

PLANNING BOARD – 15 JANUARY 2019

Planning Board

Tuesday 15 January 2019 at 2pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration and Planning, Development and Building Standards Manager, Head of Shared Services – Roads and Transportation, Service Manager Roads, Ms C Main (Regeneration and Planning Services), Ms E Provan (Environmental and Commercial Services), Mr J Kerr (for Head of Legal and Property Services) and Ms K Macvey (Legal and Property Services).

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

20 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 20

Apologies for absence were intimated on behalf of Councillors McVey and Rebecchi.

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

21 PRE-DETERMINATION HEARING 21

There was submitted a report by the Head of Regeneration and Planning on an application by Quarriers/Gladman Developments Limited for a proposed residential development with access, infrastructure, landscape/open space and associated works (in principle) at land at Carsemeadow, Quarriers Village (18/0190/IC).

Councillor Clocherty declared a non-financial interest in this matter as a member of Clydeplan (Glasgow and the Clyde Valley Strategic Development Planning Authority). He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

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

Councillor Wilson declared a non-financial interest in this matter as the Vice Chair of Clydeplan (Glasgow and the Clyde Valley Strategic Development Planning Authority), having prior to the Hearing sought and received legal advice in relation to his involvement in the preparation of the Clydeplan Strategic Development Plan Housing Land Requirement Policy. He formed the view that the nature of his interest and of the item of business did not preclude his continued presence or his participation in the consideration of this item.

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

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

(a) Mr Niall MacPherson on behalf of Quarriers/Gladman Developments Limited (applicant) who made reference to: the work of Quarriers as a charitable organisation; Quarriers obligations; reasons for the sale of the site; Quarriers commitment to the village; number of proposed houses and percentage of proposed affordable homes; future consultation process; the Head of Regeneration and Planning's report recommendation; shortfall in effective housing land supply; a recent appeal decision by the Planning and Environmental Appeals Division of the Scottish Government; Clydeplan Strategic Development Plan Policy on Housing Land Requirement; Scottish Planning Policy on the five year supply of effective housing land; lack of available brownfield sites and the suitability of the Carsemeadow site; the lack of sites within the 2018 proposed Inverclyde Local Development Plan; the sustainability aspects of the proposal; the traffic assessment submitted with the application; the benefits of the proposal on the village's infrastructure; the effectiveness and deliverability of the site; the impact on the landscape character and setting of the village; the defined boundaries of the site, previous new build housing in the local area and the economic and repopulation benefits of the proposal.

(b) Mr John Cooper on behalf of Kilmacolm Civic Trust (objector) – issues raised: the Clydeplan Strategic Development Plan Policy 8 on Housing Land Requirement and the applicants interpretation of the Policy; the location of the site within the Inverclyde/Renfrewshire Sub-Housing Market Area; the 2014 Inverclyde Local Development Plan policies and the 2018 proposed Inverclyde Local Development Plan policies; the principle of development in the Green Belt; the Clydeplan Strategic Development Plan guidelines on development in the Green Belt; the character of the settlement, place setting and identity; the impact on the village's roads, the visual impact on entering or leaving the village; concerns regarding the increase in vehicles and the demand on roads and services; the short term and long term effects on the local economy; the road width at Torr Road; potential road safety risks and the applicant's Traffic Assessment.

(c) Mr Tom McNally on behalf of McNally Associates Limited (objector) – issues raised: Scottish Planning Policy on resource capacities and patterns of development; the location of schools, health facilities, shops and social facilities in the area; the level of public transport; the impact of the removal of the wall at the front of the site, impact on the character of the village; the number of objections to the proposal and the historical importance of Quarriers Village.

The Head of Regeneration and Planning then presented his report and recommendation to the Board following which Mr MacPherson, assisted by Ms MacLean (Quarriers), Ms Wood and Mr Wright (Gladman Developments Limited) with the Board's agreement, was invited to respond to matters raised by the objectors and the Head of Regeneration and Planning in their presentations. Ms Wood responded to matters raised relating to Scottish Planning Policy on shortfall of effective housing land supply, National Planning Policy Framework, the deliverability of the site, the scale of the proposal, the number of planning applications and new builds on Green Belt locations, the location and boundary of the site, the benefits of the proposal to the area and the width of Torr Road.

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Thereafter, Members asked a number of questions which were answered by Ms Wood, Mr Wright, the Head of Regeneration and Planning, the Development and Buildings Standards Manager and the Service Manager Roads.

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

(1) the proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which fails to accord with the Green Belt objectives in that it does not direct planned growth to the most appropriate locations nor, 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 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;

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

(5) 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));

(6) the proposal is contrary to Policies SDS2 and TRA2 of the 2014 Inverclyde Local Development Plan and Policy 10 of the 2018 Proposed Inverclyde Local Development Plan in that it fails to be reasonably accessed by public transport and as such will generate significant traffic demand by private car and will not contribute to sustainable development; and

(7) the proposal is contrary to Policy HER1 of the 2014 Inverclyde Local Development Plan and Policy 28 of the 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 and its spatial relationship with the site of the former Bridge of Weir Hospital site.