

A meeting of the Planning Board will be held on Wednesday 6 February 2019 at 3pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal & Property Services

BUSINESS

1. Apologies, Substitutions and Declarations of Interest	Page
<p>2. Planning Applications Reports by Head of Regeneration & Planning on applications for planning permission as follows:-</p> <p>(a) Merchant Homes Partnerships Limited Proposed residential development of 32 units on vacant land north of Langhouse Road in Inverkip with associated roads, footpaths and open space: Langhouse Road, Inverkip (18/0294/IC)</p>	p
<p>(b) NHS Greater Glasgow & Clyde Submission of Travel Plan in accordance with condition 14 of Planning Permission 18/0043/IC (construction of a 4 storey health and care centre and formation of an associated car park): Former Wellington Academy, Wellington Street, Greenock (18/0043/IC)</p>	p
<p>(c) River Clyde Homes Erection of a new build housing and flatted development: Former St Stephen's High – Old Campus, Southfield Avenue, Port Glasgow (18/0213/IC, 18/0214/IC, 18/0215/IC, 18/02/0216/IC & 18/0291/IC)</p>	p
<p>3. Planning Appeal Report by Head of Regeneration & Planning intimating the notification of a planning appeal at land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm (17/0403/IC)</p>	p

Enquiries to – **Rona McGhee** – Tel 01475 712113

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
Officer: Carrie Main

Contact No: 01475 712412

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 21st 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.

Report To: The Planning Board

Date: 6 February 2019

Report By: Head of Regeneration and Planning

**Report No: 18/0043/IC
Plan 02/19**

**Local Application
Development**

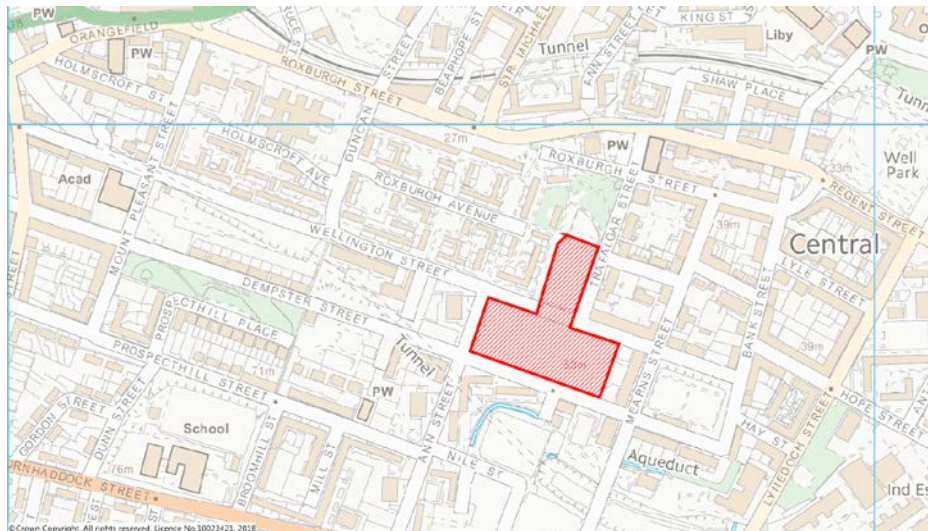
Contact Officer: David Ashman

Contact No: 01475 712416

Subject: Submission of Travel Plan in accordance with condition 14 of Planning Permission 18/0043/IC (construction of a 4 storey health and care centre and formation of an associated car park)

at

Former Wellington Academy, Wellington Street, Greenock



SUMMARY

- Planning permission was granted in June 2018 for the construction of a 4 storey health and care centre and the formation of an associated car park.
- Condition 14 of the permission required the submission and approval of a Travel Plan prior to the health and care centre being brought into use. It is required that the Planning Board consider the Travel Plan.
- The recommendation is that the Travel Plan is accepted and that the **PLANNING CONDITION IS DISCHARGED.**

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=P48SB1IMG6700>

BACKGROUND

On 6 June 2018 the Planning Board granted planning permission for the construction of a 4 storey health and care centre and the formation of an associated car park in the grounds of the former Wellington Academy at Wellington Street, Greenock.

Condition 14 of the Planning Permission requires “that prior to the building hereby permitted being brought into use, the applicant shall submit a Travel Plan for approval in writing by the Planning Authority and that, for the avoidance of doubt, it shall address (but not be limited to) how people will travel to the site, existing public transport provision (including an assessment of spare capacity on existing services), identify if additional services are required and whether a bus shuttle service is required to the bus station or if the existing bus service can be accommodated. Cycle demand also requires to be addressed.”

It was the express wish of the Planning Board that it be given the opportunity to consider the submitted Travel Plan.

THE TRAVEL PLAN

The Travel Plan is a 33 page document providing advice on sustainable travel and setting out measures to encourage the adoption of sustainable travel. It also advises how modal shift from car journeys to more sustainable modes such as active travel and public transport will be encouraged.

