

PLANNING BOARD – 6 FEBRUARY 2019

Planning Board

Wednesday 6 February 2019 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration and Planning, Mr D Ashman (Regeneration & Planning Services), Head of Service – Roads and Transportation, Ms E Provan (Roads and Transportation), Mr J Kerr (for Head of Legal and Property Services) and Ms R McGhee (Legal and Property Services).

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

95 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

95

Apologies for absence were intimated on behalf of Councillors McKenzie, Moran and Murphy, with Councillor Jackson substituting for Councillor Murphy.

Declarations of interest were intimated as follows:-

Agenda Item 2(b) (Submission of Travel Plan in accordance with condition 14 of Planning Permission 18/0043/IC (construction of a four storey health and care centre and formation of an associated car park) at former Wellington Academy, Wellington Street, Greenock (18/0043/IC)) – Councillor Clocherty; and

Agenda Item 2(c) (Erection of a new build housing and flatted development at former St Stephen's High – Old Campus, Southfield Avenue, Port Glasgow (18/0213/IC, 18/0214/IC, 18/0215/IC, 18/0216/IC and 18/0291/IC)) – Councillor Crowther.

96 PLANNING APPLICATIONS

96

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

**(a) 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)**

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor Rebecchi moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Property Services in consultation with the Chair.

As an amendment, Councillor Clocherty moved that planning permission be granted subject to the conditions detailed in the report.

As a further amendment, Councillor Nelson moved that planning permission be refused for the following reasons:

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(1) as the proposed development of 32 residential units does not comply with the adopted Local Development Plan policy RES4 and the proposed Local Plan which identify the site as having the capacity of 25 residential units. The A78 is already over capacity and non-compliance to the Local Development Plan numbers would only exacerbate this; and

(2) as the proposed play area of 0.01ha falls short of the 0.04ha per 1,000 population required to comply with Planning Application Note 3 for public and open space provision.

On a vote between the two amendments, four Members, Councillors Crowther, Dorrian, J McEleny and Nelson, voted for the amendment by Councillor Nelson and four Members, Councillors Clocherty, Jackson, McVey and Wilson, voted in favour of the amendment by Councillor Clocherty. Councillor Rebecchi abstained from voting. There being equality in voting, the Convener exercised his casting vote in favour of the amendment by Councillor Clocherty. Councillor Nelson's amendment, having received fewer votes, then fell.

On a vote between the motion and the amendment by Councillor Clocherty, four Members, Councillors Crowther, J McEleny, Nelson and Rebecchi, voted for the motion and four Members, Councillors Clocherty, Jackson, McVey and Wilson, voted for the amendment. Councillor Dorrian abstained from voting. There being equality in voting, the Convener exercised his casting vote in favour of the amendment, which was declared carried.

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

(1) that 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, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity;

(2) that the Landscaping Scheme, drawings 489.10.01C Rev C, shall proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;

(3) that all soft landscaping shall be completed within 4 weeks of the last of the dwellinghouses hereby permitted being occupied, to ensure the provision of a visually acceptable environment;

(4) that 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, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity;

(5) that 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, to ensure the maintenance and management of the approved landscaping scheme and play area in the interests of visual amenity;

(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, in the interest of traffic safety;

(7) that 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, to ensure suitable parking provision for residents, in the interests of road safety;

(8) that the visitor parking spaces shall be a minimum of 2.5m by 5.5m, to ensure suitable parking provision for residents, in the interests of road safety;

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- (9) that all footways and footpaths within the site shall be a minimum of 2.0m wide, to ensure safe footpath access in the interests of road safety;
- (10) that all roads within the site shall be a minimum of 5.5m wide and have a gradient of 8% or less, to ensure suitable vehicular access and road safety;
- (11) that 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, in the interests of road safety;
- (12) that the play area provision provided shall cover a minimum area of 430 square metres, 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) 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, to ensure the provision of adequate play facilities in the interests of future residents;
- (14) that the play area shall be implemented in full prior to the occupation of the 21st house hereby permitted, to ensure the provision of adequate play facilities in the interests of future residents;
- (15) that 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) that 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, to avoid surface run-off from the site;
- (17) that confirmation of connection to the Scottish Water Network should be submitted for approval, to ensure Scottish Water’s acceptance of the drainage regime for the application site;
- (18) that confirmation of SEPA acceptance of all flooding and drainage matters should be submitted for approval, to ensure that all flooding and drainage issues are dealt with appropriately;
- (19) 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, 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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (20) 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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

