting and noise. Advisory notes are suggested in respect of site drainage, surface water, working practices and gull control.

**Scottish Environment Protection Agency West** – No objection on flood risk grounds provided that, within any grant of permission, the following condition is imposed:

- Prior to construction works commencing at the site, the existence of a culverted watercourse through the site should be investigated. Should a culverted watercourse

flow through the site, an additional survey should be undertaken to confirm the route, dimensions and condition of the culvert in order to avoid locating built development on top of the watercourse.

Notwithstanding our position SEPA would expect Inverclyde Council to undertake its responsibilities as the Flood Prevention Authority.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 26 October 2018 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. Objections have been received from 32 individuals. The points raised in the representations received are summarised as follows:

### Housing land concerns

- Greenfield sites in Inverkip should not be developed, as other more appropriate brownfield sites are available and should take precedent.
- It is time to stop expanding the village and make better use of the site i.e. play park, parking, extension of the graveyard.
- It will cause overdevelopment of the area.

### Landscape and visual impact concerns

- There will be an adverse impact on Inverkip Cemetery.
- New owners will wish trees adjacent to the cemetery to be cleared.

### Roads, traffic, transport and connectivity concerns

- The existing road network surrounding the site is already at capacity and inadequate for existing traffic. This development will intensify this issue.
- Langhouse Road is too narrow for cars to pass in both directions; parked cars also reduce the traffic flow.
- The development will add to congestion at the A78 junction.
- The existing road network should be upgraded/widened to accommodate the development.
- The position of the main access into the development is dangerous; a more suitable access point would be opposite Kirk Avenue at the position of the original gate to the field.
- Driveways accessed directly from Langhouse Road will be dangerous. There are only two existing properties on Langhouse Road with driveways.
- Plot 1's driveway is adjacent to a disabled space marked on the road.
- There is no bus service during the day.
- During heavy snow the road was not cleared, leaving it impossible for emergency vehicles to pass.
- Housing proposed at Wemyss Bay in combination with this development will cause severe implications to the wider road network and road safety.
- The impact of additional traffic will result in safety implications for all road users.
- The plans provide no details on road upgrades or how access will be made to the development.
- Construction traffic will be unable to cope with existing road network.



- A site visit and traffic survey should be undertaken prior to any permission being granted.

#### Service and infrastructure concerns

- There is limited infrastructure to cope with this development; the area has a history of inadequate infrastructure.
- The local school is at capacity and cannot accommodate this increase in population.
- There is insufficient capacity within healthcare facilities to accommodate this increase in population.
- There is no interest in upgrading facilities within the village.
- This will increase the lack of Council resources.
- It will be restrictive to the growth of Inverkip Cemetery; a requirement identified by Inverclyde Council in June 2017.

#### Flood risk concerns

- The area has a history of inadequate drainage. More houses will intensify this problem.

#### Environmental and ecology concerns

- The site is a habitat for protected species. There have been sightings of badgers and deer and their habitat will be destroyed.

#### Social recreation concerns

- Why is a play park proposed? There is a well-used one at the Community Hub.
- The play park is unlikely to happen.
- More recreational facilities such as a park to walk should be included within the site.

#### Residential amenity concerns

- It will not enhance the area.
- It will create overdevelopment/overcrowding of an already heavily populated area.
- This expansion of Inverkip will detract from its village setting and its sense of community.

#### Heritage concerns

- This development will destroy the traditional character of the village.
- The removal of the stone wall and green space will significantly detract from the character of the village.

#### Procedural concerns

- Withdrawal of the previous application gives false impression that the proposal will not proceed and limits further objections.
- The site layout drawing submitted is inaccurate as it depicts Langhouse Road as being straight when it is not and also has an incline.

#### Other matters of concern

- Inverclyde Council is only interested in getting more houses to boost the income of council tax.
- There appears to be no consideration for existing residents; this proposal is about selling off land for houses regardless of whether it is suitable.
- These new houses are being advertised as coming January 2019.
- The overhanging trees in Millhouse Road are already dangerous and are not maintained.
- This will add to litter.