The Travel Plan considers accessibility of the site for those walking and cycling and the proximity of public transport facilities, including train stations and bus routes. It also addresses planned bus stop improvements on Wellington Street. The Plan is based on a site survey of how patients, staff and visitors presently arrive at the current Greenock Health Centre. This has informed the objectives and targets of the Travel Plan as follows:

- Objective 1: to promote and increase active travel, as currently of 4,000 visitors per week only 665 walk. This is to be achieved by measures to promote active travel through the use of media including the website, e-mail, TV display screens, intranet and posters, and to participate actively in schemes relating to the Healthy Working Lives Gold Award, including “walking to work initiatives”.
- Objective 2: to provide greater transport choice. This is to be achieved through the provision of an interactive screen with up to date information and providing staff with Travel Plan information during staff induction. There will also be bus stop improvement on Wellington Street to include a build out with a shelter and high access kerbs.
- Objective 3: to reduce the need for unnecessary staff travel. This will be achieved through promoting car sharing schemes, investigating the development and implementation of flexible working patterns, and public transport ticket loans.
- Objective 4: to promote and increase the use of public transport. Measures engaged will be the same as for objective 2 and will include the bus stop improvements on Wellington Street.
- Objective 5: to reduce single occupancy vehicle travel. Measures engaged will be the same as for objective 3.

The Travel Plan will be subject to annual monitoring to assess modal shift, although it is a lifetime document. If targets are not being met additional measures will require to be identified.

An undertaking is given that the applicant is committed to ensuring adequate transport is provided for the new centre and there will be continued liaison with Strathclyde Partnership for Transport. Discussion with operators will take place on the feasibility of re-routing services along Wellington Street to provide more frequent, wide ranging services. It is anticipated that the level of footfall will be greater than the current health centre which should in turn encourage

operators to review their services to the new facility. A Travel Plan Co-ordinator will help ensure consistency with sustainable transport goals. The HSCP is also reviewing the community transport provision with a view to utilising potential capacity where there has been some rationalisation of day service transport.

CONSULTATION

The Head of Environmental and Public Protection (Roads) has advised that all the information required is contained within the document and it is recommended that the Plan be approved.

CONCLUSION

Based on the submitted Travel Plan and the positive response of the Head of Environmental and Public Protection (Roads) reply to consultation, I am satisfied that the Travel Plan successfully sets out measures as to how modal shift to active (walking and cycling) travel will be achieved, together with measures to reduce private vehicle use and increase that of public transport.

RECOMMENDATION

That the Planning Board accepts the submitted Travel Plan and authorises the discharge of condition 14 of planning permission 18/0043/IC.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Ashman on 01475 712416.

Report To: The Planning Board

Date: 6 February 2019

Report By: Head of Regeneration and Planning

**Report No: 18/0213/IC; 18/0214/IC
18/0215/IC; 18/0216/IC
18/0291/IC
Plan 02/19**

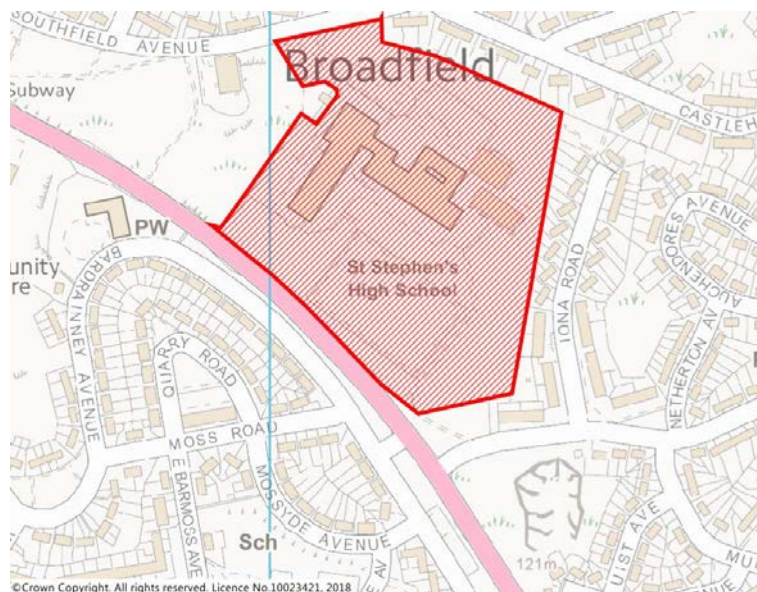
**Local Application
Developments**

David Ashman

Contact No: 01475 712416

Subject: Planning applications 18/0213/IC: Erection of a new build housing and flatted development consisting of 38 No. units, made up of 32 x 2 bed houses and 6 x 3 bed houses; 18/0214/IC: Erection of a new build flatted development consisting of 48 No. units, made up of 30 x 1 bed flats and 18 x 2 bed flats; 18/0215/IC: Erection of a new build flatted development consisting of 42 No. units, made up of 26 x 1 bed flats and 8 x 2 bed flats with additional 8 x 2 bed houses; 18/0216/IC: Erection of a new build housing and flatted development consisting of 48 No. units, made up of 8 x 2 bed flats, 32 x 1 bed flats and 8 x 2 bed houses; and 18/0291/IC: Erection of a new build flatted development consisting of 48 No. units, made up of 32 x 1 bed flats and 16 x 2 bed flats at

Former St Stephen's High - Old Campus, Southfield Avenue, Port Glasgow



SUMMARY

- The proposals accord with the Inverclyde Development Plan.
- Two objections have been received raising concern over a number of issues including traffic, land contamination, impact on built and natural heritage, design and layout and loss of open space.
- Consultees 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=PC0T6WIMHWY00>

SITE DESCRIPTION

The former St Stephen's High School is located between Southfield Avenue and Kilmacolm Road in Port Glasgow, extending to approximately 6 hectares. The former school building is in process of demolition, and the artificial pitch has been removed. The soft landscaping comprising mainly grassed slopes in which the school buildings were set remains.

