

LOCAL REVIEW BODY

2 SEPTEMBER 2020

PLANNING APPLICATION FOR REVIEW

CASBO

USE OF LAND FOR BOAT STORAGE FACILITY:

VACANT SITE, COVE ROAD, GOUROCK (19/0073/IC)

Contents

1. Planning Application dated 5 April 2019 together with plans
2. Appointed Officer's site photographs
(NB: Not before Appointed Officer at time decision made on planning application)
3. Appointed Officer's Report of Handling dated 11 October 2019

To view Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) see:

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/>

To view Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note on "Setting" see:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fd-a60b009c2549>

4. Extract of Inverclyde Local Development Plan 2019 including:

Policy 1 – Creating Successful Places

Policy 20 – Residential Areas

Policy 29 – Listed Buildings

(including relevant figures and schedules)

To view full Inverclyde Local Development Plan 2019 see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

5. Extract of Inverclyde Local Development Plan 2014 including:

Policy RES 1 – Safeguarding the Character and Amenity of Residential Areas

Policy RES 3 – Residential Development Opportunities

Policy RES 6 – Non-Residential Development within Residential Areas

Policy HER 5 – The Setting of Listed Buildings

(including relevant figures and schedules)

To view full Inverclyde Local Development Plan 2014 see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning>

6. Consultation responses in relation to planning application

- 7. Representations in relation to planning application**
- 8. Decision Notice dated 27 January 2020 issued by Head of Regeneration & Planning**
- 9. E-mail dated 5 February 2020 enclosing Notice of Review Form and supporting documentation from Kraft Architecture Ltd**
- 10. Suggested conditions and advisory notes should planning permission be granted on review**

**1. PLANNING APPLICATION DATED 5 APRIL 2019
TOGETHER WITH PLANS**

Inverclyde council

Head of Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

FOR OFFICIAL USE ONLY

Reference No.
Date of Receipt
Fee Paid
Date Fee Received
Date Valid
Receipt No.

PLANNING APPLICATION

Town & Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>CASBO</u>	Name
Address <u>90 Berwick Rd</u>	Address
Postcode <u>PA16 0HL</u>	Postcode
Telephone Number 	Telephone Number
	Profession

see note 2

2. Description of Development	
<u>BOAT STORAGE FACILITY</u>	
Site Location <u>Cove Road, Gourock</u>	
Site Area (hectares) <u>0.099 Ha</u>	Number of dwellinghouses proposed <u>0</u>
	New gross floorspace (sq. metres)

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Outline Permission <input type="checkbox"/>	(c) Detailed Permission <input type="checkbox"/>
(b) Approval of Reserved Matters <input type="checkbox"/>	(d) Change of Use of land/buildings <input checked="" type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify) <u>PROSPECTIVE LESSEE</u>	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: VACANT LOT

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates

If the land / buildings are vacant, please state last known use: BOAT YARD (WORKING)

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

- (a) Not Applicable (b) New vehicular access proposed (c) Existing vehicular access to be altered / improved (d) Separate pedestrian access proposed (e) Number of existing on site parking places (f) Number of proposed on site parking places (g) Detail of any available off site parking

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

- (a) Not Applicable (b) Public Sewer (c) Connection to existing public sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc)

see note 8

8. Water Supply (Tick appropriate box/es)

- (a) Not Applicable (b) Public Main (c) Existing private supply (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements: NO SERVICES ON SITE

see note 9

9. Building Materials (Complete as appropriate)

- (a) Not Applicable (b) Outside Walls (c) Roof Covering (d) Windows (e) Boundary Treatment

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed?

Yes No

Are any trees/shrubs to be cleared on site?

Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out?

£.....

see note 12

12. Confirmation

Signature of applicant/agent.....

on behalf of.....

Cardwell Bay Association Small Boat Owners Date *22/3/2019*

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES)(SCOTLAND) REGULATIONS 2013

Either certificate A or certificate B must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner

Address(es)

Date of Service of Notice(s)

INVERCLYDE COUNCIL

GREENOCK

27/3/19

.....

MUNICIPAL BUILDINGS

.....

.....

GREENOCK

.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATES C (TO BE COMPLETED IN EVERY CASE)

I further certify that:

- * (1) None of the land to which the application relates constitutes or forms part of an agricultural holding
- * (2) I have / the applicant has given the requisite notice to every person other than myself / himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name	Address	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATE D

I confirm that I have been unable to notify all parties under Certificates A, B and C

.....

* Delete whichever is inappropriate

Signature of Applicant/Agent
On behalf of C.A.S.B.D./
Date 5/4/2019.

CHECKLIST - The following documentation should be submitted:

please tick all boxes

- | | |
|---|--|
| <input checked="" type="checkbox"/> TWO APPLICATION FORMS | <input type="checkbox"/> FOUR SETS OF PLANS |
| <input type="checkbox"/> NEIGHBOUR NOTIFICATION CERTIFICATE | <input type="checkbox"/> NEIGHBOUR NOTIFICATION PLAN |
| <input type="checkbox"/> FEE (Where appropriate) | <input type="checkbox"/> |

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

**Notice for Service on Owners of
Application Site when not
wholly owned by Applicant**

Regeneration and Planning
Inverclyde
council

NOTICE No. 1

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notice under Section 35 application for planning permission.

Proposed Development at :

(a) Cove Road Site

TAKE NOTICE that application is being made to Inverclyde Council by :

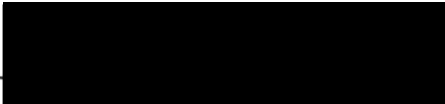
(b) Cardwell Bay Association Small Boat Owners

For planning permission to :

(c) Inverclyde Council

If you wish to make representations to the above mentioned local planning authority about the application, you should do so by writing within 21 days of the date of service of this notice to :

**Inverclyde Council, Regeneration and Planning, Municipal Buildings,
Clyde Square, Greenock, PA15 1LY**

Signed : 

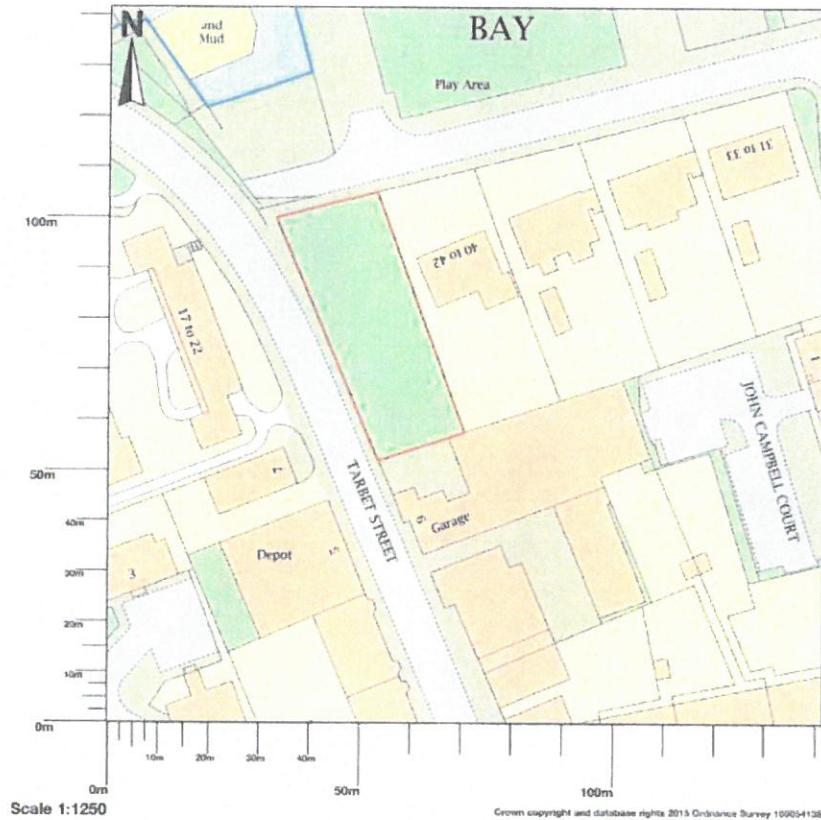
Address : 3 KEMPOCK STREET

On Behalf of : C B A S B O

Date : 27/3/19

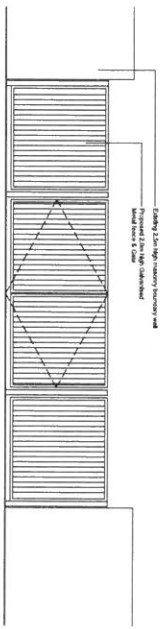
THIS NOTICE WAS NOT ISSUED TO YOU BY INVERCLYDE COUNCIL

Cove Road Site

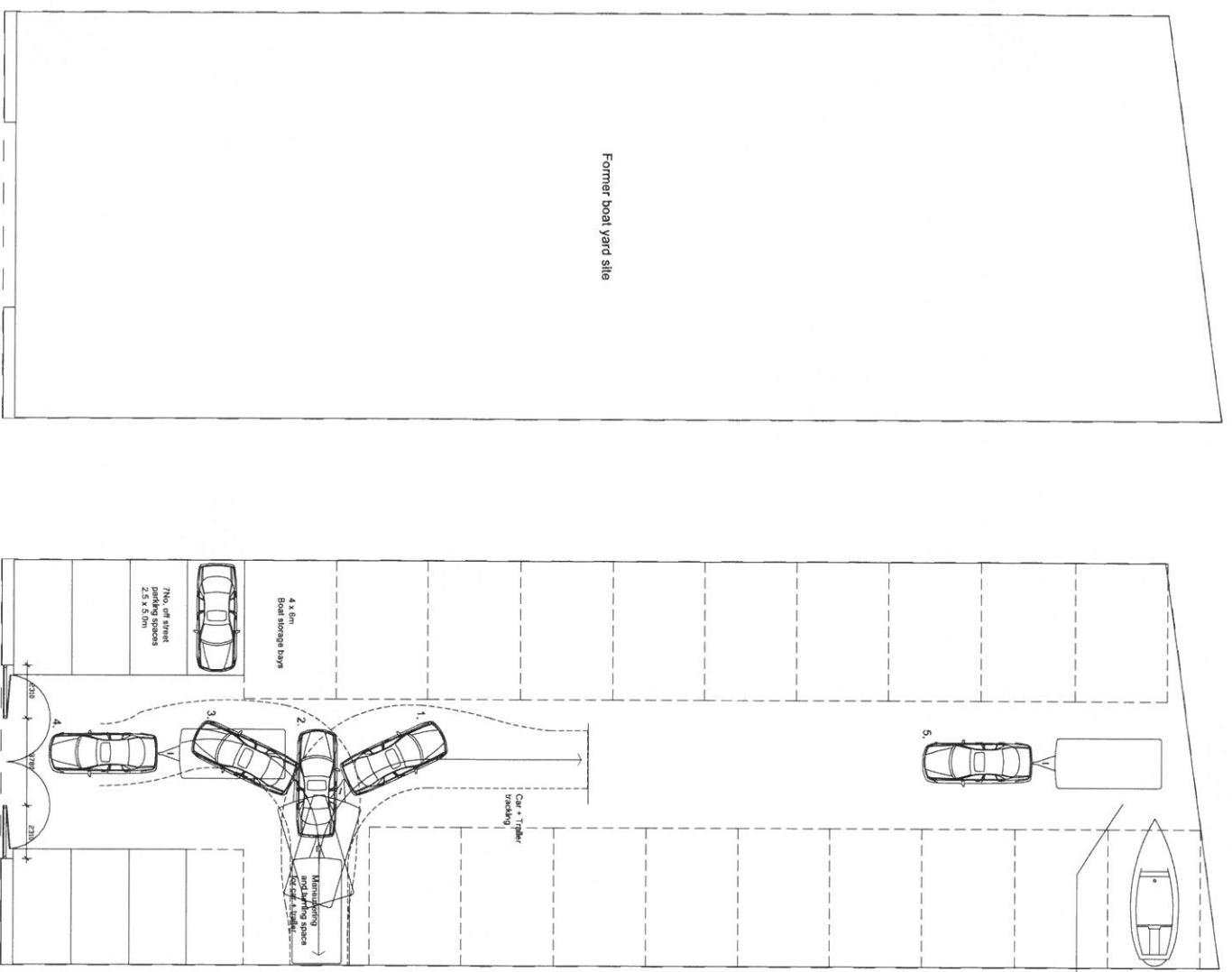


Map area bounded by: 224716,677231 224858,677373. Produced on 27 March 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/333318/453234

General Notes	
1.	CONFORM TO ALL APPLICABLE STANDARDS
2.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
3.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
4.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
5.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
6.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
7.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
8.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
9.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
10.	ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED



Trailer un-attached with manual manoeuvring of boat + trailer into final position



NOTES:
 ALL CAR & TRAILER MANOEUVRING WILL BE DONE WITH BOATYARD
 ALL BOAT TRAILER MANOEUVRES NOT COVERED BY TRACKING CAN BE DONE WITH MANUAL HANDLING OR ASSISTED MECHANICAL MEANS (POWERED TUG)



PLANNING

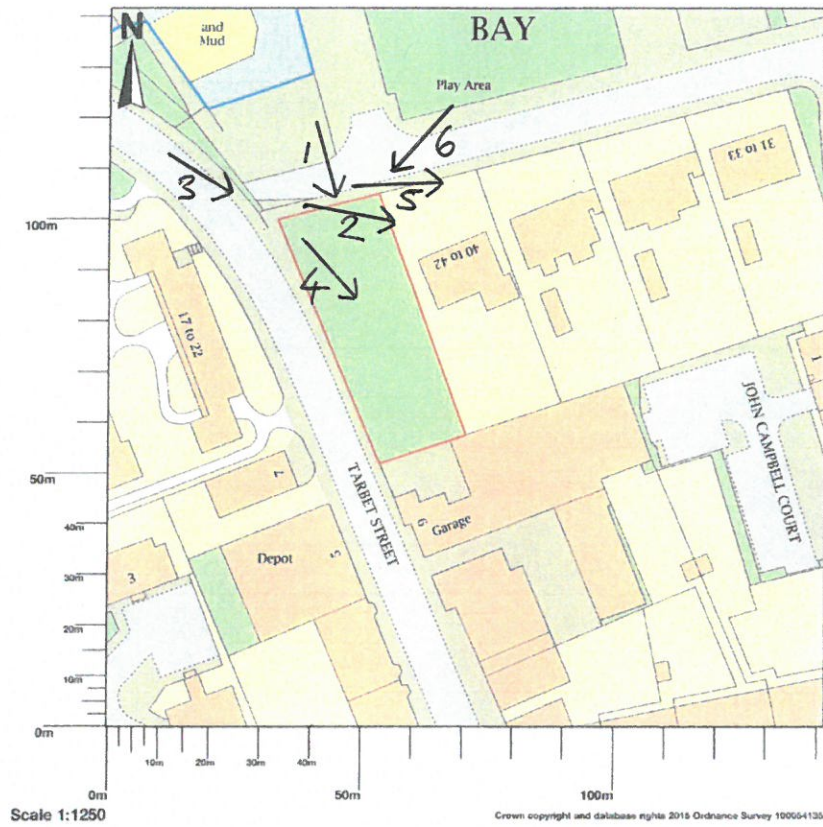
TITLE
 PROPOSED BOAT STORAGE FACILITY
 COVE ROAD, GOURCOCK
 CARDWELL BAY ASSOCIATION OF
 SMALL BOAT OWNERS CLUB
 EXISTING & PROPOSED SITE PLAN
 AND ENTRANCE GATE DETAIL
 DATE
 04.06.19
 SCALE
 1:50/1:100
 NUMBER
 19/01 - 01C

SITE PLAN AS EXISTING 1:100

SITE PLAN AS PROPOSED 1:100

**2. APPOINTED OFFICER'S SITE PHOTOGRAPHS
(NB: not before Appointed Officer at time decision
made on planning application)**

Cove Road Site



Map area bounded by: 224716,677231 224858,677373. Produced on 27 March 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/333318/453234









Greenock (A77)
Largs
Wemyss B.