## ASSESSMENT

The material considerations in determination of this application are the adopted and proposed Inverclyde Local Development Plans (LDP), the adopted and proposed Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the visual appearance of the proposed development, the impact on the existing pattern of development, streetscape, neighbouring amenity, consultation responses and representations received. The determining factor is does this proposal comply with the Development Plan?

Both the adopted and proposed Inverclyde LDPs designate the site as a residential development opportunity under adopted LDP Policy RES3 and proposed LDP Policy 18. It is also included within their respective land schedules for housing development. This allocation was identified in the knowledge of and is not over-ridden by Policy SDS5, which states the preference for new development to be located on previously used (brownfield) land. Both LDPs identify the site as being in private sector tenure with a capacity of 25 units. Whilst I acknowledge that the proposal presented is over this capacity, it is important to note that the identified capacity is indicative and therefore allows for a degree of variation. As such, I am content that the proposed capacity is acceptable in principle provided the proposal adheres to the requirements in terms of plot sizes with no detriment to residential amenity or infrastructure issues, both which will be explored later in my assessment. Policy RES4 of the adopted LDP identifies an affordable element of 10 units of the initial 25 identified, however in Policy 17 of the proposed LDP this is removed, applying only to new greenfield release sites not identified in the Plan. Furthermore, Schedule 4 of the proposed LDP identifies the site as exclusively for private housing. The proposed LDP reflects the most up-to-date Housing Need and Demand Assessment and on this basis it is considered that there is justification for non-compliance with Policy RES 4 of the adopted LDP.

The site is located within established residential area as identified under adopted LDP Policy RES1 and proposed LDP Policy 20. These policies provide main assessment criteria for new residential development, the most relevant of which in this instance are (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 1 of Proposed Plan is also relevant as it requires that all development has regard to the placemaking principles which contribute to the creation of successful places.

I regard the proposal as compatible with the character and amenity of the area in terms of land use and residential density. The development will principally be viewed in the context of Langhouse Road, from where access is taken. This section of the street is typified by a mix of two storey semi-detached and terraced houses with pebble dash finishes, some of which have been painted. Leading off Langhouse Road this theme continues in Glebe Road and Kirk Avenue, with variation to this design and the finishing materials in Daff Avenue and off Langhouse Avenue. The new dwellings, finished in white dry dash render incorporating elements of buff coloured facing brick with tiled roofs are a contemporary design which will be complementary to the surrounding housing stock in terms of scale, style, colour and use of materials.

Overall, I consider the wider visual impact of the development on the site and surroundings to be acceptable with the proposed dwellings providing a strong frontage onto Langhouse Road and onto the new road within the site, all in accordance with the principles of Designing Streets. Similarly, I welcome the feature entrance wall which will enhance a legible, distinctive environment, in accordance with Policy 1. This leads me to be satisfied that the layout of the development will have an acceptable impact on the amenity of existing residents and that a suitable level of amenity will be achieved for new residents (criterion (a)).

Ecological concerns have been raised in respect to the presence of protected species on the site. The applicant has submitted an ecological survey undertaken by a suitably qualified

professional who identifies there to be no specially protected or notable species on the site which will be disturbed as a result of the development. A bat survey is recommended should there be works to either of 2 mature trees towards the north of the site at the rear of Langhouse Place and overhanging Millhouse Road, however it is noted that there are no such proposals. Whilst I recognise the concern raised in representation regarding the removal of the trees at the western edge of the site I consider the landscaping proposals will ensure the retention and maintenance of these assets. Overall the landscaping proposals and retention of the existing trees will further enhance the landscape features, vistas and topography. It also enhances screening from the cemetery which lies immediately adjacent.



I also note the concern regarding removal of the stone boundary wall to the southern boundary of the site; however the use of the reclaimed material to form an entrance wall feature to the development is, on balance, considered to outweigh any negative impacts. Overall I am satisfied that the proposal appropriately addresses criteria (b) and (c).

Following consultation, the Head of Environmental and Public Protection (Roads) sets out relevant criteria to be followed, and requests conditions relating to the gradient of roads and driveways, the paving of driveways and traffic calming. Overall there is no impediment in respect of the development meeting the Roads Development Guide, and the proposal is in accordance with criterion (d). Additional matters relating to the Roads Construction Consent and street lighting are addressed via separate legislation.