Levels vary across the site. The site slopes up, steeply in sections, towards Kilmacolm Road, starting from the low point along the Southfield Avenue and Castlehill Avenue boundaries. The slope has been artificially levelled in two areas to accommodate the school buildings and the artificial pitch.

The site is bound by a high metal palisade fence on all sides and is mainly surrounded by residential development comprising a mix of two storey terraces and semi-detached villas to the north; semi-detached villas and 3 storey flats to the east; and semi-detached villas to the south across a combination of Kilmacolm Road and Bardrainey Avenue. A nursing home is set in grounds to the west beyond a largely unmaintained area of open space populated by trees of varying degrees of maturity.

PROPOSAL

This report considers five separate local applications which are all contiguous and effectively form one development. Although the sites will be recognisable as one development there are three distinct townscape areas, largely dictated by the existing topography which the applicant does not intend to alter to any significant degree.

The first of these areas is in the southern part of the site, which will have a vehicular and pedestrian access from Kilmacolm Road; this is considered by applications 18/0213/IC and 18/0214/IC. Six rows of houses will sit perpendicular to Kilmacolm Road, with intervening newly planted trees and other soft landscaping. The gables of the houses fronting Kilmacolm Road have been punctuated with fenestration and a varied mix of materials to add interest to these gables. Further to the north but still on this elevated part of the site will be three blocks of three storey flats.

The second and third site areas both access from Southfield Avenue. The second element, which is considered by applications 18/0215/IC and 18/0216/IC, occupies the heart of the site at a lower level than the flats and houses to the south. It comprises a mix of three and four storey flats and two storey houses concentrated around a central area of amenity open space incorporating play equipment. The houses are all to the north of this part of the site, with the land thereafter falling away steeply towards Southfield Avenue and Castlehill Avenue.

The third area, considered by application 18/0291/IC, also has a courtyard element to it framed by a four storey "L shaped" block of flats to the west and south.

Although I have identified these three elements they are connected by remote footpaths and commonly shared open space. The applicant has indicated in the submitted landscaping plans that parts of this open space are to be subject to planting whilst others, mainly the steeper sloping sections, will remain largely grassed as at present.

A total of 54 houses and 170 flats are proposed. The houses are all two storey and consist of a mix of semi-detached and terraced dwellings with terraces dominating the mix. Common themed facing materials are to be used across the site. Red multi-face brick is typical, although the use of buff rusticated brick and grey multi-brick in more incidental levels is also proposed. Anthracite grey concrete roof tiles throughout will incorporate solar panels. There will be also be incidental use of grey render and grey spandrel panelling.

Bin stores are largely located to the rear of properties, including the flats. The houses have mostly in-curtilage parking provision with court parking the most common provision for the flats. Visitor parking is distributed evenly throughout the site. Site level variations mean the selective use of crib retaining walls will be required, notably to the rear of a number of houses to the north

to facilitate reasonably level gardens for the future residents to use. Retaining walls will also be required adjacent to the flats in the south-western part of the site.

The applications are accompanied by geo-environmental desk studies, flood risk assessments, and design and access statements.

DEVELOPMENT PLAN POLICIES

2017 Clydeplan Strategic Development Plan

Policy 1 – Placemaking

New development should contribute towards the creation of high quality places across the city region. In support of the Vision and Spatial Development Strategy new development proposals should take account of the Placemaking Principle set out in Table 1.

Policy 8 - Housing Land Requirement

In order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the Housing Land Requirement, for each Housing Sub-Market Area and for each Local Authority, of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each Housing Sub-Market Area and for each Local Authority; and,
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- the development will help to remedy the shortfall which has been identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 16 - Improving the Water Quality Environment and Managing Flood Risk and Drainage

To support the Vision and Spatial Development Strategy and to achieve the objectives set out in paragraph 8.28 Local Development Plans and development proposals should protect and enhance the water environment by

- adopting a precautionary approach to the reduction of flood risk;
- supporting the delivery of the Metropolitan Glasgow Strategic Drainage Plan;
- supporting the delivery of the Glasgow and the Clyde Valley Green Network; and,
- safeguarding the storage capacity of the functional floodplain and higher lying areas for attenuation.

2014 Inverclyde Local Development Plan

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 RES2 - Development on Urban Brownfield Sites

Development on brownfield sites for housing and community uses in the residential areas identified on the Proposals Map, and in particular the designated renewal areas, will be supported where it accords with Policies RES1 and RES5, except where:

- (a) an alternative use of greater priority or significant social and/or economic/employment benefit is identified; or
- (b) an alternative use is identified through an agreed area renewal initiative (refer Policy SDS7); or
- (c) it would result in an unacceptable loss of designated and locally valued open space (refer Policy ENV4).

Note: the designated renewal areas referred to are the "Major Areas of Change" and "Areas of Potential Change" depicted on the Proposals Map.

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.

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 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.

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

PROPOSED DEVELOPMENT PLAN POLICIES

Inverclyde Local Development Plan – Proposed Plan 2018

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 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 strong preference for appropriate brownfield sites within the identified settlement boundaries;
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan; and
- evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area;
- 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.

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

CONSULTATIONS

Head of Education - Catchment schools can accommodate expected pupil numbers for this site.