**3. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 11 OCTOBER 2019**

REPORT OF HANDLING

Report By: James McColl

Report No: 19/0073/IC

Local Application
Development

Contact
Officer: 01475 712462

Date: 11th October 2019

Subject: Use of land for boat storage facility at
Vacant Site, Cove Road, Gourock

SITE DESCRIPTION

The application relates to a vacant site situated on the landward side of the head of Cove Road, Gourock. The site is primarily laid to rough grass and scrub. It is enclosed by a large brick wall with a mesh fence across an opening in the wall to the Cove Road frontage. Residential property adjoins the site on Cove Road to the east in the form of a two and a half storey double flatted villa. This is the westernmost of four double flatted villas all of which are listed buildings. The Riverside Gardens sheltered housing complex is to the opposite side of Tarbet Street to the west. Commercial premises lie to the south on Tarbet Street.

PROPOSAL

It is proposed to use the site as a boat storage facility. The site will be laid out with 19 boat storage bays, 7 car parking spaces, a vehicle turning area and a centre aisle. It is proposed to install a new two metres high galvanised metal fence and folding gates to Cove Road.

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 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.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

2014 INVERCLYDE LOCAL DEVELOPMENT PLAN

At the time of application submission, the 2014 Inverclyde Local Development Plan formed part of the Development Plan against which planning applications required to be assessed.

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 RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

CONSULTATIONS

Head of Service – Roads and Transportation – The layout of drawing number 19/01 – 01C is acceptable.

Head of Environmental and Public Protection (Environmental Health) – No objections. Conditions in respect of ground contamination, Japanese Knotweed and external lighting are recommended.

PUBLICITY

The application was advertised in the Greenock Telegraph on 19th April 2019.

SITE NOTICES

A site notice was posted on 19th April 2019 for affecting the setting of a listed building.

PUBLIC PARTICIPATION

Two objections were received from one individual. The concerns raised can be summarised as follows:

- The applicant does not represent the small boat owners of Cardwell Bay.
- No cross section is shown between the gates, footpath and road.
- Risk and method statements for entering and leaving the site are not provided.
- No fire officer's report is provided.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, the visual impact including the impact on the setting of the adjacent listed buildings, Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) and "Managing Change in the Historic Environment" guidance note on "Setting", the impact on neighbouring amenity, the consultation responses and representations received.

The application site lies within a residential area as defined by the Inverclyde Local Development Plan and Policy 20 requires proposals for development within such areas be assessed with regard to their impact on amenity, character and appearance. Policy 1 requires development proposals to have regard to the six qualities of successful places. Policies 1 and 20 of the adopted Local Development Plan continue the approach of Policies RES1 and RES6 of the previously adopted 2014 Local Development Plan in seeking to safeguard residential amenity. Whilst the previously adopted 2014 Local Development Plan also identified the application site as an allocated housing site with a capacity of 15 units, the 2019 Local Development Plan offers more flexibility by no longer making this allocation. The site is still identified as within a residential area, so it remains that any proposal which is the subject of a planning application will be assessed with regard the impact on amenity, character and appearance of the area as noted above.

Adjacent residential accommodation comprises flatted double villas on Cove Road, the westernmost of which adjoins the application site. A sheltered housing complex also lies to the opposite side of Tarbet Street. The very nature of a boat storage yard will result in the use generating noise and activity, beyond that which would reasonably be expected within a predominantly residential area. This will include activity from boats being moved on and off the site together with noise which may occur from the boats themselves whilst they are being stored. This may include noise from the rigging of small yachts or from flapping tarpaulins for example. Despite the application being for the storage of boats only, it is also reasonable to conclude that boat owners may seek to undertake maintenance of the boats whilst they are out of the water. With 19 individual boat storage bays, the noise and activity from any maintenance would be such that disturbance to residential amenity may occur. There is an already established level of amenity at this location and with the potential for undue noise and disturbance to residential property, the development of a boat storage yard immediately adjacent

to a residential building cannot be considered compatible with residential character. Whilst the historical use of the site is acknowledged, as are the non-residential uses nearby in Tarbet Street, it is not considered that what may have occurred historically both in terms of long abandoned previous uses and those which may still be current necessarily provides a good pointer to what may be acceptable by today's standards. Accordingly, the proposal cannot be considered acceptable with reference to Policy 20 of the Local Development Plan. Given the conflict with the adjacent residential use, the proposal also fails in respect of this aspect of the factors contributing to successful places as set out in Figure 3 of the Local Development Plan, contrary to Policy 1 Inverclyde Local Development Plan.

Notwithstanding the concerns regarding the incompatibility of the use with adjacent residential properties, it rests to consider whether there are any other material planning considerations which could support the proposal, notwithstanding my conclusion above with respect to the Local Development Plan. Visually, I have no concerns regarding the principle of the new metal fencing and gates proposed to Cove Road. However, I am concerned that the galvanised finish would have an unduly industrial appearance. The requirement for the fencing and gates to have a suitable painted or powdercoated finish could, however, be addressed by condition if required. Whilst no details of the surfacing of the yard is provided, the form and appearance of this could also be addressed by condition. No buildings or other structures are proposed.

In further assessing the proposal, consideration must also be given to the potential impact on the setting of the adjacent listed buildings. Historic Environment Scotland's Managing Change Guidance Note on Setting provides detailed advice in this regard. Overall, and in the absence of any buildings or other structures proposed in association with the use, I do not consider that the use of the site for the storage of small boats alone would be to the detriment of the setting of the adjacent listed buildings. I therefore find no conflict with Policy 29 of the Local Development Plan. This policy continues the position of Policy HER5 of the 2014 Local Development Plan.

With regard to the consultation responses, I note that the Head of Service – Roads and Transportation is content with the proposal with regard to parking, access and vehicle manoeuvring arrangements. I concur with the Head of Environmental and Public Protection (Environmental Health) in respect of the requirement for conditions to address potential ground contamination and Japanese Knotweed. No lighting is proposed. Turning to the points raised in the objections received, the background of the applicant is not a material consideration which can have any bearing on the assessment of the application. As noted above, the Head of Service – Roads and Transportation is content with access arrangements and, accordingly, I do not consider that a cross section of the entrance area or risk assessments and method statements in respect of access are necessary. It is not considered that a fire officer's report is required to inform the assessment of the planning application.

In conclusion, the use of the site as a boat storage yard has the potential for undue noise and disturbance to residential property. This would be to the detriment of the amenity of adjacent residents and cannot be considered compatible with residential character. The proposal is therefore contrary to the requirements of Policies 1 and 20 of the Inverclyde Local Development Plan. Having taken into account all material planning considerations in assessing this application, there are no such material considerations to suggest that planning permission may be granted contrary to the development plan. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused for the following reasons:

1. The boat storage yard use would have a detrimental effect on amenity within the established residential area and on the residents living adjacent to the premises in terms of noise and activity. The use is thus considered incompatible with the residential character of the area, contrary to Policy 20 of the Inverclyde Local Development Plan.

2. Given the conflict with the adjacent residential use, the proposal fails in respect of this aspect of the factors contributing to successful places as set out in Figure 3 of the Local Development Plan, contrary to Policy 1 Inverclyde Local Development Plan.

Signed:



James McColl
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

**4. EXTRACT OF INVERCLYDE LOCAL
DEVELOPMENT PLAN 2019**

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	Adaptable
Resource Efficient	Easy to Move Around
Safe and Pleasant	Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

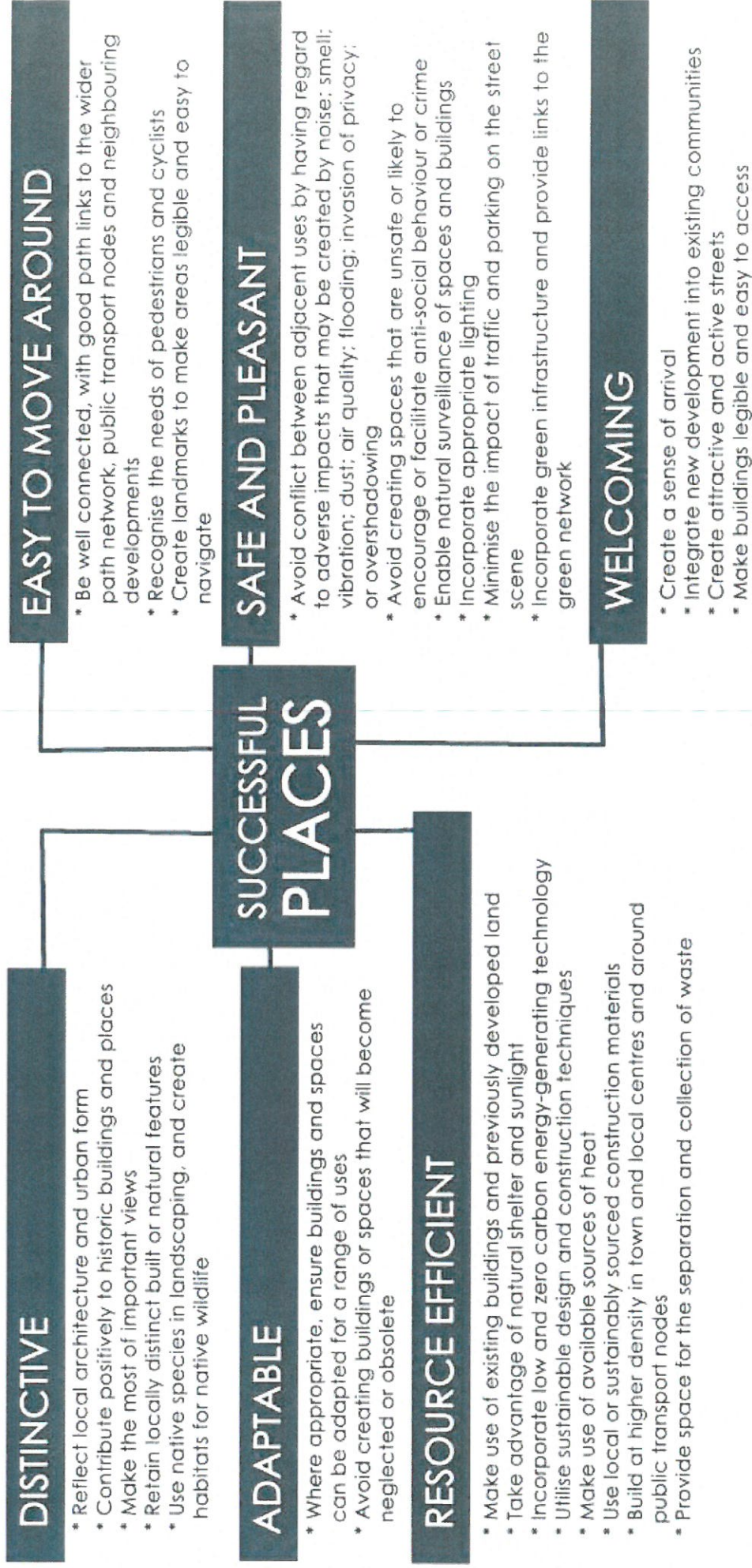
POLICY 1 – CREATING SUCCESSFUL PLACES

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.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



Residential Areas

7.8 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support residents' proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

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.

Community Facilities

7.9 Recent years have seen the Council make significant investment in its education estate, and by 2020 it is anticipated that all secondary, primary, additional special needs and early years' pupils will be attending a recently built or refurbished school. Plans are in place for the delivery of a new Greenock Health Centre on Wellington Street by 2020, which will contribute to the regeneration of the Broomhill area.

7.10 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones are proposed. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in **Schedule 5**. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed.

POLICY 21 – COMMUNITY FACILITIES

Proposals for the new community facilities identified in Schedule 5 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

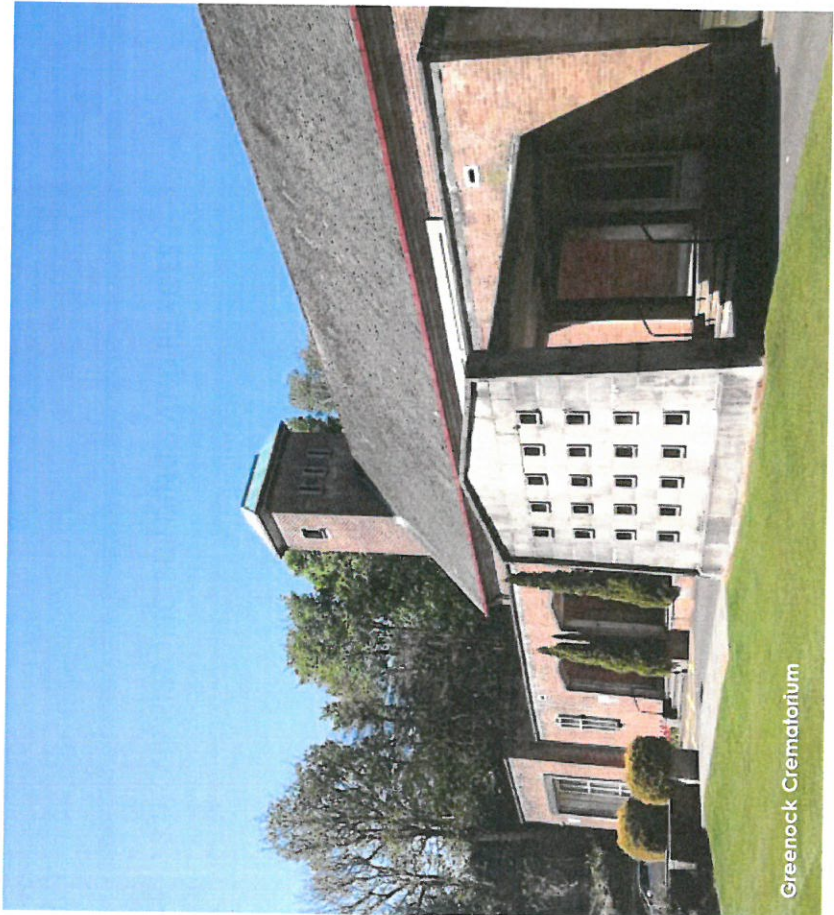


Inverkip Community Hub

Listed Buildings

10.4 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.5 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Greenock Municipal Buildings and Watt Memorial School, to keep or retain the listed buildings in active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.



