

PLANNING BOARD – 13 JUNE 2019

the views of the village community; the similarity between the current application and the previous application for land at Knapps and North Denniston; current and proposed Local Development Plan Policies on the principle of development in the Green Belt; Clydeplan and current and proposed Local Development Plan policies on sustainable development; lack of public transport; increase in car ownership and use; car parking in Kilmacolm; housing need and supply; the Council's Spatial Development Plan; Policy RES3 of the current Local Development Plan and Policy 18 of the proposed Local Development Plan on New Housing Development; Clydeplan guidelines for development in the Green Belt; the impact on the unique character and setting of Kilmacolm; the impact on migrating geese; visual impact and Policy RES1 of the current Local Development Plan and Policy 1 of the proposed Local Development Plan.

(c) Sir Donald Miller (objector) – issues raised: flooding, in particular the frequency and extent of flooding at the site, flood water crossing the road, the construction and condition of the culvert, the length of time for flooding to clear and the impact on amenity of any bunding required to prevent flooding.

(d) Ms Louise Tait (objector) – issues raised: car dependency; current Local Development Plan Policy TRA2 on sustainable access; visual impact; Clydeplan policies and proposed Local Development Plan policies.

(e) Mr Antony Vitrano on behalf of Kilmacolm Residents' Association (objector) – issues raised: current Local Development Plan Policy SDS8 on Green Belt and the Countryside; current Local Development Plan Policy ENV2 on Accessing Development Proposals in the Green Belt and the Countryside; Clydeplan Policy 8 on Housing Land requirement; Clydeplan Policy 14 on Green Belt; current Scottish Planning Policy; the Council's decision relative to the Green Belt in April 2018; the impact on the environment; the impact on wildlife and the lack of public transport.

The Head of Regeneration & Planning then presented his report and recommendations to the Board.

Thereafter, Members asked a number of questions which were answered by the Head of Regeneration & Planning.

Decided: that the Planning Board recommend to the Inverclyde Council that planning permission 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 is outwith the development corridor identified in the Plan in that it fails to accord with the Green Belt objectives;

(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(a) of the 2014 Inverclyde Local Development Plan as development within one of the 'fingers' of countryside that extend towards the centre of Kilmacolm will erode both the character and the setting of the village;

(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; and

(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.