Head of Environmental and Public Protection (Roads)

Planning application 18/0213/IC:

1. The applicant should provide further detail of the traffic calming features at the junction of Roads 1, 2 and 3.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0214/IC:

1. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
2. Confirmation of connection to Scottish Water's Network should be submitted for approval.
3. Maintenance responsibilities and construction details of SUDS should be submitted.
4. Road surface finishes require to be submitted for approval prior to works starting on site.
5. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
6. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0215/IC

1. The applicant should provide further detail of the traffic calming features at the junctions of Roads 4 and 6.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0216/IC

1. The applicant should provide further detail of the traffic calming features at the junctions of Roads 4 and 6.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0291/IC

1. The remote footpath between Site E and Site A will not be adopted by the Roads Service.
2. The applicant should provide further detail of the traffic calming features at the junction of Roads 4 and 5.
3. A Road Construction Consent will be required for all new roads, footways and footpaths.
4. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
5. Confirmation of connection to Scottish Water's Network should be submitted for approval.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Head of Environmental and Public Protection (Environmental Health) – No objection, subject to conditions in respect of Japanese Knotweed, contaminated land, waste containers, external lighting, times and methods of working and sound insulation. Advisory notes are suggested in respect of site drainage and SUDS, vermin and gull control, and the Construction (Design & Management) Regulations 2015.

Scottish Power - No objection although there are cables in the area.

Scottish Environment Protection Agency West - No objection.

SportScotland - No objection.

Scottish Water - No objection, but a series of advisory notes are suggested.

Scottish Gas Networks - There is plant in the vicinity. Precautionary advisory notes are suggested.

PUBLICITY

The applications, with the exception of 18/0214/IC, were advertised in the Greenock Telegraph on 3rd August 2018 as there are no premises on neighbouring land. Planning application 18/0291/IC was advertised on 2 November 2018.

SITE NOTICES

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

PUBLIC PARTICIPATION

One objection was received in respect of planning application 18/0215/IC. The points of objection may be summarised as follows:

- A lack of privacy as a result of the proposal.
- Loss of light and sunlight.
- There is concern over increased noise and antisocial behaviour, the latter included from the wooded area close to the objector's house.
- Loss of view of the River Clyde.

One objection was also received in respect of planning application 18/0216/IC. The points of objection may be summarised as follows:

- The new houses are not suitable for the objector, who indicates that they have been given the option to move to one of the properties.
- Concerns over possible noise and disruption.
- Lack of correspondence from the Council.

ASSESSMENT

This report relates to a series of contiguous local development applications which, if submitted as the one application, would have been a "major" planning application as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The applicant has, however, chosen to submit five separate applications and has therefore avoided the pre-application consultation process introduced by the Scottish Government under the above Regulations. Given the scale of the collective proposals (54 houses and 170 flats) and their contiguous nature, it is considered to be appropriate to consider these applications collectively.

National Planning Policy requires to be considered including the National Planning Framework (NPF) 3 and the Scottish Planning Policy (SPP). The Development Plan consists of the 2017 Clydeplan Strategic Development Plan (SDP) and the 2014 Inverclyde Local Development Plan (LDP). The 2018 proposed Inverclyde Local Development Plan (proposed LDP) is also a material planning consideration in the assessment of these applications.

In assessing these proposals, it is first appropriate to set out the national, strategic and local policy context.

Policy Context

National Policy

The National Planning Framework (NPF) 3 and Scottish Planning Policy (SPP) are the two key national planning documents that set the framework for development across Scotland. NPF3 notes the Scottish Government's desire for a significant increase in house building to ensure housing requirements are met across the country. Additionally it is stated that there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.

The SPP reinforces the aims of NPF3 to facilitate new housing development. It notes that the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The planning system should also enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. Where relevant policies in a development plan are out-of-date or the plan does not contain policies

relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Local Development Plans should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan with a minimum of five years effective land supply at all times. Where a shortfall in the five-year effective housing land supply emerges, development plan policies for the supply of housing land will not be considered up-to-date.

The SPP further advises that where the planning authority considers it appropriate, the development plan may designate a Green Belt around a settlement to support the spatial strategy by directing development to the most appropriate locations and supporting regeneration, protecting and enhancing the character, landscape setting and identity of the settlement and protecting and providing access to open space.

Both Strategic and Local Development Plan policies are required to follow National policy. As the applications are local development applications and not of strategic scale it is not considered necessary to consider the SDP in detail.

Local Policy

In response to the SDP the adopted Inverclyde Local Development Plan (LDP) supports the delivery of housing on appropriate, well located and effective sites, and depends on these being made available to meet need and demand. Through Policy RES3 of the adopted Plan and Schedule 6.1, the LDP aims to support all housing providers through a range and choice of land allocations to meet all requirements. Schedule 6.1 lists all the sites allocated which are effective or capable of becoming effective to meet the housing land requirement and ensuring a minimum of a five-year effective land supply at all times. The application sites appear in this Schedule, with an indicative capacity of 120 dwellings in total, 90 of which were to be private sector with 30 units affordable, based on the quota system. Policy RES4 of the adopted Plan further supports the quota identified in Schedule 6.1. The application sites are located within a mainly residential area under Policy RES1 of the adopted Plan. This policy aims to safeguard and, where practicable, enhance the character and amenity of such areas. New residential development is to be assessed against and have to satisfy a range of criteria. Policy RES2 of the adopted Plan supports housing development on brownfield sites as identified on the proposals map unless select other circumstances apply.