Greenock Crematorium

POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

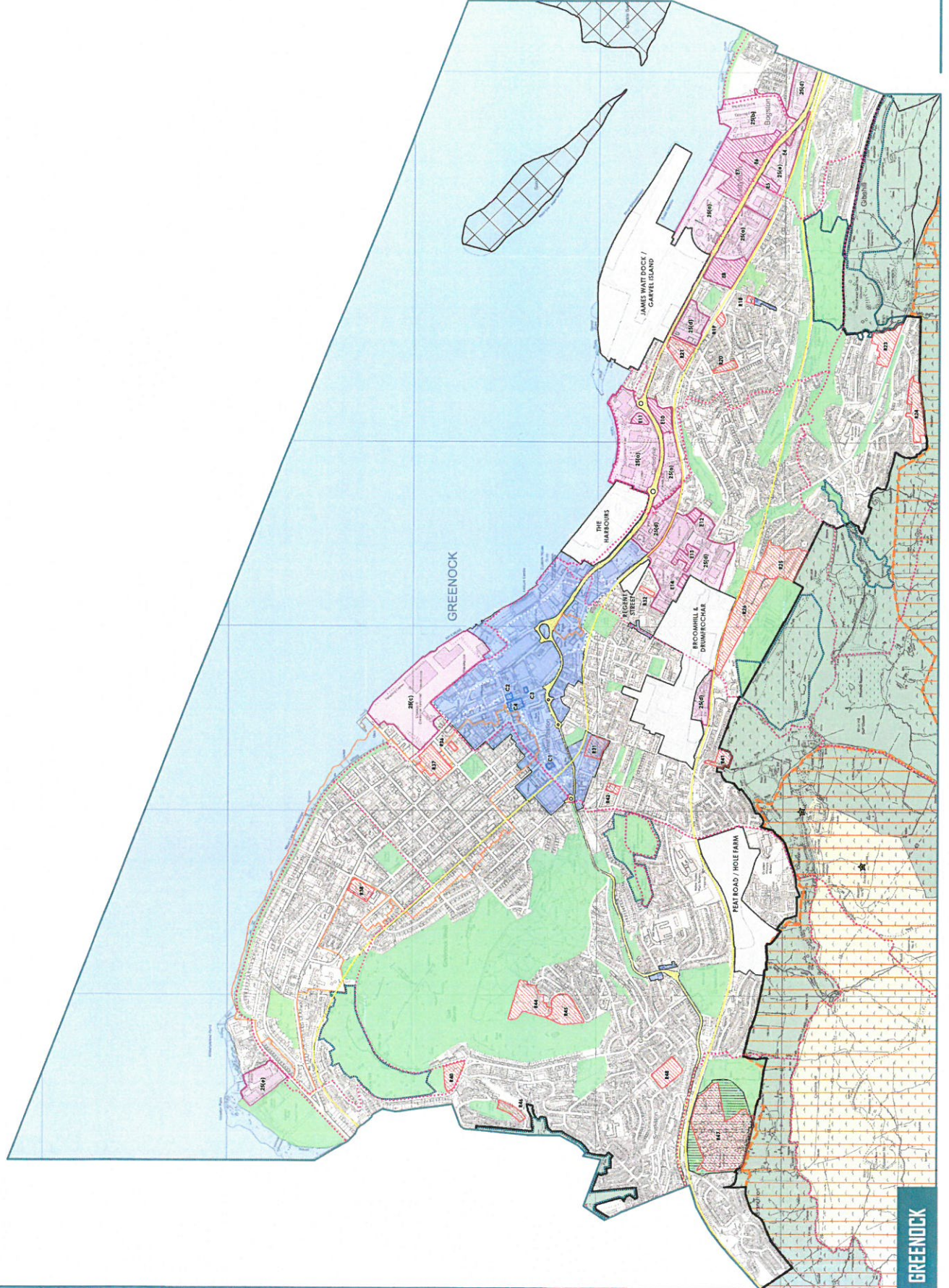
Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

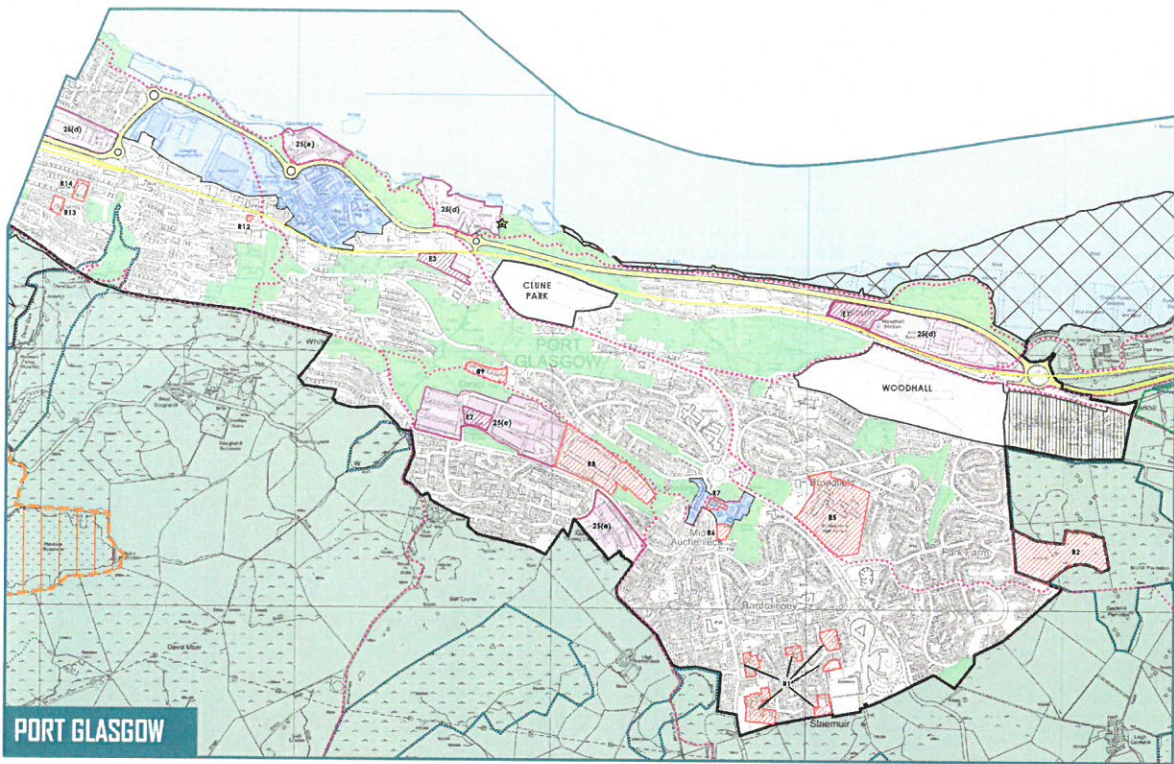


Ardgowan Bowling Club, Greenock

SUSTAINABLE DEVELOPMENT STRATEGY	Priority Place	POLICY 3
CONNECTING PEOPLE AND PLACES	Trunk Road	POLICY 11
	Railway	POLICY 11
SPATIAL DEVELOPMENT STRATEGY	Green Belt	POLICES 14.1, 14.2, 14.3, 14.4
	Countryside	POLICY 18
OUR HOMES AND COMMUNITIES	Residential Development Opportunity	POLICY 20
	Residential Area	POLICY 22
OUR TOWN AND LOCAL CENTRES	Town Centre / Local Centre	POLICY 22
	Greenock Town Centre	POLICY 22
	Retail Area	POLICY 22
	Neighbourhood Centres Opportunity	POLICY 28
OUR JOBS AND BUSINESSES	Business & Industrial Area	POLICY 31
	Business & Industrial Development Opportunity	POLICY 33
OUR HISTORIC BUILDINGS AND PLACES	Conservation Area	POLICY 33
	Scheduled Monument	POLICY 33
OUR NATURAL AND OPEN SPACES	Special Protection Area / Ramsar Site	POLICY 33
	Site of Special Scientific Interest	POLICY 33
	Local Nature Conservation Site	POLICY 33
	Tree Preservation Order	POLICY 34
	Open Space	POLICY 35
	Clyde Multiple Regional Park	POLICY 37
	Core Path	POLICY 38
	River Clyde / Arm of Clyde	

Inverclyde council
SCALE 1:10,000

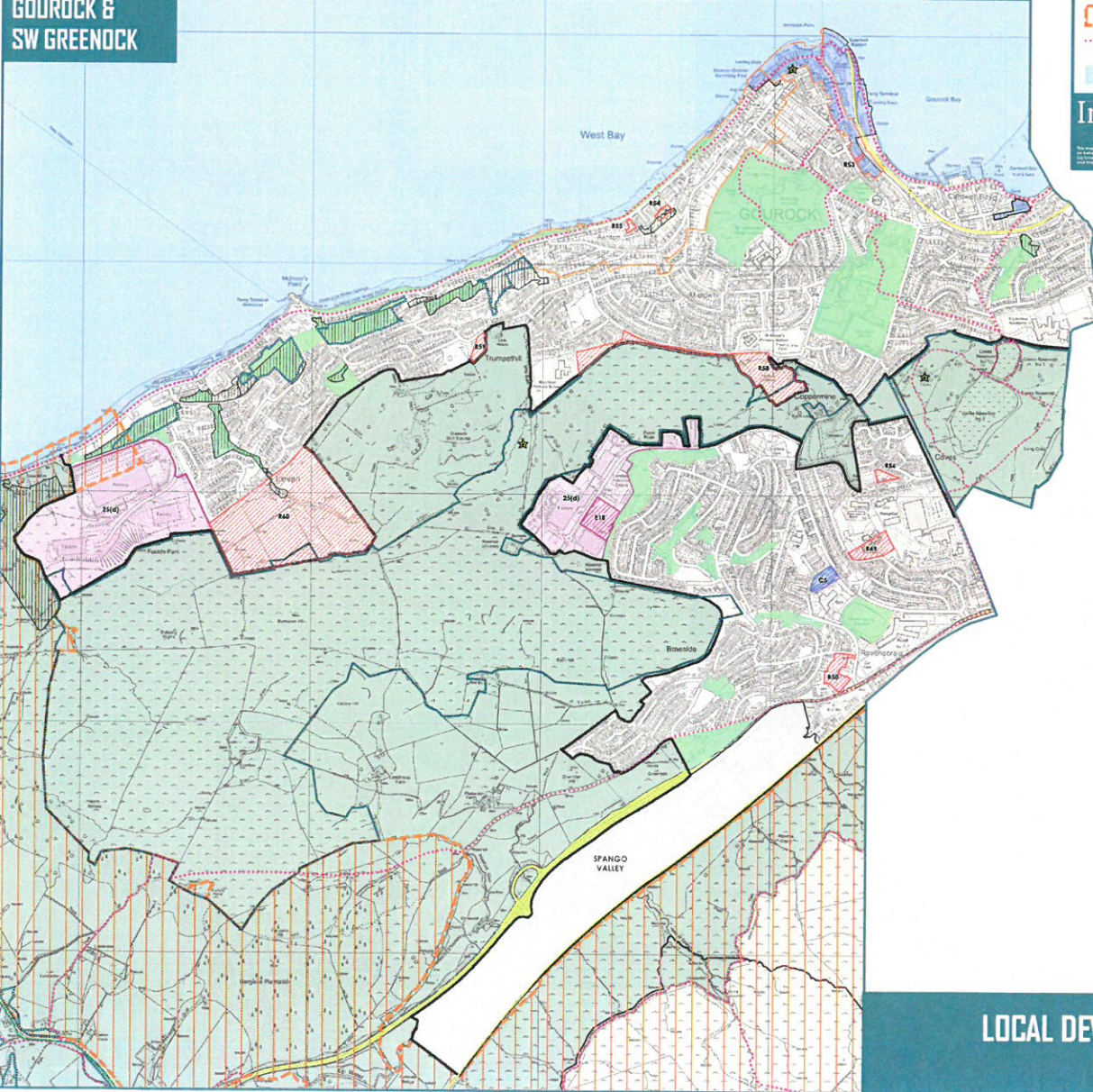




PORT GLASGOW

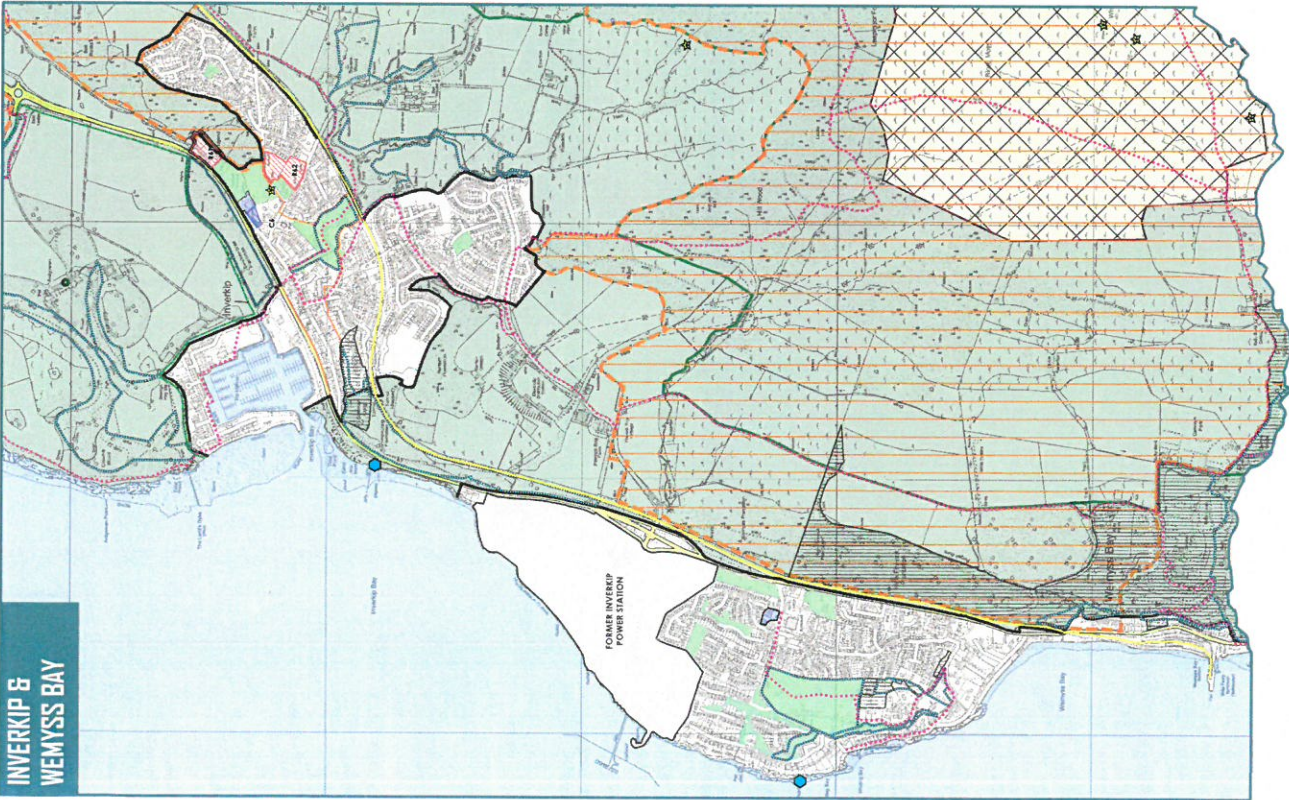
KEY	
SUSTAINABLE DEVELOPMENT STRATEGY	
	Priority Place POLICY 3
CONNECTING PEOPLE AND PLACES	
	Trunk Road POLICY 11
	Railway POLICY 11
SPATIAL DEVELOPMENT STRATEGY	
	Green Belt POLICIES 14 & 19
	Countryside POLICIES 14 & 19
OUR HOMES AND COMMUNITIES	
	Residential Development Opportunity POLICY 18
	Residential Area POLICY 20
OUR TOWN AND LOCAL CENTRES	
	Town Centre / Local Centre POLICY 22
	Network of Centres Opportunity POLICY 22
OUR JOBS AND BUSINESSES	
	Business & Industrial Area POLICY 25
	Business & Industrial Development Opportunity POLICY 26
OUR HISTORIC BUILDINGS AND PLACES	
	Conservation Area POLICY 28
	Scheduled Monument POLICY 31
	Gardens & Designed Landscapes POLICY 32
OUR NATURAL AND OPEN SPACES	
	Special Protection Area / Ramsar Site POLICY 33
	Site of Special Scientific Interest POLICY 33
	Local Nature Conservation Site POLICY 33
	Tree Preservation Order POLICY 34
	Open Space POLICY 35
	Clyde Multishield Regional Park POLICY 37
	Core Path POLICY 38
	River Clyde / Firth of Clyde