In noting the concerns regarding the impact on the wider road network and road safety with reference to Policy TRA1 I am also principally guided by the advice from the Head of Environmental and Public Protection (Roads) who is satisfied with the proposal. The proposed development is not ordinarily one which would require consultation with Transport Scotland, however implications on the wider road network were considered appropriately during consultation and preparation of the proposed LDP in which the site was included as a suitable site for housing allocation.

Given the site is an allocated housing site within the LDPs and located within an established residential area, I consider it to be well serviced. Concerns are raised in respect of the proposals impact on school capacity; however the Head of Education offered no objections during the preparation of the LDP. Concerns are also raised on the impact on the capacities of healthcare facilities, however it is noted that nearby facilities within Wemyss Bay have recently been extended to accommodate an increase in housing building. Overall it is considered that the site is accommodated by appropriate services (criterion (e)).

Assessing the adopted and proposed Planning Application Advice Notes (PAAN) 3 on “Private and Public Open Space Provision in New Residential Development”, the proposal meets the garden space requirements around individual dwellings, with each plot achieving a 6 metre front and 9 metre rear garden. In each case the distance from the house to the side boundary is at least 2 metres, and in the case of attached garages this distance is at least 3 metres. Considering public open space, I am satisfied that the scale proposed is acceptable relative to the population estimate of the development. The indicative ration of 1.64 ha per 1,000 population requires that 0.22 has be provided. On site provision exceeds this requirement and extends to 0.37 ha. Considering play provision, the play area marked covers 0.01 ha, which falls short of the requirement of 0.04 ha to meet the expectation of 0.32 ha per 1,000 population, however I am content the requirement can be met without adjustment to the site layout. I am also satisfied that it is located appropriately to ensure that it is overlooked. While further details of the equipment, surface and boundaries will be required, these matters can be appropriately addressed by condition. Overall I am satisfied that the development will comply with both PAAN3s (criterion (f)).



As a result of the above assessment, I consider that the proposal accords with Policies SDS3 and RES1 of the Local Development Plan and Policies 1, 8 and 20 of the proposed Local Development Plan.

Turning to matters relating to the transport and connectivity, buses serve the area with the nearest bus stops being located within close proximity of the site on Glebe Road and Kirk Avenue, and the village centre is within accessible walking distance. I am therefore satisfied that the development is provided in a sustainable location in terms of Policy TRA2 of the LDP and the equivalent Policies 10 and 11 of the proposed LDP.

With respect to Policies INF4 and INF5 of the LDP and the equivalent Policies 8 and 9 of the proposed LDP, following consultation SEPA raised no objection providing that further investigations of the culvert are undertaken prior to construction works commencing on site. This is in order to avoid locating any development on top of the watercourse. This matter can be addressed by condition. The Head of Environmental and Public Protection (Roads) has not identified any flood risk or drainage implications. He advises, however, that all surface water is to be maintained within the site boundary, together with confirmation of a connection to Scottish Water's Network and confirmation of SEPAs acceptance should be submitted for approval. These matters can also be addressed by condition.

Policy 16 of the proposed LDP addresses the issue of contaminated land, and I note that the Head of Environmental and Public Protection (Environmental Health) requests that conditions are imposed in respect of managing Japanese Knotweed and general site contamination. This may be addressed by conditions and as a result I consider Policy 16 to have been addressed.

Policy INF2 of the LDP and Policy 6 of the proposed LDP seek to ensure that the houses erected are energy efficient through the installation of low and zero carbon generating technologies. This matter can also be addressed by condition.

While noting non-compliance with Policy RES4, overall I am satisfied that the proposal accords with the LDP. The application complies with the proposed LDP. It rests to consider if there are any other material considerations to persuade that the application should not be considered in accordance with the Plan.

I note in the outstanding consultation responses, the Head of Environmental and Public Protection (Environmental Health) requests that the detailed specification of waste containers and associated storage arrangements together with the hours of construction are submitted. These matters can be addressed by the use of planning conditions. Other outstanding matters relating to external lighting, site drainage, surface water, site working practices and gull control can be dealt with as informatives or advisory notes to any grant of permission.

All the public representations have been considered and it is considered that none present a basis for deciding against policy.