The current LDP is under review, with the proposed LDP presently with the Scottish Ministers for consideration. In the proposed LDP, Policy 17 identifies housing development sites aimed at ensuring a five-year effective housing land supply is maintained, however in the event that additional land is required for housing development criteria for the assessment of such proposals is set out. Policy 18 of the proposed LDP supports housing development on appropriate sites. The associated Schedule 4 identifies the application sites for development purposes, again with an indicative capacity of 120 in total but identified exclusively for affordable provision. The proposed LDP also identifies the sites as part of a wider residential area under Policy 20, where proposals are to be assessed with regard to their impact on the amenity, character and appearance of an area.

The Determining Issues

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The key determining issues for all the applications are:

- Is the principle of development acceptable on this site, and if so;
- Is residential development of the nature, design and layout proposed appropriate on this site?
- With respect to traffic related issues, can the site be accessed in an acceptable manner and without detriment to the flow and movement of traffic on the roads from which

access will be taken? Are the parking provision and site layout acceptable from a road safety point of view?

- As a previously developed site, are there any contamination issues?
- Will there be flooding or drainage related implications and can these be addressed?
- What will be the impacts on nearby residential properties and will these be acceptable?
- Is there capacity with respect to schools, utilities and local facilities for this development?

The principle of housing development

The proposals are supported in principle by Policy RES3 and Policy 18 as the site is included in their associated land schedules. It is noted that the housing now proposed is exclusively affordable, which alters a balance between private sector and affordable envisaged by the adopted LDP. The proposed LDP, however, represents a more contemporary understanding of the housing market and I note that it anticipates exclusively affordable housing. In view of the applicant's intentions I consider that although there is some tension with Policy RES3 in respect of tenure mix, residential development of the site is supported in principle and the more contemporary tenure mix anticipated by Policy 18, to which I give weight, renders the proposals acceptable in principle. It follows that they accord with Policy RES4. The proposals also accord in principle with the residential land use allocation of both the adopted and proposed LDPs.

The residential nature, design and layout of the development

The site topography, which is to be largely unaltered, has to a large extent determined the form of development on the site. The applicant has, nevertheless, used the topography to produce a layout for the whole development which creates an interesting contrast between three distinct areas whilst at the same time establishing linkages using a limited palette of materials, footpaths and soft landscaping. The design of the proposed dwellings is contemporary in nature and similar to other proposals brought forward by the applicant elsewhere. It is also noted that at 224 units this is almost double the capacity anticipated by both the adopted and proposed LDPs. The reason for the increase is the predominance of flatted dwellings within the central part of the site. This form of development was not anticipated by either of the LDPs. It is the case, however, that there are existing flats adjacent to the site and flatted development is therefore already established in the vicinity. The highest flats, at four storeys, are located on a lower part of the site and will not appear incongruous relative to those of three storeys at a higher level. All of this results in the creation of a successful place with respect to Policy SDS3 of the adopted LDP and Policy 1 of the proposed LDP. I therefore conclude that the building mix and site layout is compatible with the character and amenity of the area (Policy RES1 criterion (a)).

Noting the proposed planting scheme, I consider that it is appropriate in terms of location, species and maturity of planting and will contribute positively to residential amenity (Policy RES1 criterion (b)). As a previously developed site there are no existing landscape or townscape features of value remaining (Policy RES1 criterion (c)).

The Head of Environmental and Public Protection (Roads) is content that the layout is in accordance with the Council's adopted roads guidance, although there are some smaller issues that require to be addressed by condition or advisory note. It is also clear that overall the layout addresses "Designing Streets" (Policy RES1 criterion (d)).

None of the service providers who replied to consultation indicated any objection in principle to the proposal and, as a previously developed site, there will be service provision in the immediate vicinity. It is for the developer to make the appropriate liaisons to establish connections (Policy RES1 criterion (e)).

The adopted and proposed Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" both apply. The proposed development complies with the relevant criteria in these PAANs with respect to garden sizes and open space provision. It is noted that an equipped play area is to be provided in a centrally located position subject to a considerable level of supervision. A condition will be required in

respect of the submission of precise details for the applications affected (Policy RES1 criterion (f)).

I therefore consider overall that the proposal accords with Policy RES1 and the associated Policy 20. Furthermore, as the proposal constitutes redevelopment of a brownfield site it accords with Policies SDS5 and RES2, particularly as there is no alternative use of greater priority identified.

I am therefore satisfied that residential development of the nature proposed is appropriate on this site.

Traffic Issues

Traffic considerations relate to the means of access to the application sites from Kilmacolm Road and Southfield Avenue and any implications for the free flow of traffic on these roads. It is also necessary to consider the roads within the sites and the adequacy of parking provision, both dedicated provision and visitor parking spaces. With reference to traffic sustainability, proposals have to address safe and convenient opportunities for walking and cycling within the site and, where practicable, include links to the wider walking and cycling network.

In all these respects the Head of Environmental and Public Protection (Roads) is satisfied with the information provided and therefore has no concerns over the impacts either within or outwith the application sites. Furthermore, the sites have been designed to provide linkages to the established road and footway network in the vicinity. Whilst there are no dedicated cycle routes in the immediate vicinity, I am satisfied that on-road cycling possibilities are allowed for through the proposed connections.

I therefore consider that the proposal accords with the requirements of Policies TRA2 of the adopted LDP and 10 and 11 of the proposed LDP.