GOUROCK & SW GREENOCK



Inverclyde council SCALE 1:10,000

INVERKIP & WEMYSS BAY



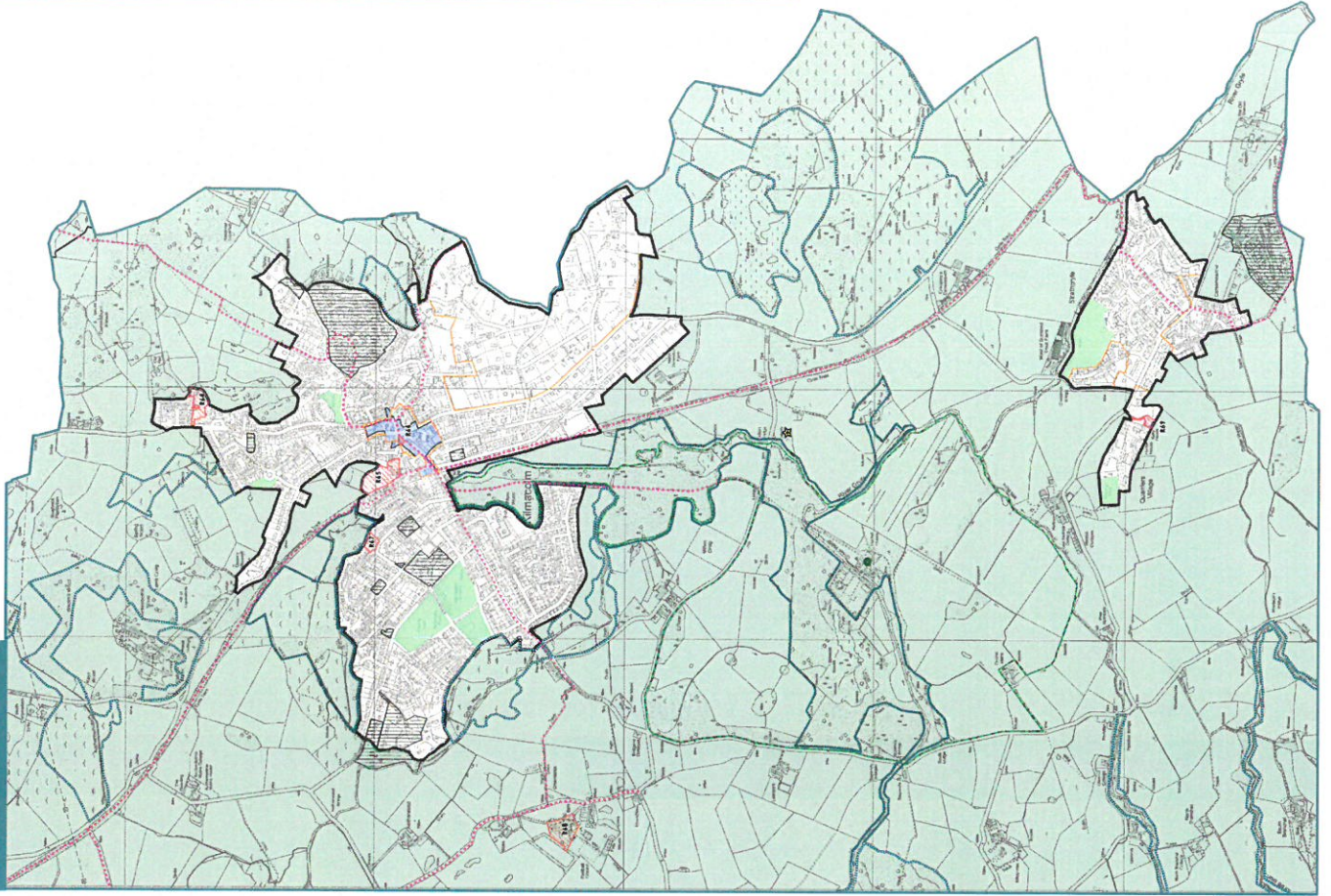
KEY

- SUSTAINABLE DEVELOPMENT STRATEGY**
 - Priority Place
- CONNECTING PEOPLE AND PLACES**
 - Town Local
 - Roadway
- SPATIAL DEVELOPMENT STRATEGY**
 - Green Belt
 - Countryside
- OUR HOMES AND COMMUNITIES**
 - Residential Development Opportunity
 - Residential Area
- OUR TOWN AND LOCAL CENTRES**
 - Town Centre / Local Centre
 - Network of Centres Opportunity
- OUR JOBS AND BUSINESSES**
 - Business & Industrial Area
 - Business & Services Development Opportunity
- OUR HISTORIC BUILDINGS AND PLACES**
 - Conservation Area
 - Scheduled Monument
 - Gardens & Designed Landscapes
- OUR NATURAL AND OPEN SPACES**
 - Special Protection Area / Site of Special Scientific Interest
 - Local Nature Conservation Site
 - Local Nature Conservation Site (Geological)
 - Wild Heritage Site / Local Landscape Area
 - Tree Preservation Order
 - Open Space
 - Clyde Multiple Regional Park
 - Core Path
 - River Clyde / Firth of Clyde

Inverclyde
council

SCALE 1:10,000

KILMACOLM & QUARRIERS VILLAGE



**5. EXTRACT OF INVERCLYDE LOCAL
DEVELOPMENT PLAN 2014**

INTRODUCTION

6.1 New housing development and housing-led regeneration has been at the forefront of the Council and its partners' joint objective of making Inverclyde a more attractive place to live and work over the last 15-20 years. Major regeneration projects along the Waterfront and the Area Renewal Strategy, building 'new neighbourhoods', have radically altered many areas in Greenock and Port Glasgow. These changes have been planned more recently alongside the Council's School Re-provisioning Strategy, promotion of new leisure, community and other capital investment projects, complemented by significant private sector investment in the area's residential neighbourhoods.

6.2 Depopulation from Inverclyde continues to inform the Council and its partners' plans and strategies. The Inverclyde Alliance Single Outcome Agreement (SOA) has at its core, the objective of stabilising the population to assist economic regeneration and improve the quality of the living environment.

6.3 The LDP's Spatial Strategy aims through new housing development and regeneration, to tie all the elements of community regeneration and area renewal together. This includes embedding 'placemaking' measures aimed at expanding and enhancing the Green Network, especially by improving links from renewed residential areas to the town and local centres.

6.4 There remain neighbourhoods within Greenock and Port Glasgow that require significant investment, to either upgrade the existing housing



stock or introduce new housing at reduced densities. The opportunity has been taken through the Area Renewal Strategy, in new developments on the Waterfront, and other large development opportunity locations across the authority, to widen the range and choice of housing available. This has been done through introducing a greater mix of house types and tenures into single tenure neighbourhoods.

6.5 The housing development strategy presented in this chapter represents a continuation of these broad strategies, identifying afresh where this planned new investment in housing should be over the next 10 years, and beyond.

POLICY CONTEXT

National

6.6 NPF3, Scottish Planning Policy (SPP) and other Scottish Government guidance on 'planning for housing' states that the planning system should facilitate the provision of a range of new housing in the right places. Sustainable development is emphasised by promoting regeneration and renewal through the reuse of previously developed (brownfield) land. This housing provision is expected to be well designed, energy efficient, of good quality and in sustainable locations, to contribute to a reduction in carbon emissions. A particular concern of Government is that LDPs should allocate a generous supply of land to meet housing requirements across all tenures, and within this maintain an 'effective' supply.

6.7 SPP and Planning Advice Note (PAN) 02/2010 address in particular 'affordable housing', requiring LDPs to meet any shortage that has been identified through the housing need and demand assessment and local housing strategy. As with market or private sector housing the need for affordable housing should be met, where possible, within the housing market area where it has arisen. Planning authorities should identify where developer contributions are expected and specify this in policy, and may allocate sites specifically for affordable housing to meet the identified requirements, where this is considered appropriate. SPP expects the means of delivery to be set out in supplementary guidance.

Strategic

6.8 The Glasgow and the Clyde Valley Strategic Development Plan (GCV SDP) continues the longstanding emphasis in City Region planning of minimising the footprint of the built-up area, requiring most housing requirements to be met in sustainable locations. These locations are predominantly brownfield rather than greenfield. Within this preference for brownfield redevelopment, area renewal initiatives and large scale regeneration projects are encouraged in the SDP, to promote more mixed tenure neighbourhoods in accordance with SPP.

Housing Need and Demand Assessment

6.9 To encourage the better integration of planning for housing, the Scottish Government introduced new legislation and guidance to facilitate this convergence. The Glasgow and the Clyde Valley Housing Market Partnership (GCV HMP) has prepared the first strategic Housing Need and Demand Assessment (HNDA) for the GCV area, assessed by the Scottish Government's Centre for Housing Market Analysis (CHMA) as 'robust and credible'. This provided the evidence base for the housing requirements identified in the Glasgow and the Clyde Valley SDP and for all assessed housing need and demand incorporated into Inverclyde's Local Housing Strategy (LHS) and this LDP.

6.10 The SDP outlines an 'indicative All-tenure Housing Requirement' for the eight City Region local authorities, derived from the GCV HNDA and the assessment of the requirement for land to meet these needs and demands. This shows at the City Region level that there may be sufficient land to

meet demand in the Private Sector, to 2020 and 2025, but that 'this preliminary conclusion will be subject to the detailed assessment of all sites to be allocated in LDPs', in accordance with certain criteria (**reference SDP, para 4.86a**).

6.11 In contrast, Affordable Sector housing needs indicate a potential shortfall of provision in the majority of the City region's local authorities, especially over the time periods, to 2016 (for Local Housing Strategy purposes), and to 2020 (for LDP purposes), but less so into the longer term to 2025.

6.12 In accordance with the SDP, the expectation is that the all-tenure housing requirement for Inverclyde will be met and in particular, affordable housing requirements will be addressed as funding allows through a range of delivery mechanisms, outlined below in **Policy RES4**, and expanded in the accompanying **Supplementary Guidance** to this Plan.

Local

6.13 The Inverclyde Local Housing Strategy 2011-2016 provides the strategic direction for addressing housing requirements and has informed future investment in housing across the local authority area, including improvements to the quality of the housing stock. A major programme of demolition and re-provision of predominantly social rented stock has been underway for over ten years to deal with the backlog of poor quality housing, forming an important focus for area renewal in Inverclyde. In these respects, the preparation of this part of the LDP has been closely aligned with the Council's LHS.

Meeting Housing Need and Demand

6.14 In Inverclyde there are two distinct housing market areas: Inverclyde HMA and Renfrewshire Sub-HMA. These two geographies have been defined in the GCV HNDA as the basis for assessing the requirement for housing, whether to meet demand or need, within the two main sectors of the housing market (refer to **Figure 6.1** and note under **Table 6.2**).

6.15 In advance of determining the housing land requirement from the indicative all-tenure requirement in the SDP, the requirements are translated into Housing Supply Targets (HSTs). The Inverclyde LHS 2011-16 includes HSTs for both main sectors, thus fulfilling the criteria recommended in the SDP. Further policy considerations have been taken into account for Inverclyde which justifies the variations from the indicative all-tenure requirement in the SDP (refer to **Table 6.1**).

6.16 The GCV HNDA undertaken for this LDP has been updated using the 2012 housing land supply audit as the base date, subsequently amended with additional sites brought forward through the preparation of this LDP. Sites in the audit are predominantly brownfield in accordance with SPP providing a range of sustainable locations across the authority. It is concluded that there is both a sufficient land supply which is effective, or likely to be capable of becoming effective, to meet the assessed HSTs to 2020, and a more than generous supply to meet the estimated all-tenure housing requirement over the longer term planning horizon, to 2025 (refer to **Table 6.2**).

TABLE 6.1 - COMPARISON of HNDA, HST and LDP LAND SUPPLY 2011/12-2024/25 HOUSEHOLDS and DWELLINGS (TOTALS) – INVERCLYDE

Housing Type/Tenure	2011/12-2015/16	2016/17-2019/20	2020/21-2024/25	2011/12-2024/25
HNDA (Need and Demand)				
1) Affordable Housing (1)	1,890	1,390	410	3,690
2) Private Housing	650	520	100	1,270
3) All-Tenure	2,540	1,910	510	4,960
HSTs (Output/Deliverable) (2)				
1) Affordable Housing	500	400	500	1,400
2) Private Housing	750	720	900	2,370
3) All-Tenure	1,250	1,120	1,400	3,770
LDP Land Supply (3) (4) (5)				
1) Affordable Housing	600	320	830	1,750
2) Private Housing	730	720	1,910	3,360
3) All-Tenure	1,330	1,040	2,740	5,110

Sources: GCV HNDA (2011); Inverclyde LHS 2011-2016 (HSTs); & Updated 2012 Inverclyde HLS Audit

Note: For further details regarding sources, notes (1) - (5) and assumptions used, refer to **Supplementary Guidance 'Affordable Housing Provision'**, Annex 1, Section B, where the above relationships are also expressed as Per Annum figures (Table 1(b)) to align with the Inverclyde LHS 2011-2016 HSTs and 'best fit' with the Programmed Land Supply.

Inverclyde Housing Land Requirements

6.17 The most significant conclusion arising from this review is that there is no need for large scale strategic land releases to meet Inverclyde's housing requirements. However, where through monitoring and review there is found to be a requirement to identify additional sites to meet housing needs, the SDP provides the means to deliver this additional land through **Strategy Support Measure No. 10 'Housing development and local flexibility'**, while not undermining the SDP's Spatial Development Strategy.

HOUSING DEVELOPMENT STRATEGY

6.18 The housing development strategy of the LDP will positively contribute to improving the urban environment, safeguard and enhance residential amenity, and provide direction for the social, economic and physical regeneration of Inverclyde (Policy RES1). The Plan continues with the Council's longstanding sustainable land use planning objective, to support the development of mixed communities by maximising new building on urban brownfield sites (Policy RES2).

6.19 The LDP will ensure that there continues to be no land supply constraint to the provision of a good range, choice and distribution of housing sites across Inverclyde, in particular for 'affordable' provision, and predominantly in sustainable brownfield locations (Policies RES3 and RES4).