In conclusion, the proposal presents no conflict with the provisions of the adopted and proposed Inverclyde Local Development Plans and no departure from the guidance within both adopted and proposed PAAN3s. The application site is within an existing housing area and the proposed development is acceptable in terms of building and road design, density, and landscaping, open space, service and infrastructure provision. There are no material considerations which suggest that planning permission should not be granted.

## **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. Prior to their use, samples of all facing materials to the dwellinghouses and garden walls and hard surfaces shall be submitted to and approved in writing by the Planning Authority.
2. The Landscaping Scheme, drawings 489.10.01C Rev C, shall proceed as approved unless any alternative is agreed in writing by the Planning Authority.
3. All soft landscaping shall be completed within 4 weeks of the last of the dwellinghouses hereby permitted being occupied.
4. Any trees, shrubs, hedges or areas of grass which die, are removed, damaged or become diseased within five years of completion of the approved Landscaping Scheme shall be replaced within the following year with others of similar size and shape.
5. Details of maintenance and management for the landscaping and the play area shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
6. That visibility splays of 2.4 m by 43.0 m by 1.05 m shall be provided at the main access onto Langhouse Road and at the junctions to the private access roads within the site and shall be maintained at all times thereafter.
7. Driveways shall be a minimum of 3.0 metres by 5.5 metres and the gradient shall not exceed 10%. Driveways shall be paved for a minimum distance of 2 metres to prevent loose driveway material being spilled onto the road.
8. The visitor parking spaces shall be a minimum of 2.5m by 5.5m.

9. All footways and footpaths within the site shall be a minimum of 2.0m wide.
10. All roads within the site shall be a minimum of 5.5m wide and have a gradient of 8% or less.
11. Traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit. The traffic calming shall be agreed with the Planning Authority.
12. The play area provision provided shall cover a minimum area of 430 square metres.
13. That prior to the commencement of development, full details of the play equipment, surfacing, boundary treatments and access provision to the play area be submitted to and approved in writing by the Planning Authority.
14. The play area shall be implemented in full prior to the occupation of the 21<sup>st</sup> house hereby permitted.
15. Prior to construction works commencing at the site, the existence of a culverted watercourse through the site should be investigated. Should a culverted watercourse flow through the site, an additional survey should be undertaken to confirm the route, dimensions and condition of the culvert in order to avoid locating built development on top of the watercourse.
16. All surface water during and after development is to be maintained within the site boundary, a field drain should be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
17. Confirmation of connection to the Scottish Water Network should be submitted for approval.
18. Confirmation of SEPA acceptance of all flooding and drainage matters should be submitted for approval.
19. 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, 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.
20. 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 has 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.
21. 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.

22. 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.
23. 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 residential accommodation 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.
24. The applicant must consult or arrange for their main contractor to consult with the Council's Environmental & Public Protection service prior to the commencement of works to agree times and methods to minimise noise disruption from the site.
25. The houses shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the first house on site.

#### Reasons

1. To enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity.
2. To ensure the retention of the approved landscaping scheme in the interests of visual amenity.
3. To ensure the provision of a visually acceptable environment.
4. To ensure the maintenance of the approved landscaping scheme in the interests of visual amenity.
5. To ensure the maintenance and management of the approved landscaping scheme and play area in the interests of visual amenity.
6. In the interest of traffic safety.
7. To ensure suitable parking provision for residents, in the interests of road safety.
8. To ensure suitable parking provision for residents, in the interests of road safety.
9. To ensure safe footpath access in the interests of road safety.
10. To ensure suitable vehicular access and road safety.
11. In the interests of road safety.
12. To accord with the guidance within both adopted and proposed Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision within New Residential Development".
13. To ensure the provision of adequate play facilities in the interests of future residents.
14. To ensure the provision of adequate play facilities in the interests of future residents.
15. In order to avoid locating built development on top of the watercourse.

16. To avoid surface run-off from the site.
17. To ensure Scottish Water's acceptance of the drainage regime for the application site.
18. To ensure that all flooding and drainage issues are dealt with appropriately.
19. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
20. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
21. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interests of human health and environmental safety.
22. To ensure that all contamination issues are recorded and dealt with appropriately.
23. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
24. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.
25. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

Stuart Jamieson  
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Carrie Main on 01475 712412.