Contamination issues

The applicant's desk top study suggests there is a moderate risk the sites are potentially impacted by contamination relating to historical activities both on-site and in the surrounding area. This will require further detailed investigation on site. As a brownfield site within the built-up area this is not unexpected. Development on brownfield sites is commonplace and both developers and the Council are well practiced in making sure that sites can be safely occupied without risk to future residents.

As matters stand the school buildings are in the process of demolition and the full picture in respect of contamination may not become clear until all the buildings are being or have been demolished and the site opened up for development. The Head of Environmental and Public Protection (Environmental Health), does not highlight any concerns over and above the standard need for site investigation associated with any brownfield site and is content that these concerns may be addressed by conditions on grants of planning permission.

In this respect I consider that the proposals comply with the requirements of Policy 16 of the proposed LDP.

Flooding and drainage

The applicant's flood risk assessment concludes that the site is at low risk from flooding from nearby water courses. The majority of the areas are considered to be at little or no risk of flooding from surface water flooding originating from outwith the site, with the exception of the proposed development along the eastern site boundary where surface water could enter. Ground levels will need to be designed to direct overland flows away from proposed development and into landscaped areas and drainage outlets. The access road should be designed to mitigate against surface water on Kilmacolm Road entering the site. The sites are considered to be at low risk of flooding from groundwater and reservoirs and flood defences.

The Head of Environmental and Public Protection (Roads) has considered flood risk and drainage impact issues and advises that he is content, subject to the use of appropriate conditions. I also note that SEPA has no objection to the proposed development on the basis of flood risk.

On the basis of the above and subject to appropriate conditions on a grant of planning permission, I conclude that there are no flood risks or drainage concerns that would suggest planning permission should not be granted. The proposals are therefore considered to accord with Policies INF4 and INF5 of the adopted LDP and Policies 8 and 9 of the proposed LDP. I am also therefore satisfied that flooding and drainage related implications of the proposals can be addressed.

Impacts on nearby residential properties

The potential of relevant planning impacts on nearby residential properties relate to privacy, overshadowing, noise, pollution and other potential disturbances. This can also include external views into the site.

The closest point of any of the proposed dwellings to existing dwellings is approximately 18 metres, this being the distance between one of the flatted blocks and an existing block of flats on Iona Road. The proposed block, however, is angled away from the existing flats with the nearest possible window to window distance being approximately 20.5 metres from a small side window. When considering householder planning applications the Council seeks a minimum of 18 metres separation.

The nearest block will create some limited overshadowing of the adjacent existing rear court associated with the adjacent flats. I am satisfied, however, that given the building orientation and the distance from the proposed block, the lower ground level associated with the proposed block, and the width of the existing neighbouring rear court this will ensure that the impact on the existing adjacent property will not be to the extent suggested by the BRE Trust publication on "Site Layout Planning for Daylight and Sunlight" as to merit refusal of the application.

The above assessment relates to the worst-case scenario raised by the proposed developments, with no other proposed new build blocks or houses located any closer to existing developments.

Loss of privacy was raised as a point of objection. The proposed buildings are all set back at least the minimum 9 metres distance from common boundaries and, as noted, the block closest to a common boundary is orientated so that the main windows in the proposed building do not

directly face the adjacent building. I am therefore satisfied that, relative to the guidance in both PAAN3s, an unacceptable impact on neighbouring privacy does not occur.

Pollution can arise from site development through the disturbance of soils creating potential issues such as dust, and from noise. Noise would be created during construction and is an inevitable part of that process. It does not form grounds for refusal of a development proposal. It is also the case that any noise in excess of what could be reasonably expected during a construction programme, particularly but not exclusively related to hours of construction, is subject to controls under legislation within the remit of the Head of Environmental and Public Protection (Environmental Health). This can be brought to the applicant's attention by advisory note on a grant of planning permission.

Controls over sources of pollution during site development are within the remit of the Head of Environmental and Public Protection (Environmental Health). Longer term it is possible that there would be the potential for additional pollution from the use of vehicles. This does not form grounds for the refusal and I am satisfied that the site is located adjacent to bus routes to encourage more sustainable travel.

Other potential disturbances relate to the activities of future residents. This has been raised as a concern in the submitted objections but is conjecture and would not form defensible grounds for the refusal of planning permission.



Infrastructure Capacities

This relates to the ability of existing schools to accommodate the extra pupil places and the ability of other infrastructure, such as sewers and water, to service the developments.

The Head of Education advises that catchment schools can accommodate expected pupil numbers for this site.

None of the utility companies has expressed any concern over the capacity of their infrastructure to accommodate the developments. It will be for the applicant to ensure that satisfactory connections can be made but, as a brownfield site, such connections should be readily available.

Other matters raised in consultation responses

The location of waste containers is indicated on the application plans but their specification is under the control of other legislation. The only planning considerations are their locations (which are acceptable) and their finishes (which may be controlled by condition). The same applies to external lighting, times and methods of working and sound insulation. These matters may be addressed by advisory notes on a grant of planning permission.

The remaining matters highlighted by other consultees, including by the Head of Environmental and Public Protection (Roads) may be addressed by either conditions or advisory notes on the granting of planning permissions.

Other issues

The lack of suitability of any of the proposed dwellings for a potential future tenant is not a material consideration. Finally, I am satisfied that the correspondence required in respect of the planning process, consisting of neighbour notification and the acknowledgement of objections, has taken place.

Summary and conclusion

At a national level, Scottish Planning Policy reinforces the aims of the Scottish Government's National Planning Framework 3 to facilitate new housing development, requiring each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The Council's adopted and proposed Local Development Plans both identify this location as a housing development site which satisfies the requirements of the 2017 Clydeplan Strategic Development Plan.