Figure 6.1 - Planning and Housing Geographies (HMA & SHMA / HNDA / LHS)

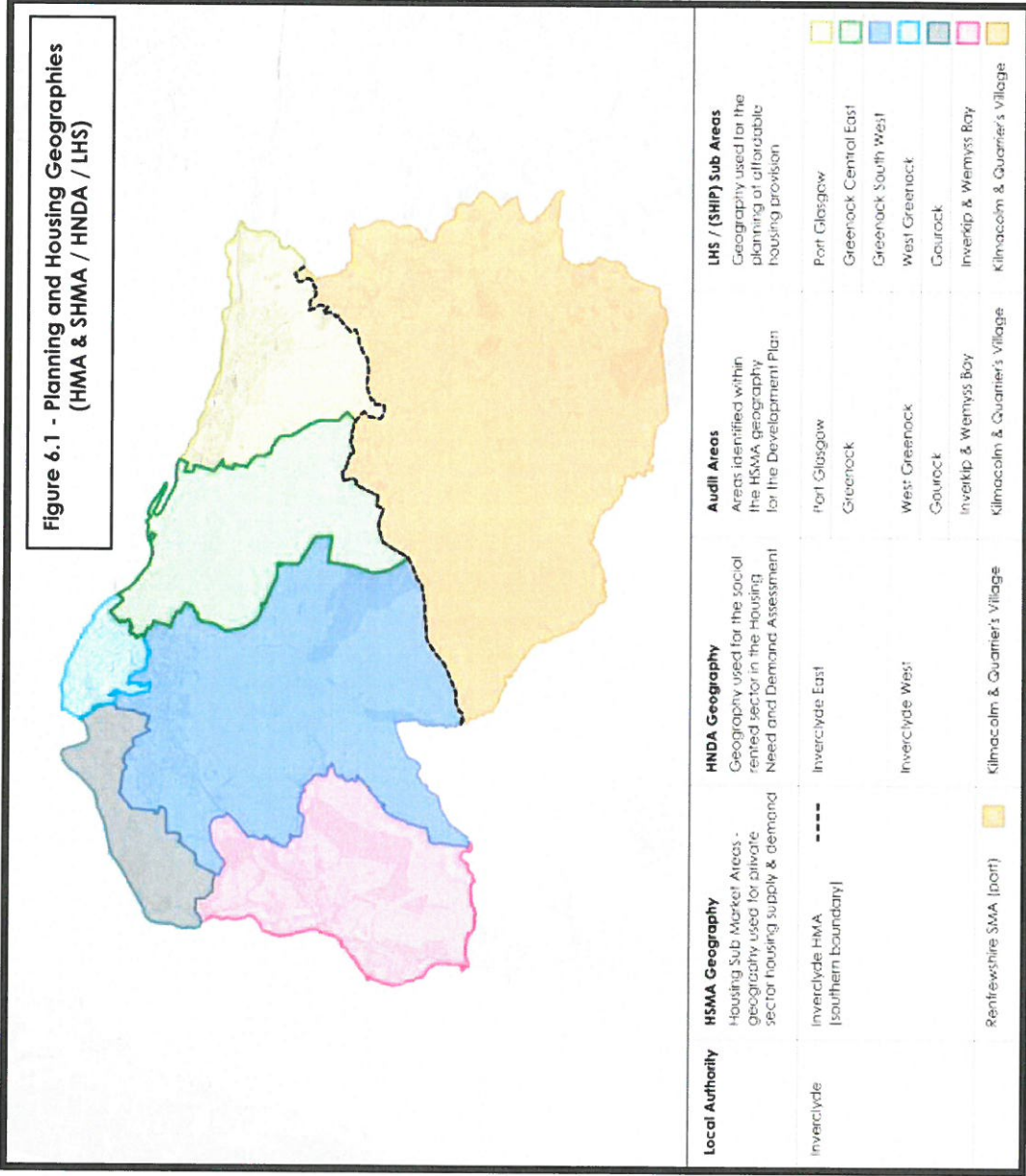


TABLE 6.2 - HOUSING LAND SUPPLY, by HOUSING MARKET AREA / SHMA

Housing Market Area	Affordable		Private		All-Tenure		'Effective Land Supply' (All-T)
	'Eff.'	Total	Eff.	Total	'Eff.'	Total	
Inverclyde HMA	500	1,600	1,120	3,360	1,620	4,960	33%
Renfrewshire SHMA (part)	10	50	40	70	50	120	42%
Inverclyde	510	1,650	1,160	3,430	1,670	5,080	33%

Source: Updated Inverclyde 2012 HLS Audit, including new LDP Sites.
All capacities are rounded at Sub Area level.

- Notes:**
- (1) The land supply dwelling capacities in this table differ from **Schedule 6.1** due to the inclusion of those sites omitted from the LDP, programmed (expected) to be built-out in full in years 2012/13 and 2013/14.
 - (2) The Affordable Sector estimates are based on the 'benchmark 25%' contribution from designated 'quota' sites. The totals include an estimated 15 'off-site' contribution from 1 site in West Greenock (refer **Schedule 6.1**).
 - (3) 'Effective' Affordable site capacities are estimates based on likelihood of funding committed on sites over the Short term 'Plan Period', to 2018/19.
- Further details summarised by Settlement and LHS Sub Area are in **Supplementary Guidance 'Affordable Housing Provision'** (refer **Annexes 1 and 3**).

'Planning and Housing Geography Definitions'

- (A) For the **Private Sector** (owner-occupation and private rented housing), the established City Region housing market area framework comprising of a discrete Inverclyde Housing Market Area (HMA), which covers all of the authority area except Kilmacollm and Quarrier's Village, which forms part of the Renfrewshire Sub Market Area (SMA) of the Central (Greater Glasgow) HMA, is applicable.
- (B) For the **Affordable Sector** (predominantly social rented housing but also low cost housing, defined as 'intermediate' in the GCV HNDA), the Inverclyde Council area is subdivided into three sub areas, of Inverclyde East (comprising Port Glasgow, Greenock Central East and Greenock South West), Inverclyde West (comprising West Greenock, Gourock, Inverkip and Wemyss Bay), and the Kilmacollm and Quarrier's Village area.



Grieve Road, Greenock

POLICIES

Safeguarding Residential Areas and Housing Development

6.20 The LDP is concerned with safeguarding and improving, where practicable, the character and amenity of existing residential areas, as identified on the Proposals Map. All new development of housing in these areas will require to be built to a good standard and quality of design, and contribute to an improvement in the residential environment. Policy RES1 outlines the criteria for assessment of residential development proposals on sites within the designated residential areas.

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; provision of adequate services; and
- (e) having regard to **Supplementary Guidance** on Planning Application Advice Notes.



Modern Housing, Kip Marina, Inverkip

6.21 In addition to new residential development within the designated residential areas covered under Policy RES1, proposals for sub-divisions, conversions and extensions of existing properties are covered under Policy RES5 below.

6.22 Policy RES6 below sets out the considerations that apply in assessing the provision of non-residential uses within residential areas such as neighbourhood shops, schools and community facilities.

Redevelopment of Urban Brownfield Land

6.23 The policy of urban containment (refer to Chapter 2) is founded on a legacy from the 2005 Local Plan with a significant number of large development opportunities that remain to be built-out. This has contributed to Inverclyde's generous housing land supply. Among the 'legacy sites' are: The Harbours in the centre of Greenock, James Watt Dock/Garvel Island, the former Inverkip Power Station, Levan Farm on the west side of Gourock, and two large 'New Neighbourhood' sites at Woodhall in Port Glasgow, (phase 2) and Peat Road/Hole Farm in south west Greenock. There are also significant

medium term opportunities in Central East Greenock (Strone/Wellington Park) and Ravensraig Hospital, in south west Greenock. These legacy sites have been augmented with new allocated LDP sites, the most significant being former school sites, in central and west Greenock and in Port Glasgow.

6.24 Beyond the main urban areas of Greenock and Port Glasgow, in Gourrock and Inverkip, a good distribution of allocated sites should not constrain house building and provision for a wider range and choice of house types for the Inverclyde HMA. Taken together, the location and distribution of sites across Inverclyde is more than generous to meet the full range of market sectors and affordable housing needs within the HMA.

6.25 The sustainable development of our towns is assisted greatly by having a preference for meeting development needs and demands within the urban area and by having a focus on area renewal and regeneration initiative areas. The planned redevelopment and reuse of urban land for residential and other community uses, including land identified as surplus for industrial use, is consistent with the LDPs Spatial Strategy of urban containment and its preference for new housing to be developed in central-east neighbourhoods in the Inverclyde Housing Market Area. **Policy RES2** promotes development on urban brownfield sites for housing and community uses and sets out the additional considerations that apply in such designated areas.

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.

Housing Provision: Land Supply

6.26 The delivery of housing through the Development Plan depends on appropriate, well located and effective sites being made available to meet need and demand. As indicated above, this LDP has allocated land which is effective or capable of becoming effective to meet the housing land requirement for up to 12 years, and ensuring a minimum of 5 years effective land supply at all times. The

relevant 'effective plan period' however, is 2013/14-19/20 (5 years + 2 years to allow for LDP adoption in 2014, in accordance with SPP); and with a longer term timeframe to 2025.

6.27 The LDP's housing development strategy, through **Policy RES3** and **Schedule 6.1** aims to support all housing providers by extending the range and choice of land allocations to meet all requirements. **Schedule 6.1** lists all the sites allocated and indicative locations (including 'new neighbourhoods') identified in the Plan, for the three time periods, short, medium and long. The sites are further categorised in accordance with the objectives of making provision for affordable housing, expressed in **Policy RES4** below.

6.28 For those larger sites specified in **Schedule 6.1** without the benefit of planning permission, supporting documentation will be required with any planning application, including where appropriate, a Masterplan/Development Brief, Environmental Impact Statement and where applicable, the potential impact of development on the trunk road network included in a Transport Assessment (cross refer to **Policy TRA4** in Chapter 5).

6.29 The Council wishes to encourage self-build plots in suitable locations within the urban area. Where such opportunities exist, those sites are indicated on **Schedule 6.1**, and provide capacity for potentially 50 dwellings in total.

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.

Renfrewshire Sub-Market Area

6.30 Kilmacolm and Quarrier's Village are part of the separate Renfrewshire Sub-HMA, where house building in relation to the size of these communities has been limited but maintained over the past decade, although some affordability issues are evident. The Council has responded to these issues by liaising closely with neighbouring Renfrewshire Council on the appropriate amount of land provision to bring forward for the SHMA between the two authorities, without undermining and having an adverse environmental impact on what is important countryside and designated Green Belt. Residential development opportunities are identified for some 120 dwelling units, of which around 40% are suitable to address the affordable need identified in the LHS. This number takes into consideration those sites earmarked for affordable housing in the Renfrewshire LDP, which together provide additional opportunities for local people to access more affordable housing.



New Housing, Branchton Road, Greenock

6.31 For Kilmacolm and this Sub-Market Area as a whole, the expectation is that the new sites identified and those that are likely to come forward through 'windfall' over the timeframe of the Plan, will be expected to provide for affordable homes as a higher negotiated proportion than the 'benchmark 25%' of the site's total capacity. This policy is supported by the aforementioned **Supplementary Guidance**.

6.32 In addition, as indicated above the **SDP Strategy Support Measure No. 10 'Housing development and local flexibility'** supports land release for affordable housing need if monitoring indicates it is required, while not undermining the SDP's Spatial Development Strategy.

6.33 Policy RES4 below outlines the approach the Council has adopted to address the affordable housing requirements in the Inverclyde HMA, and is applicable also to the particular affordable housing requirements in the Sub Market Area of the authority.

The Provision of Affordable Housing

6.34 The new integrated approach to planning for housing encourages differentiating housing development opportunity sites according to tenure. Affordable housing is broadly defined as housing of a reasonable quality that is affordable to people of modest incomes. It straddles the main tenure divide (private/social rented), sometimes called the 'intermediate sector', and comprises of a range of different types of provision, including shared ownership and mid-market rent (refer to Glossary and **Supplementary Guidance**).

6.35 The Inverclyde LHS has confirmed the scale of affordable housing need and the likely availability of funding to deliver the house completions required, but only over the short term. This affordable housing requirement is addressed in the Plan through new land allocations that should contribute to meeting these housing needs. In accordance with Scottish Government's SPP, affordable housing need should be met, where possible, within the housing market area where it arises.

6.36 Schedule 6.1 categorises the housing land supply sites on the basis of those sites that are most suited for different forms of tenure provision:

- (a) open-market (predominantly owner-occupied) housing, but where an 'off-site' affordable housing contribution may be negotiated;
- (b) a mix of market sectors/tenures, identified as 'quota sites', where a benchmark 25% of dwellings 'on-site' are allocated for 'affordable housing'; and
- (c) affordable housing need, including both social rented and/or the low cost 'intermediate sector' requirements.

6.37 **Supplementary Guidance** accompanies this LDP outlining how affordable housing is expected to be delivered in Inverclyde, including the following options:

- (i) through the above named 'quota approach', a benchmark of 25% of completions on prescribed sites of 20 or more dwellings will be affordable, or in certain cases after negotiation, a higher or lower percentage of all completions;



James Watt Dock, Greenock

- (ii) the role expected of RSLs in the reprovisioning of their stock as part of the Area Renewal Strategy, where the introduction of mixed tenure is an established policy objective; and

- (iii) through the provisions of the approved **Glasgow and the Clyde Valley Strategic Development Plan (2012), Strategy Support Measure No. 10**, outlined above.



Kingston Dock, Port Glasgow

6.38 The Plan identifies and protects a limited number of housing development opportunity sites (targeted sites) which are best suited for Affordable Housing to distinguish them from open-market private sector housing sites. These sites are in addition to the 'quota approach'.

6.39 In order to provide a mix of tenures and house types throughout Inverclyde, Policy RES4 requires developers to provide affordable homes on prescribed residential development sites that offer the opportunity to achieve this aim.

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 falling 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**.

*** Note: refer to Supplementary Guidance, Annex 1.**

Proposals for Changes to Properties in Residential Areas

6.40 New residential development within the designated residential areas covered under Policy RES1 does not cover adequately the more detailed matters that need to be considered and assessed for smaller scale proposals, to ensure a good standard and quality of design that will enhance the overall amenity of residential areas. Smaller scale proposals such as conversion, sub-division and extensions of existing properties are covered under Policy RES5.

Policy RES5 - Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property; and
- (d) accordance with the Council's adopted roads guidance; and having regard to **Supplementary Guidance** on Planning Application Advice Notes.

Residential Proposals in and around Town and Local Centres

6.41 In appropriate circumstances, for example within town and local centres, where residential development is encouraged, assessment of residential proposals will be made according to the criteria in **Policy RES1** and **Policy RES5**, having regard to the less stringent amenity considerations appropriate for households living in town and local centres.

6.42 A particular example is the promotion of residential use on floors above retail, business and commercial uses in town and local centres. The re-use of these often vacant or underused premises could make a valuable contribution to increasing the available housing stock, while making better use of empty properties in our town and local centres. This initiative would increase the brownfield land supply in more central sustainable locations, promote the rehabilitation and renovation of many otherwise sound buildings, assist with the vitality and viability of our centres and reduce the need to find additional land for new housing. The Council's LHS has as one of its priorities, an 'empty property initiative', which this LDP supports. This would also contribute to the continuing specific requirement for more centrally located sites accessible to local amenities in order to meet the needs of certain households, in particular the growing elderly population, and further diversify tenure options.

6.43 The change of use of properties to residential use in close proximity to commercial uses with late night opening can however, impact on residential amenity. **Policy TCR9** in **Chapter 7** outlines



Port Glasgow

additional considerations that need to be taken into account to assess the suitability of such residential properties within the designated town and local centres.

Community Facilities and Other Non-Residential Development Within Residential Areas

6.44 Most community facilities by definition are located either within town and local centres or residential areas and are acceptable neighbouring land uses. The provision of some non-residential uses in the areas identified as 'Residential' on the Proposals Map will therefore, generally be acceptable where the uses

complement the existing housing and where they have little or no detrimental impact on the amenity of neighbouring properties and the area in general.

6.45 However where a new proposal could have a detrimental impact on the character of an area and on residential amenity, due either to its size, scale or function, the proposal would require to be assessed in terms of its potential impact on the surrounding area. **Policy RES6** below sets out the relevant criteria against which such development proposals will be assessed.