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(21) 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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately;

(23) that 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, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(24) that 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, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels; and

(25) that 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, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

**(b) 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)**

The report recommended that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

Councillor Clocherty declared a non-financial interest in this matter as a Greater Glasgow and Clyde NHS Board Member. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

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After discussion, Councillor J McEleny moved that consideration of the matter be continued to the next meeting of the Planning Board to allow Members the opportunity to review the Travel Plan document, the Travel Plan to be included with the papers for the next meeting.

As an amendment, Councillor Jackson moved that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

On a vote, four Members, Councillors Crowther, J McEleny, Nelson and Wilson, voted for the motion and five Members, Councillors Clocherty, Dorrian, Jackson, McVey and Rebecchi voted for the amendment, which was declared carried.

Decided: that the Travel Plan be accepted and that condition 14 of Planning Permission 18/0043/IC be discharged.

**(c) 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, 18/0216/IC and 18/0291/IC)**

Councillor Crowther declared a non-financial interest in this matter as a Board Member of River Clyde Homes and left the meeting.

Decided: that planning permission in relation to planning applications 18/0213/IC, 18/0214/IC, 18/0215/IC, 18/0216/IC and 18/0219/IC 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, in the interests of visual amenity;

(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, to ensure the suitability of these materials;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of adequate play facilities;

(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, to provide clarification in the interests of traffic safety;

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- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to control runoff from the site to reduce the risk of flooding;
- (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, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;
- (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, 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; and

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(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, 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, in the interests of visual amenity;

(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, to ensure the suitability of these materials;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of adequate play facilities;

(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, to ensure the provision of adequate traffic and pedestrian facilities;

(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, to ensure the provision of adequate traffic and pedestrian facilities;

(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, to control runoff from the site to reduce the risk of flooding;

(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, to prevent surface water runoff from the site to reduce the risk of flooding;

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(10) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;

(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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately; and

(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, 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, in the interests of visual amenity;

(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, to ensure the suitability of these materials;

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- (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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;
- (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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;
- (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, to ensure the provision of adequate play facilities;
- (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, to provide clarification in the interests of traffic safety;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to control runoff from the site to reduce the risk of flooding;
- (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, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

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(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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately; and

(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, in the interest of visual amenity.

Planning application 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, in the interests of visual amenity;

(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, to ensure the suitability of these materials;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

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- (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, to ensure the provision of adequate play facilities;
- (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, to provide clarification in the interests of traffic safety;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to control runoff from the site to reduce the risk of flooding;
- (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, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

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(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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately;

(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, in the interest of visual amenity; and

(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, these bin stores have higher visibility from the public road and an alternative elevational treatment would be appropriate.

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(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, in the interests of visual amenity;

(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, to ensure the suitability of these materials;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(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, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

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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, to ensure the provision of adequate play facilities;
- (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, to provide clarification in the interests of traffic safety;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to ensure the provision of adequate traffic and pedestrian facilities;
- (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, to control runoff from the site to reduce the risk of flooding;
- (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, to prevent surface water runoff from the site to reduce the risk of flooding;
- (11) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;
- (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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

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(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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately; and

(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, in the interest of visual amenity

Councillor Crowther returned to the meeting at this juncture.

97 PLANNING APPEAL – LAND AT KNAPPS AND NORTH DENNISTON, BRIDGE OF WEIR ROAD, KILMACOLM 97

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Council in June 2018 to refuse planning permission for a proposed residential development with access, open space, landscaping and associated works (in principle) at land at Knapps and North Denniston, Bridge of Weir Road, Kilmacolm (17/0403/IC) and the subsequent appeal by the applicant to the Scottish Ministers against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

Decided: that it be noted the appeal to the Scottish Ministers had been dismissed.