With regard to the specific policies of the adopted and proposed Local Development Plans, I consider the location of the developments, the overall design concept and the details thereof to be acceptable with respect to Policies SDS3, SDS5, RES1, RES2, RES3, RES4 of the adopted LDP and Policies 1, 17, 18 and 20 of the proposed LDP. The sites are accessible and the proposals will have no unacceptable impact on the roads network, and therefore accord with Policy TRA2 of the adopted LDP and Policies 10 and 11 of the proposed LDP. Aspects of site development related to contamination may be addressed by conditions, satisfying Policy 16 of the proposed LDP. I am also satisfied that flooding and drainage related implications of the proposals can be addressed to allow compliance with Policies INF4 and INF5 of the adopted LDP, and 8 and 9 of the proposed LDP.

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. In reviewing the applications, the supporting documentation, the consultee responses and the representations, it is concluded that the proposals accord with the Development Plan and that there are no material considerations which suggest that planning permission should not be granted.

RECOMMENDATION

That the applications be granted subject to the following conditions:

Planning application 18/0213/IC

1. 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.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, 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.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.

4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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.
5. That prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/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.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junction of Roads 1, 2 and 3.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0214/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. 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 detailed structural design and maintenance regime for the water detention areas.
10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. 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.
13. 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 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.
14. 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.

15. 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.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.

Planning application 18/0214/IC

1. 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.
2. That prior to their use samples of all hard landscaping materials including roads surface finishes, 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.

3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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.
5. That prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/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.
6. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
7. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
8. 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 detailed structural design and maintenance regime for the water detention areas.
9. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
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 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.
12. 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 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.
13. 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.

14. 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.
15. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To ensure the provision of adequate traffic and pedestrian facilities.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To control runoff from the site to reduce the risk of flooding.
9. To prevent surface water runoff from the site to reduce the risk of flooding.
10. To ensure adequate service connections can be achieved.
11. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
12. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
13. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
14. To ensure that all contamination issues are recorded and dealt with appropriately.
15. In the interest of visual amenity.

Planning application 18/0215/IC

1. 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.

2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, 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.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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.
5. That prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0216/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.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. 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 detailed structural design and the maintenance regime for the water detention areas.
10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. 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.

13. 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 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.
14. 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.
15. 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.
16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.

Planning permission 18/0216/IC

1. 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.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, 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.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. 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.
5. That prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0215/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.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. 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 detailed structural design and maintenance regime for the water detention areas.

10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. 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.
13. 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 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.
14. 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.
15. 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.
16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.
17. That permission is not hereby given for the bin stores to the west of block 7. Full elevational details, including a facing brick, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.

5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.
17. These bin stores have higher visibility from the public road and an alternative elevational treatment would be appropriate.

Planning permission 18/0291/IC

1. 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.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, 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.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
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5. That prior to the commencement of development, full details of the equipped play area identified under planning permission 18/0215/IC and planning permission 18/0216/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.

6. That prior to the commencement of development the applicant shall submit to and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 5.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0216/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
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16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
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14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.

Stuart Jamieson
Head of Regeneration and Planning

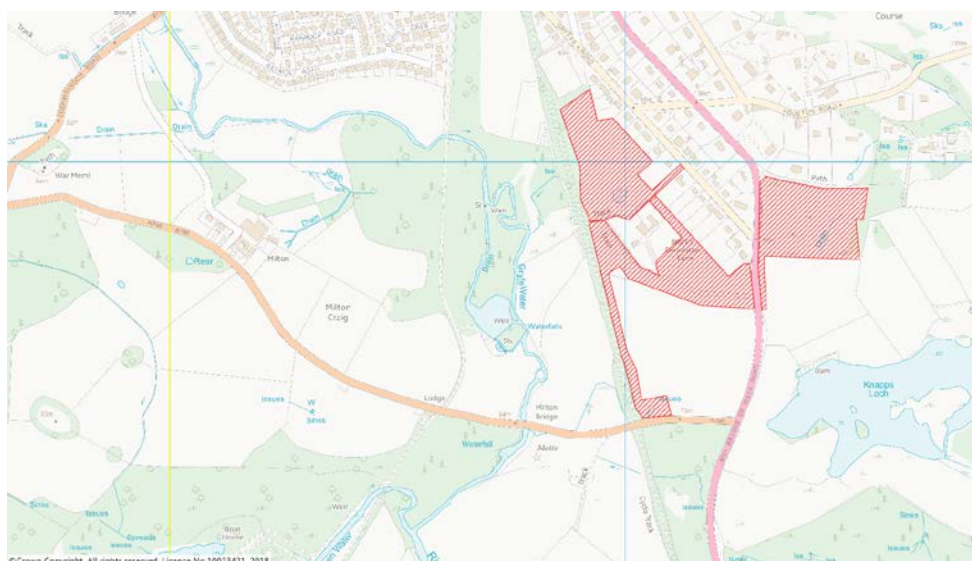
Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Ashman on 01475 712416.

Report To: The Planning Board **Date:** 6 February 2019

Report By: Head of Regeneration and Planning **Report No:** 17/0403/IC
Plan 02/19
Major Application Development

Contact Officer: James McColl **Contact No:** 01475 712462

Subject: Notification of planning appeal: 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



SUMMARY

- The planning application was refused by Inverclyde Council.
- The applicant appealed the decision to the Scottish Ministers.
- The appeal was dismissed.