Policy RES6 - Non-Residential Development Within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

6.46 The Council, in partnership with key stakeholders, has for some years been investing in new and improved schools as part of its School Estate Management Plan (SEMP). In regard to new buildings, this re-provisioning strategy for the Council's Schools Estate is now complete, with the shared secondary school campus at Port Glasgow having opened in 2014. There are however still some refurbishments outstanding as part of the SEMP.

6.47 Other Council-assisted proposals include a planned programme of capital investment in new community facilities, and new and improved leisure and sport facilities. Schedule 6.2 includes these projects and other projects where land is required within the 'Residential' land use designation on the Proposals Map. The Action Programme provides further details on the current status of these projects and the likely timescales for their implementation and completion.

Residential Development in the Green Belt and Countryside

6.48 There is a presumption against new housing development beyond the settlement boundaries defined on the Proposals Map. However, there may be exceptional circumstances where a departure from this general principle could be appropriate for small land releases. Policy RES7 allows for the assessment of development proposals for small, domestic scale properties (including individual dwelling houses) in the Green Belt and Countryside, although there will be no automatic presumption in favour of planning permission in every case that falls within the terms of the policy. Particular regard will be had in such circumstances to Policy RES4 in determining whether there is a requirement to augment the land supply in this way.

6.49 While there is a general presumption against residential development in the Green Belt and Countryside, there are a number of particular circumstances where it is beneficial to encourage the re-use of otherwise habitable buildings. Many of these properties are of historic and/or architectural merit and if rehabilitated and renovated, would contribute greatly to our built

heritage, for example former schools and hospitals. Policy RES7 sets out criteria for the assessment of these different development proposals for housing in the Green Belt and Countryside.

Policy RES7 - Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, as identified on the Proposals Map, will only be supported if the proposal is for either:

- (1) a single or small group of dwellings not adjoining the urban area; or
- (2) the conversion of redundant non-residential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.

In addition, all proposals must fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or
- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build

element is clearly ancillary to the completed building; or

(c) conversion of redundant non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or

(d) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council; or

(e) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

Further detailed policy relating to this type of development is contained in the **Supplementary Guidance** on Planning Application Advice Notes.

6.50 In relation to listed buildings in the Green Belt and Countryside, and in particular with respect to any development proposals forthcoming to secure their restoration through 'enabling development', there are additional planning requirements to be met to those set out above under Policy RES7 (refer to Chapter 9 and Policy HER6).



St Michael's Primary School, Port Glasgow

SCHEDULE 6.1

SCHEDULE 6.1 - RESIDENTIAL DEVELOPMENT OPPORTUNITIES

Schedule 6.1(a): Inverclyde Housing Market Area

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE	TOTAL CAP.	PRIVATE AFFORDABLE		PRIVATE SECTOR		TIMESCALE	NOTES/ ADDITIONAL INFORMATION
				SECTOR	SECTOR #	EFFECTIVE	NON-EFFECT		
Port Glasgow									
1	fmr Broadfield Hospital	Private	50	50	-	50	-	s	
2	Arran Ave., Park Farm	Mixed	125	85	40	60	25	s-m	
3	Woodhall (Phase 2)	Mixed	200	140	60	80	60	s-m	Indicative
4	fmr St. Stephen's Sch.	Mixed	120	90	30	-	90	m	Policy MAC5 (New Neighbourhood)* Pot plots (4)
5	fmr Barmoss Nursery	Affordable	10	-	10	-	-	s-m	Pot plots (10)
6	Clune Park	Mixed	120	90	30	-	90	m-l	Policy APC2*
7	Barr's Brae	Private	8	8	-	8	-	s	
8	fmr Gourcock Ropeworks	Private	98	98	-	-	98	s-m	[2 linked sites]
9	Highholm Street	Private	18	18	-	18	-	s	
10	Lower Mary Street	Affordable	84	-	84	-	-	s	** [2 linked sites]
11	fmr Broadstone Hospital	Private	8	8	-	-	8	s-m	
12	fmr Lilybank School	Private	10	10	-	-	10	s-m	Pot plots (10)
13	Kingston Dock	Private	140	140	-	-	-	s	
PORT GLASGOW TOTAL			990	740	250	380	380		

Greenock

Greenock Central East

14	James Watt Dock (East)	Affordable	86	-	86	-	-	m	Indicative
15	JWD/Garvel Island	Mixed	500	375	125	-	375	m-l	Policy MAC2*
16	Sinclair Street	Private	12	12	-	-	-	s	Policy MAC2*
17	Canwood Street	Affordable	31	-	31	-	-	s-m	
18	Garvald Street	Affordable	45	-	45	-	-	s-m	
19	fmr King's Glen School	Mixed	60	45	15	-	45	m	Pot plots (4)
20	Luss Ave/Renton Road	Mixed	31	16	15	-	16	s-m	Pot plots (10)
21	Kilmacoll Road	Affordable	15	-	15	-	-	s-m	[2 sites]
22	Strone (brownfield)	Mixed	100	25	75	-	25	m-l	Policy APC1
23	Strone (greenfield)	Mixed	127	57	70	-	57	m-l	Policy APC1
24	Wellington Park	Mixed	120	90	30	-	90	m-l	Policy APC1*
25	Killochend Drive	Private	33	33	-	-	-	s	Indicative
26	fmr Tate & Lyle (SE)	Mixed	60	45	15	-	45	m-l	Policy APC1
27	fmr Tate & Lyle (NE)	Mixed	20	10	10	-	10	m-l	Policy APC1
28	Drumfrochar Road	Private	28	28	-	-	-	s	Policy APC1
29	Broomhill (site tbc)	Mixed	20	-	20	-	-	s	Policy APC1*
30	fmr Wellington School	Mixed	60	45	15	-	25	s-m	Policy APC1
31	fmr Highlander's Academy	Mixed	40	30	10	-	20	s-m	Policy APC1

SCHEDULE 6.1

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE	TOTAL CAP.		PRIVATE AFFORDABLE		PRIVATE SECTOR		TIMESCALE	NOTES/ ADDITIONAL INFORMATION
			SECTOR	SECTOR #	SECTOR	SECTOR #	EFFECTIVE	NON-EFFECT		
32	Regent Street	Private	40	20	20	-	20	m	Indicative	Policy DOS1 *
33	Victoria/East India Harbour	Private	240	180	60	80	100	s-m	Indicative	Policy MAC1 * [2 phases]
34	West Blackhall Street	Private	24	24	-	-	24	m		
35	Argyle Street	Private	30	30	-	30	-	s		
GCE Total:			1720	1060	660	210	850			
West Greenock										
36	Houston Street	Private	22	22	-	22	-	s		
37	Union Street	Private	60	60	-	-	60	m		
38	fmr Greenock Academy	Private	55	40	-	-	40	m	Indicative	(# off-site - 15)
WG Total:			140	120	0	20	100			
Greenock South West										
39	Peat Road/Hole Farm	Mixed	148	28	120	28	-	s-m	Indicative	Policy MAC6 (New Neighbourhood)*
40	Ravensraig Hospital	Private	200	150	50	-	150	m	Indicative	
41	Earnhill Road (Phase 2)	Affordable	14	-	14	-	-	s		
42	fmr Ravensraig Sch.	Affordable	20	-	20	-	-	s-m		
43	fmr St. Gabriel's Sch.	Affordable	20	-	20	-	-	s-m		
44	Valley Park, Spango Valley	Mixed	120	85	35	40	45	s-m	Indicative	Policy MAC7 *
GSW Total:			520	280	260	70	190			
GREENOCK TOTAL			2380	1440	940	300	1140			
Gourock										
45	Cove Road (Tarbet St)	Mixed	15	10	5	-	10	m		
46	Riverside Gardens, Gourock Bay	Private	120	90	30	-	90	m-l	Indicative	Policy MAC3 *
47	Pierhead, Shore Street	Mixed	60	45	15	-	45	m	Indicative	(also TC Dev't Opp., refer Sch 7.1)
48	Shore Street	Private	9	9	-	5	4	s		
49	Kempock House, Kirm Drive	Private	40	30	10	10	20	s-m		
50	Cloch Road (Phases 1&2)	Private	80	80	-	80	-	s		
51	Levan Farm (Phase 3)	Private	150	150	-	-	150	m		NB - Phase 1 (38)
GOUROCK TOTAL			480	420	60	100	320			

SCHEDULE 6.1

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE	TOTAL CAP. SECTOR	PRIVATE AFFORDABLE SECTOR	PRIVATE SECTOR EFFECTIVE	NON-EFFECTIVE	TIMESCALE	NOTES/ ADDITIONAL INFORMATION
Inverkip & Wemyss Bay								
52	Bridgend	Private	28	28	28	-	s	
53	The Glebe	Private	25	15	-	15	m	
54	Kip Marina	Private	18	18	18	-	s	
55	Hill Farm	Private	66	66	66	-	s	
56	fmr Inverkip Power Station	Mixed	600	450	90	360	s-m-l	Indicative Policy MAC4 *
57	The Meadows	Private	21	21	-	21	m	
INVERKIP & WEMYSS BAY TOTAL			760	600	200	400		
INVERCLYDE HMA TOTAL			4610	3200	960	2240		

Schedule 6.1(b): Renfrewshire Sub-Market Area (Part)

Kilmacollm & Quarrier's Village

58	Leperstone Avenue	Affordable	15	-	-	-	s-m	
59	Smithy Brae (incl G6 adj.)	Mixed	42	12	-	12	m	
60	Whitelea Road	Private	4	4	4	-	s	
61	Lochwinnoch Road	Private	6	6	6	-	s	
62	fmr Balrossie School	Private	40	40	20	20	s-m	
63	fmr Quarry, Port G'gow Road	Private	3	3	3	-	s	
64	Woodside Care Home	Private	7	7	4	3	s-m	Plot plots (9)
KILMACOLLM & QUARRIER'S VILLAGE			120	70	40	30		
RENFREWSHIRE SUB-MARKET TOTAL			120	70	40	30		
INVERCLYDE TOTAL			4730	3270	1000	2270		

Source: Updated Inverclyde 2012 HLA Audit, including new LDP sites (Post Modifications). All capacities are rounded at Sub Area / Settlement level.

Notes: Tenure/Type: Private (predom. Owner-occupied); Mixed (Private & RSL/HA); Affordable (RSL/HA).

Total Cap.: Total capacity of site, or where not defined, indicative dwelling capacity.

Effective: expected to be developed over the 'Plan Period', ie. to 2019. NB - based on Private Sector estimates, not All-tenure. All-tenure estimate in Supplementary Guidance (Annex 3).

Non-Effect.: Established Land Supply minus Effective Supply (sites identified and allocated for housing in LDP).

Timescale: 's' - short term 2013/14-19/20; 'm' - medium term 2020/21-24/25; 'l' - long term post 2025/26.

Note: # - based on benchmark of 25% contribution (refer Policy RES4).

Additional Info: * : site is part of a Major Area of Change, Area of Potential Change, or a Development Option Site, where more information on a site's potential development is in the LDP.

NB - Total estimated number of dwellings from Potential Plot sites = 50.

NB ** - Site Ref. 10: post 2012, capacity reduced to 46.

SCHEDULE 6.2 - COMMUNITY, SCHOOLS and LEISURE PROPOSALS and OPPORTUNITIES

Site Ref	Location	Project Type	Notes
c1	Former Inverkip Power Station, by Wemyss Bay	Leisure Use Opportunity	Leisure uses associated with watersports and other outdoor recreation
c2	Off A78 (T), Inverkip	Inverkip Community Facility	Planning application submitted in February 2014. Proposal is within Open Space (refer Policy ENV4): yet to be determined.
c3	Spango Valley, Greenock	Leisure Use Opportunity	Leisure/recreation uses associated with a peripheral urban location.
c4	Inverkip Road, Greenock	New Prison	Planning permission in principle approved July 2011. Detailed application anticipated in 2014.
c5	Rankin Park, off A78 (T), Greenock	Rankin Park Sports Facility	Pavillion completed in June 2014. Pitch will follow later in 2014.
c6	Broomhill, Greenock	Broomhill Community Facility	Inverclyde Association for Mental Health (IAMH) proposal for a horticultural training and community centre at the Mearns Centre site. Planning application submitted in July 2014.
c7	Sinclair Street, Greenock	Leisure Use Opportunity	Leisure uses associated with Cappielow Football Stadium.
c8	Gibshill Road, Greenock (tbc)	Gibshill Community Facility	Planning permission granted in April 2013. Delayed due to funding issues. Start on site expected in 2014/15.
c9	Woodhall New Neighbourhood (Phase 2), Port Glasgow	Woodhall Community Facility	MUGA in progress. Design of community centre will be progressed following funding discussions.
c10	Kilmacolm Road, Port Glasgow	Joint School Campus	Opened in 2014.

CHAPTER 9

BUILT HERITAGE and TOWNSCAPE

INTRODUCTION

9.1 Built heritage adds to the quality of residents' lives by enhancing the local setting and retaining a sense of local distinctiveness which is important to the character of the area. The safeguarding of historic assets by planning authorities is vital in contributing to sustainable economic growth and regeneration, and by recording, protecting and conserving the historic environment, they can be enjoyed by future generations both living in Inverclyde and visiting from further afield.

POLICY CONTEXT

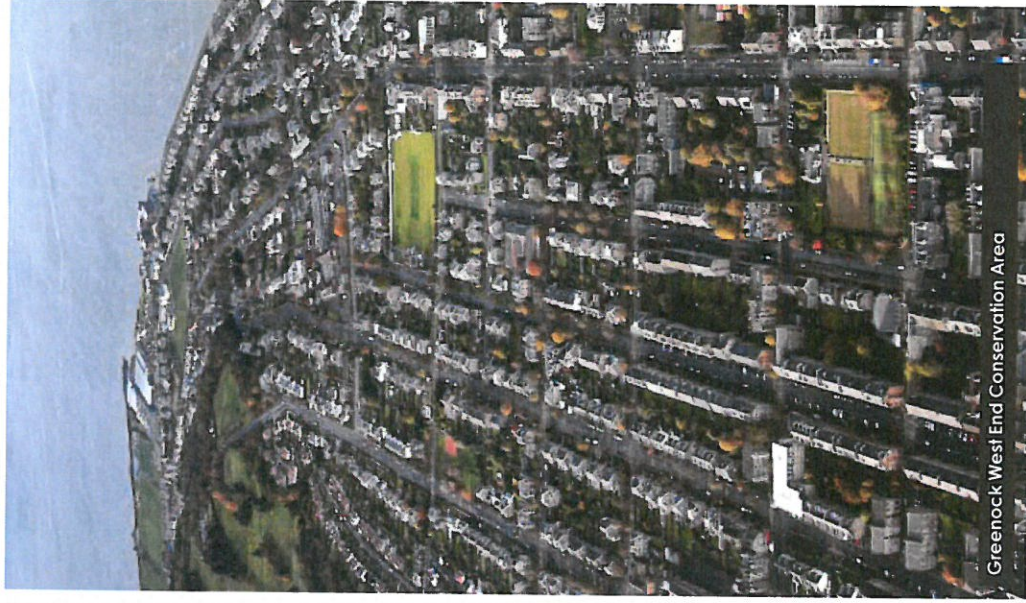
National

9.2 Historic Scotland is the key government agency charged with the protection of historic resources, and policy and guidance is set out in the Scottish Historic Environment Policy (SHEP) together with the guidance note series 'Managing Change in the Historic Environment'. In order to protect and manage these historic assets, designations have been applied to certain resources within Inverclyde, including conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. **Table 9.1** below outlines the designations covered in this Plan.