Details of the appeal may be viewed at:
<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=119938>

INTRODUCTION

In July 2018 planning permission was refused for a residential development as:

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

NOTIFICATION OF APPEAL DECISION

The appeal against the refusal was lodged with the Scottish Government; Robert Maslin BA DipTP MRTPI was appointed to consider the case and undertook an unaccompanied site visit.

The Reporter found the main issues were development plan strategy; green belt policy; effect on the character and amenity of the locality; and housing land supply.

Firstly, the Reporter concluded that the proposal does not comply with the development plan strategy. The spatial strategy in Clydeplan focuses on a growth corridor with Bishopton being a strategic investment area and a community growth area within the growth corridor. The Local Development Plan's development strategy identifies areas of major change and key sites; this site has not been identified. Overall, Clydeplan is consistent with the Inverclyde Local Development Plan, the appeal site is a greenfield location and with the emphasis on brownfield sites and regeneration, the Reporter found Bishopton a more sustainable location for development.

Considering the Green Belt, the Reporter found that the present green belt boundary in this location is satisfactory, so without exceptional or mitigating circumstances the development is contrary to the green belt policies of the development plan.

In assessing the impact on amenity, the Reporter considered there to be reasonable separation distance between nearby houses and the boundary of the appeal site; nearby houses are on higher ground so that they and their garden grounds would not be unacceptably dominated by development on the appeal site; the appeal site is of a size sufficient to ensure that the proposed houses would be an adequate distance from the existing nearby houses; and there need be no unacceptably adverse effect on the privacy of existing nearby houses.

Moving on to consider the character of North Denniston, the Reporter recognised that Puldohran House is prominent in views of Kilmacolm from the south, signaling the approach to the village. He found it desirable that its visual impact should not be diminished, and that in the event of development the retention of open ground around it could be retained to make development at North Denniston compatible with the character and amenity of the area.

East of the road at Knapps, he found that development would be an undesirable intrusion which would significantly adverse effect on the setting of the loch and on the southern approach to Kilmacolm, contrary to the character and amenity of the area.

In considering housing land supply, the Reporter acknowledged that Kilmacolm is located in part of the central conurbation housing market area and is part of the Renfrewshire housing sub-market area, where there is land sufficient to accommodate required numbers. He understands that developers are building at a slower rate than envisaged in the plan and found that failure to achieve building rates envisaged in the local development plan may, at least in part, be the result of economic factors and not solely because the total amount of land is insufficient or subject to constraints of a non-economic kind. It follows that increasing the housing land supply may not necessarily result in an increase in house building.

In response to the appellant's claim that sites identified for housing are not all effective and that there is in fact a shortfall of land, the Reporter was inconclusive other than to consider that if there is any shortfall in the effective housing land supply, it is not as large as is claimed by the Appellant; the position is not clear-cut. For the purpose of the assessment the Reporter took it that there is shortfall and considered if it would be appropriate to develop this site in remedying this.

He found that the proposal is not sustainable, would be out of character and would undermine Green Belt objectives. Furthermore, it would not meet the Placemaking requirement of contributing towards the creation of a high-quality place, is not compatible with the spatial development strategy as it is not within either the Clyde Waterfront or a community growth area and would produce no significant net economic benefit. There has been no demonstrated specific locational need – there is opportunity at Bishopton for development of this scale.

While the Council represented that there would be an adverse impact on the conservation area, the Reporter found its merit being in the houses rather than the setting, and dismissed this position. He also found there to be no conflict with the setting of any listed building, biodiversity issues, or Greenock's role as a strategic centre.

In concluding development plan considerations, the Reporter considered that the proposed development does not accord with development plan strategy; is contrary to green belt policies; does not accord with local development plan policy RES1; is not an acceptable means of addressing a shortfall in the five-year effective housing land supply and does not accord with Clydeplan.

The Reporter was required to determine this appeal in accordance with the development plan unless material considerations indicate otherwise. In this case Scottish Planning Policy, socio-economic benefits, other appeal decisions and community ownership have to be considered to assess if there is any basis for over-turning the development plan.

The appellant took the view that the local development plan review is at an early stage and in such circumstances Scottish Planning Policy informs that little weight can be given to it. The Reporter disagreed. He noted that the proposed local development plan has been approved by the Council and that in terms of the whole plan preparation process, the proposed plan is relatively close to the stage at which it might be adopted. His conclusion is that it would be premature to approve the proposed development at the present time. In examining Scottish Planning Policy further, he found it supportive of refusal when considering sustainability even if acknowledging a shortfall in the five year housing land supply.

The Reporter accepted that there is spare capacity in the local primary school, doctors' surgery and dentists' surgery and that additional population would help keep local shops in business, but that the appeal site is not the only possible location for new housing development in Kilmacolm. He found that the local development plan examination that is now commencing will afford opportunity to consider which sites, if any, should be allocated for new housing. Accordingly, socio-economic benefits do not justify approval of the proposed development as an exception to the development plan.

Two appeals referred to in submissions were not considered to set a compelling precedent by the Reporter.

Finally, while the landowner has proposed that an area of land around Knapps Loch be made available for transfer to a community body for use for community purposes in perpetuity and this would be beneficial, the Reporter found that it would not mitigate or offset the adverse aspects of the proposed development.

The appeal was dismissed.

RECOMMENDATION

That the Board notes the position.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact James McColl on 01475 712462.