POLICIES

Conservation Areas

9.3 Inverclyde Council has five designated conservation areas in Greenock (West End and



Cathcart Square/William Street), Inverkip, Kilmacollm and Quarrier's Village, all of which have the additional protection of Article 4 Directions (refer to Glossary of Terms). These conservation areas have been identified because of their architectural and/or historic character, and a more sensitive approach to new development which affects these areas will be taken. This includes both development within and adjacent to conservation areas.

9.4 Boundary appraisals have also been undertaken for potential new conservation areas at The Cross, Kilmacollm, West Bay, Gourrock and Kempeck Street/Shore Street, Gourrock. The boundaries for these proposed conservation areas have been identified in this Plan. A boundary review has also been carried out in Inverkip Conservation Area where minor alterations are proposed.

Policy HER1 - Development which affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

BUILT HERITAGE and TOWNSCAPE

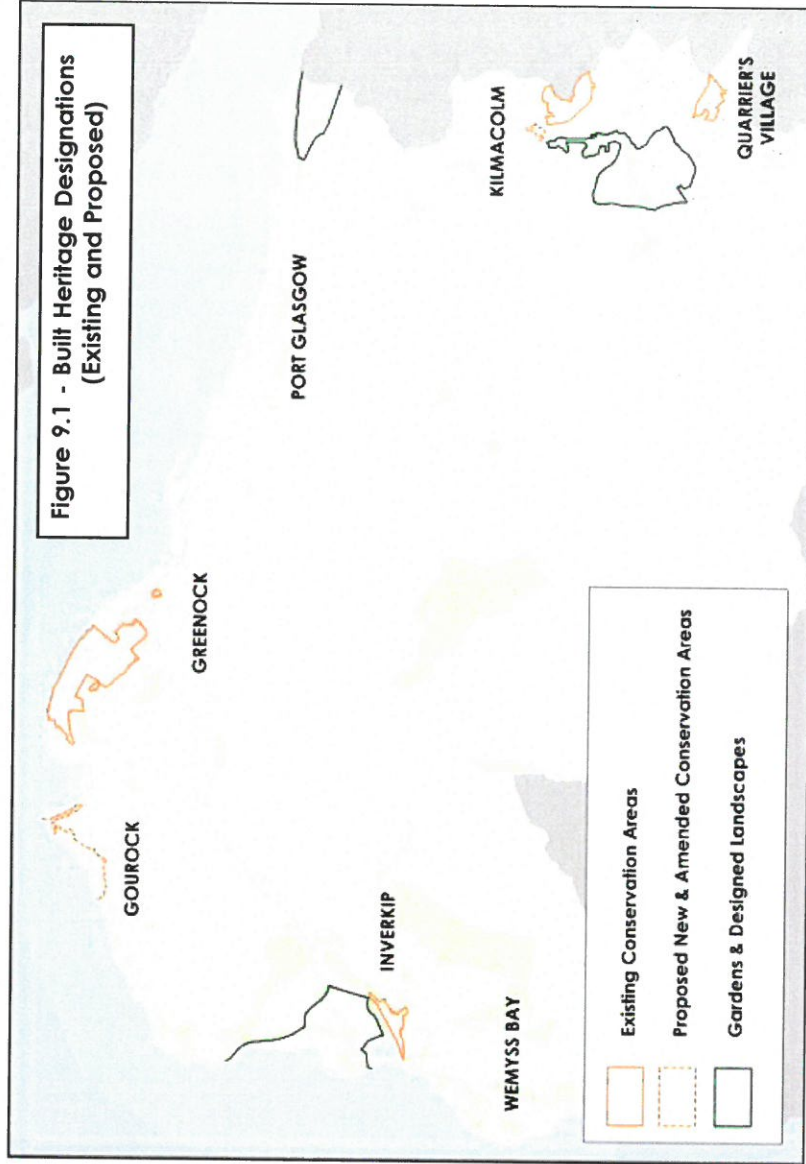
Policy HER2 - Demolition in Conservation Areas

There will be a presumption against the demolition of unlisted buildings in conservation areas. Proposals will be assessed against the impact on the historical street pattern and building form. Proposals for demolition will not be considered in the absence of a planning application for a replacement development that enhances or preserves the character of the surrounding area. All such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER3 - Proposed New and Amended Conservation Areas

The Council proposes to progress with the designation of the following new and amended conservation areas, as shown on the Proposals Map, in order to safeguard their architectural and/or historic character from inappropriate development:

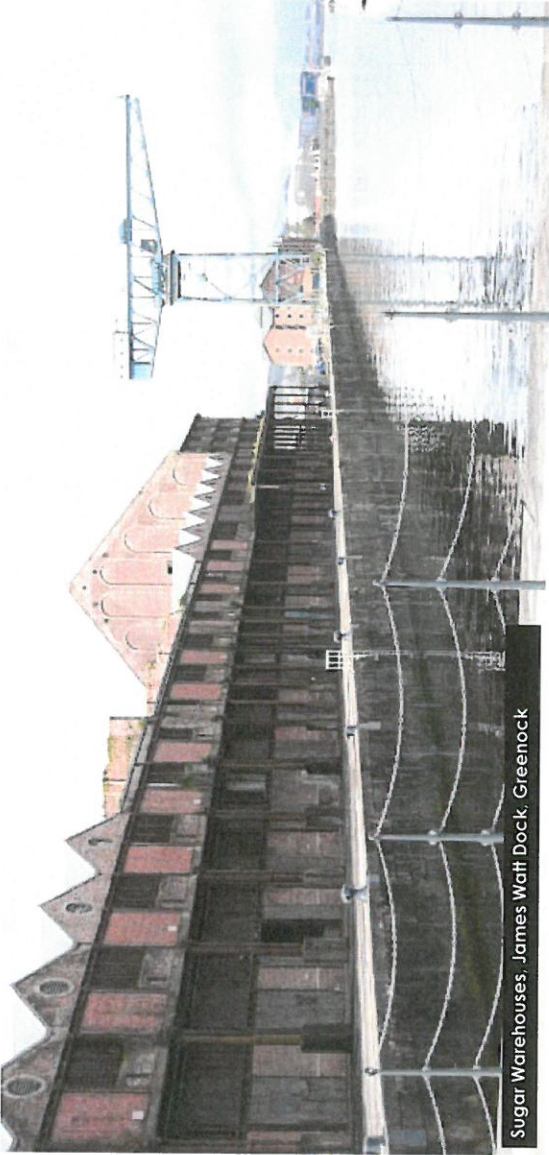
- (1) The Cross, Kilmacolm (new);
- (2) West Bay, Gourrock (new);
- (3) Kempock Street/Shore Street, Gourrock (new); and
- (4) Inverkip (amended).



Listed Buildings

9.5 Listed buildings are buildings of special architectural or historic interest and are designated by Historic Scotland. Inverclyde Council has 244 listed buildings, 25 of which are category 'A', 145 category 'B' and 74 category

'C', and all are protected through Policies HER4 and HER5. An up to date directory of Inverclyde's listed buildings, setting out the reasons for their listing and category of designation, is available online and from the Council's Regeneration and Planning Service.



Sugar Warehouses, James Watt Dock, Greenock

9.6 Enabling Development

The restoration of some of Inverclyde's listed buildings has previously been undertaken through the use of enabling development, particularly where the building is located within the Green Belt. SPP supports this principle where it can be shown to be the only means of retaining a listed building. In recognition that owners of other listed buildings may seek to use the principle of enabling development to retain their buildings, the Council will prepare and adopt **Supplementary Guidance** on this topic. This is addressed through **Policy HER6**.

Policy HER6 - Enabling Development

Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

Note: The Council will adopt further detailed policy on this topic, setting out the criteria that will be used to assess individual proposals, as **Supplementary Guidance**.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to and from, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER4 - Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

BUILT HERITAGE and TOWNSCAPE

Archaeology

9.7 By their very nature, archaeological sites are finite and non-renewable, and their protection and preservation wherever possible by planning authorities is important. Inverclyde Council is fully committed to meeting its obligations in regard to archaeology, where the presence and potential of archaeological assets will be considered in making decisions on planning applications. In this regard, the Council maintains a database of sites of archaeological importance together with a mapping system, which will be used in the decision making process.

Policy HER7 - Development affecting Archaeological Sites

Development which will have an adverse effect on Scheduled Monuments or their setting will only be permitted in exceptional circumstances and where it is satisfactory having regard to Historic Scotland's 'Managing Change in the Historic Environment' guidance note series. Development on or adjacent to other archaeological sites, as included on the Council's database of sites of archaeological importance, will normally be permitted only where there is no adverse impact on the resource. Where development is permitted affecting these sites of archaeological importance, conditions will be attached to planning permissions to allow for excavation and recording before or during development. Any survey reports or works sought by the Council will require to be funded by the developer.

Gardens and Designed Landscapes

9.8 Gardens and designed landscapes are important habitats for nature conservation and can often contain rare trees, shrubs and other plant material. They can help to contribute to the distinctiveness of the landscape, have a significant role to play in tourism, provide local employment and can be a valuable network of green spaces. Inverclyde Council has three such gardens and designed landscapes at Ardgowan Estate, Duchal Estate and Finlaystone Estate (part of which lies within the Renfrewshire Council area).

Policy HER8 - Gardens and Designed Landscapes

Development on sites in Inverclyde included in the Inventory of Garden and Designed Landscapes in Scotland will normally be permitted only where there is no adverse impact on the resource.

TABLE 9.1 - BUILT HERITAGE and OTHER CULTURAL DESIGNATIONS

BUILT HERITAGE and OTHER CULTURAL DESIGNATIONS
<p>Conservation Areas (CAs) [refer Policies HER1 and HER2] (5)</p> <ul style="list-style-type: none"> - Cathcart Square/William Street, Greenock - Greenock West End - Inverkip - Kilmacolm - Quarrier's Homes
<p>Listed Buildings [refer Policies HER4, HER5 and HER6] (244)</p> <ul style="list-style-type: none"> - 'A' Listed Buildings (25) # - 'B' Listed Buildings (145) # - 'C' Listed Buildings (74) #
<p>Scheduled Monuments (33)</p>
<p>Gardens and Designed Landscapes [refer Policy HER8] (3)</p> <ul style="list-style-type: none"> - Ardgowan Estate - Finlaystone Estate - Duchal House
<p>Notes: # indicates the resource is NOT included on the Proposal's Map.</p>

INVERCLYDE LOCAL DEVELOPMENT PLAN 2014

PROPOSALS MAP A : RURAL AREA & INDEX MAP

PROPOSALS MAP C:
GREENOCK (central, west & south west) and GOUROCK

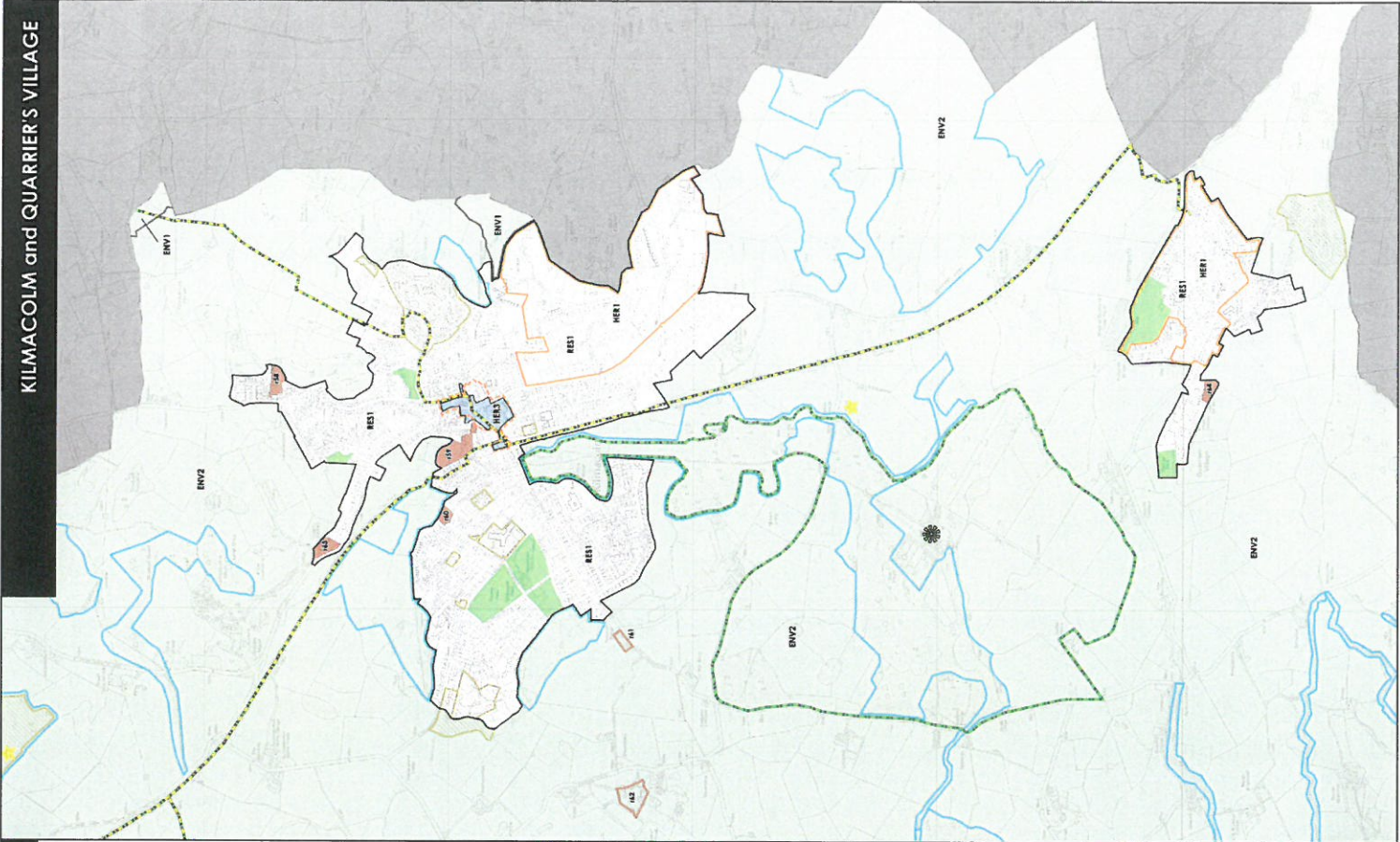
PROPOSALS MAP D:
GREENOCK (east) and PORT GLASGOW

PROPOSALS MAP B:
INVERKIP
and
WEMYSS BAY

PROPOSALS MAP B:
KILMACOLM
and
QUARRER'S VILLAGE

KEY

- SUSTAINABLE DEVELOPMENT STRATEGY**
- S231 Climate Mitigation and Adaptation
 - S232 Reducing Carbon and Energy Use
 - S233 Integration of Land Use and Sustainable Transport
 - S234 Procurement
 - S235 Green Network
 - S236 Development Within the Urban Area
 - S237 Promoting our Town Centres
 - S238 Regeneration and Renewal Initiatives
 - S239 Green Belt and the Countryside
 - S240 Green Belt and the Countryside
- TRANSPORT AND CONNECTIVITY**
- 19A2 Sustainable Access, Eddling (refer to Policy EN23)
 - 19A3 Sustainable Access, Proposed & Potential (refer to Policy EN23)
- NATURAL HERITAGE AND ENVIRONMENTAL RESOURCES**
- SPA (International)
 - SPA / Ramsar site (International)
 - EN1 SSSI (national)
 - EN2 BINC (local)
 - EN3 Designated Environmental Heritage Site (refer to Table 8.1)
 - EN4 Cycle Murray Regional Park
 - EN5 West Renfrew Hills Local Area
 - EN6 Green Belt
 - EN7 The Countryside
 - EN8 Open Space
 - EN9 Open Space in the Green Belt
 - EN10 Tree Preservation Order
- BUILT HERITAGE AND DOWNSCAPE**
- HE1 Archaeological Sites (Scheduled Monuments)
 - HE2 Green and Designed Landscapes (refer to Table 8.1)
 - HE3 River Cycle / Hike of Cycle
 - HE4 Land Ownership Inverclyde
 - HE5 Inverclyde Boundary
- * Not highlighted maps do not show location or the specific



KEY

SUSTAINABLE DEVELOPMENT STRATEGY

- SD31 Climate Mitigation and Adaptation
- SD32 Reducing Carbon and Energy Use
- SD33 Integration of Land Use and Sustainable Transport
- SD34 Accommodation
- SD35 Green Network
- SD36 Employment Within the Urban Area
- SD37 Promoting our Town Centre
- SD38 Regeneration and Renewal Priorities
- SD39 Green Belt and the Countryside
- SD40 Green Belt and the Countryside

MAJOR AREAS OF CHANGE AND POTENTIAL CHANGE

MAC 4 Former Inverkip Power Station, by West of the Bay

ECONOMY AND EMPLOYMENT

- EN2 Business and Industrial Development Opportunity (refer to Schedule 4.1)

TRANSPORT AND CONNECTIVITY

- TR1 Trunk Road
- TR2 Subsidisable Access - Linking (refer to Policy EN3)
- TR3 Subsidisable Access - Proposed & Tolered (refer to Policy EN3)

HOUSING AND COMMUNITIES

- RES1 Residential Areas
- RES2 Residential Development Opportunity (including Opportunities to Green Belt) (refer to Schedule 4.1)
- RES3 Indochine Site (refer to Schedule 4.1)
- RES4 Community, Schools and Leisure Opportunity and Opportunities (refer to Schedule 4.2)

TOWN CENTRES AND BEALING

- TC1 Town Centre and Local Centre
- TC2 Town Central Retail Development Opportunities (refer to Schedule 7.1)

NATURAL HERITAGE AND ENVIRONMENTAL RESOURCES

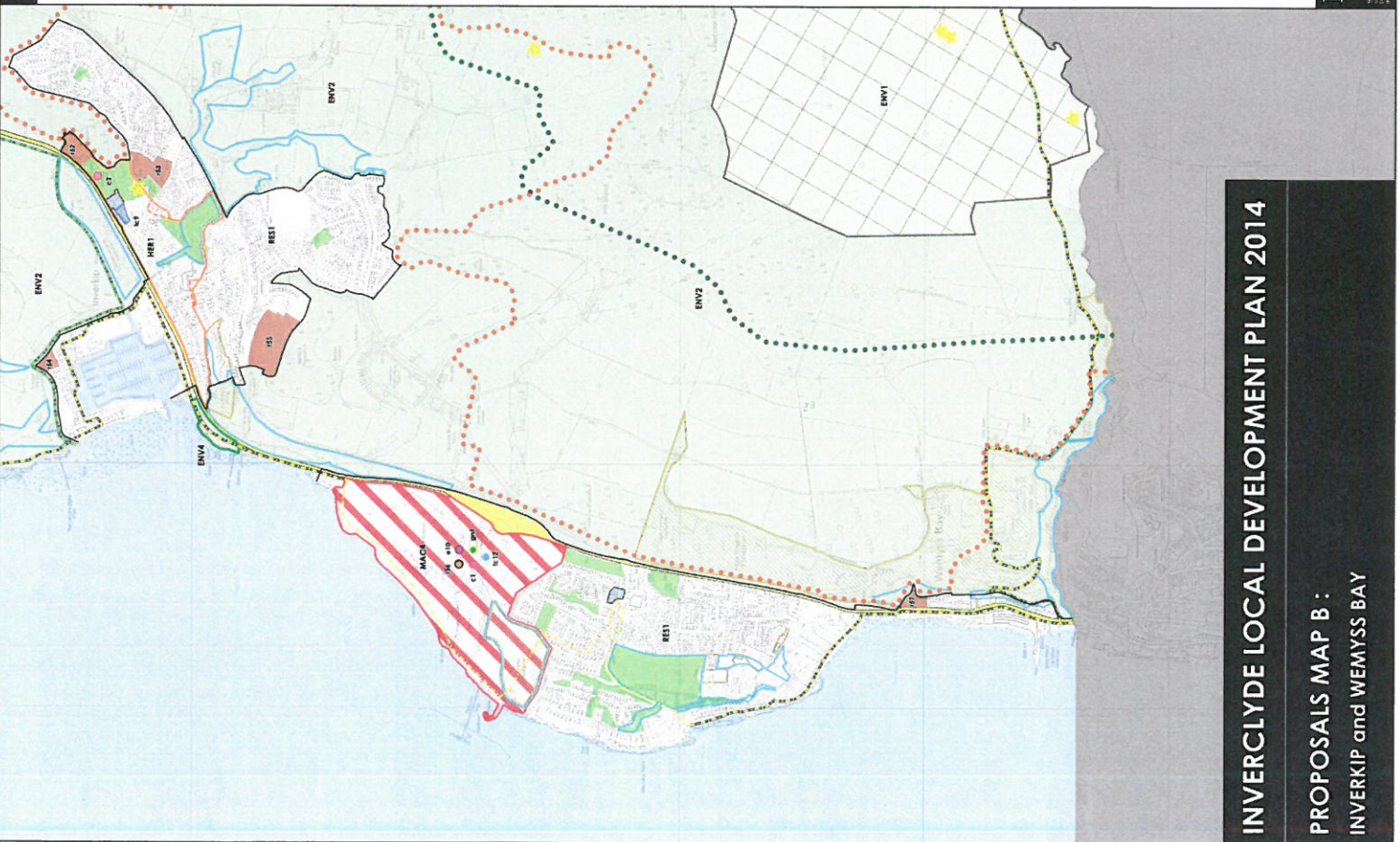
- EN1 SPA (International)
- EN2 Designated Freshwater Environment (refer to Table 6.1)
- EN3 SSSI (National)
- EN4 SINC (Local)
- EN5 Cycle Network Regional Park
- EN6 West River - H.B. Scenic Area
- EN7 Green Belt
- EN8 The Countryside
- EN9 Green Network Opportunity for Enhancement (refer to Schedule 8.1)
- EN10 Open Space
- EN11 Open Space in the Green Belt
- EN12 Tree Preservation Order

BUILT HERITAGE AND TOWNSCAPE

- HER1 Conservation Area (refer to Table 7.1)
- HER2 Proposed New and Amended Conservation Areas
- HER3 Archaeological Sites (Scheduled Monuments)
- HER4 Centres and Designed Landscapes (refer to Table 7.1)

Other Features:

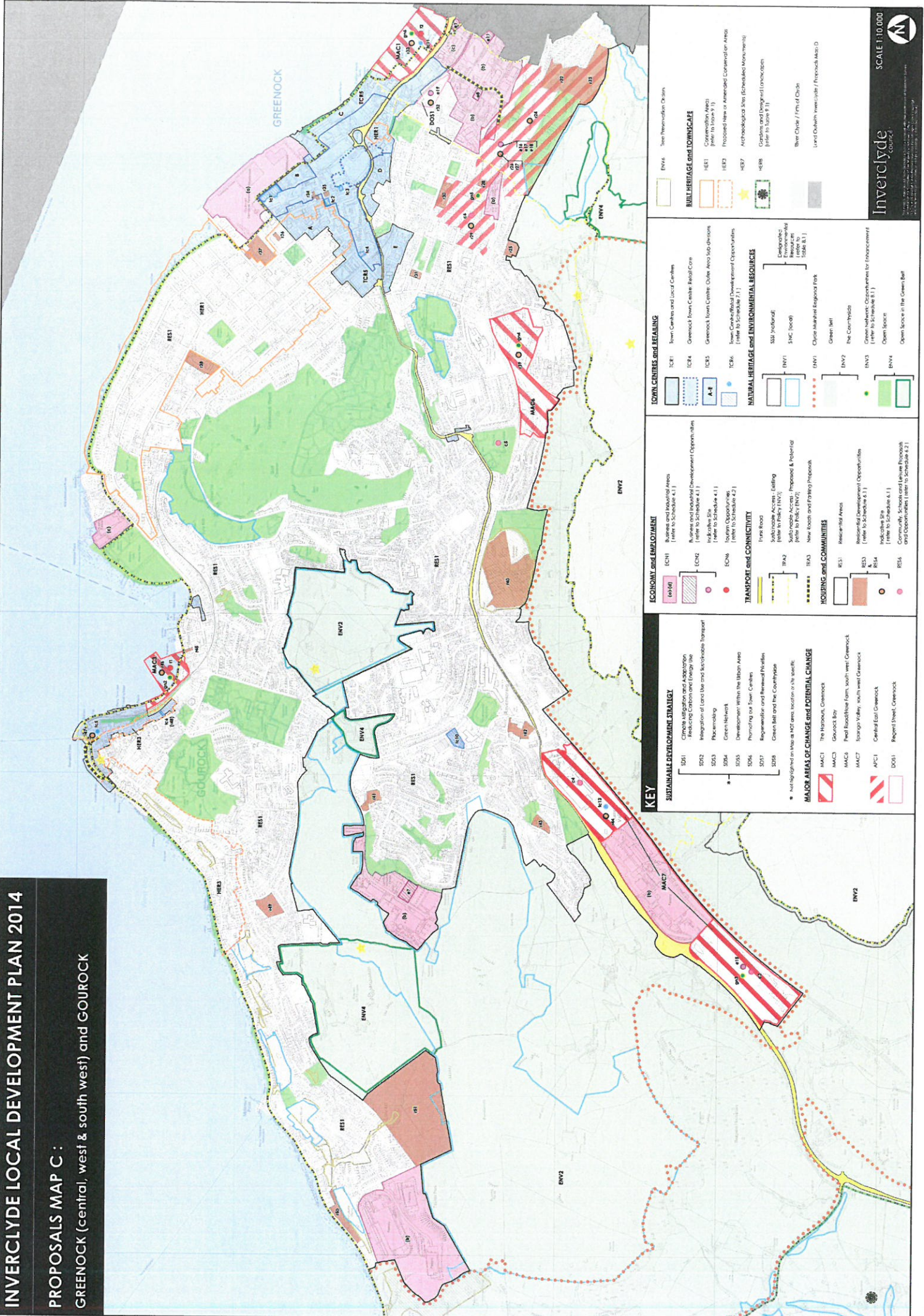
- River Chain / River of Cycle
- Local Council Investment



INVERCLYDE LOCAL DEVELOPMENT PLAN 2014

PROPOSALS MAP C :

GREENOCK (central, west & south west) and GOUROCK



KEY

SUSTAINABLE DEVELOPMENT STRATEGY

- SD1 Climate Mitigation and Adaptation - Reducing Carbon and Energy Use
- SD2 Integration of Land Use and Sustainable Transport
- SD3 Place-making
- SD4 Green Network
- SD5 Development Within the Urban Area
- SD6 Promoting our Town Centres
- SD7 Regeneration and Renewal Policies
- SD8 Green Belt and the Countryside

MAJOR AREAS OF CHANGE AND POTENTIAL CHANGE

- MAC1 The Moorings, Greenock
- MAC2 Greenock Bay
- MAC3 Peat Road/Inver Farm, south-west Greenock
- MAC4 Spangie Valley, south-west Greenock
- MAC5 Central East Greenock
- MAC6 Regent Street, Greenock

ECONOMY AND EMPLOYMENT

- ECN1 Business and Industrial Areas (refer to Schedule 4.1)
- ECN2 Business and Industrial Development Opportunities (refer to Schedule 4.1)
- ECN3 High Value Sites (refer to Schedule 4.1)
- ECN4 Tourism Opportunities (refer to Schedule 4.2)

TRANSPORT AND CONNECTIVITY

- TRK1 Trunk Roads
- TRK2 Substrate Access - Gullies (refer to Policy 1(NC))
- TRK3 Substrate Access - Impervious & Porous (refer to Policy 1(NC))
- TRK4 New Roads and Parking Provision

HOUSING AND COMMUNITIES

- RES1 Residential Areas
- RES2 Residential Development Opportunities (refer to Schedule 6.1)
- RES3 Indicative Site (refer to Schedule 6.1)
- RES4 Community, Schools and Leisure Proposals and Opportunities (refer to Schedule 6.2)

TOWN CENTRES AND RETAILING

- TCR1 Town Centres and Local Centres
- TCR2 Greenock Town Centre Retail Core
- TCR3 Greenock Town Centre Other Area Sub-Regions
- TCR4 Greenock Town Centre Other Area Sub-Regions
- TCR5 Town Centres/Development Opportunities (refer to Schedule 7.1)

NATURAL HERITAGE AND ENVIRONMENTAL RESOURCES

- ENV1 SSSI Inland
- ENV2 SSSI (Local)
- ENV3 Designated Sites (refer to Schedule 8.1)
- ENV4 Open Space in the Green Belt
- ENV5 Open Space in the Green Belt
- ENV6 Tree Preservation Orders

BUILT HERITAGE AND TOURISME

- HER1 Conservation Areas (refer to Issue 9.1)
- HER2 Proposed Name or Amended Conservation Area
- HER3 Archaeological Sites (Scheduled Monuments)
- HER4 Castles and Dungeons (Castles)
- HER5 River Quay / Firm of Quay
- HER6 Land Owners/tenants/Proprietors Map D

SCALE 1:10,000

Inverclyde COUNCIL

INVERCLYDE LOCAL DEVELOPMENT PLAN 2014

PROPOSALS MAP D: GREENOCK (east) and PORT GLASGOW

KEY

SUSTAINABLE DEVELOPMENT STRATEGY

- S051 Climate Mitigation and Adaptation - Reducing Carbon and Energy Use
 - S052 Integration of Land Use and Sustainable Transport
 - S053 Regeneration
 - S054 Green Network
 - S055 Development Within the Urban Area
 - S056 Protecting our Town Centres
 - S057 Regeneration and Renewal Policies
 - S058 Green Belt and the Countryside
- * Not highlighted on map as not area, location or site specific

MAJOR AREAS OF CHANGE and POTENTIAL CHANGE

- MAC 1 James Watt Dock / Govel Island, Greenock
- MAC 2 Woodhead, Port Glasgow
- AFC 2 Inner Lower Port Glasgow
- DD3 2 James Street, Greenock
- DD3 3 Spittal Street, Greenock

ECONOMIC and EMPLOYMENT

- ECN Business and Industrial Areas (refer to Schedule 4.1)
- ECNG Business and Industrial Development Opportunities (refer to Schedule 4.1)
- ECNI Industrial Sites (refer to Schedule 4.1)
- ECNR Tourism Opportunities (refer to Schedule 4.2)

TRANSPORT and CONNECTIVITY

- IRK Road
- Sustainable Access - Existing (refer to Policy EN3)
- Sustainable Access - Proposed & Polished (refer to Policy EN3)

HOUSING and COMMUNITIES

- RES1 Residential Areas
- RES2 Residential Development Opportunities (refer to Schedule 4.1)
- RES3 Residential Sites (refer to Schedule 4.1)
- RES4 Community Schools and Leisure Provision and Opportunities (refer to Schedule 4.2)

TOWN CENTRES and RETAINING

- TCR1 Town Centres and Local Centres
- TCR2 Town Centres Retention Opportunities (refer to Schedule 7.1)

NATURAL HERITAGE and ENVIRONMENTAL RESOURCES

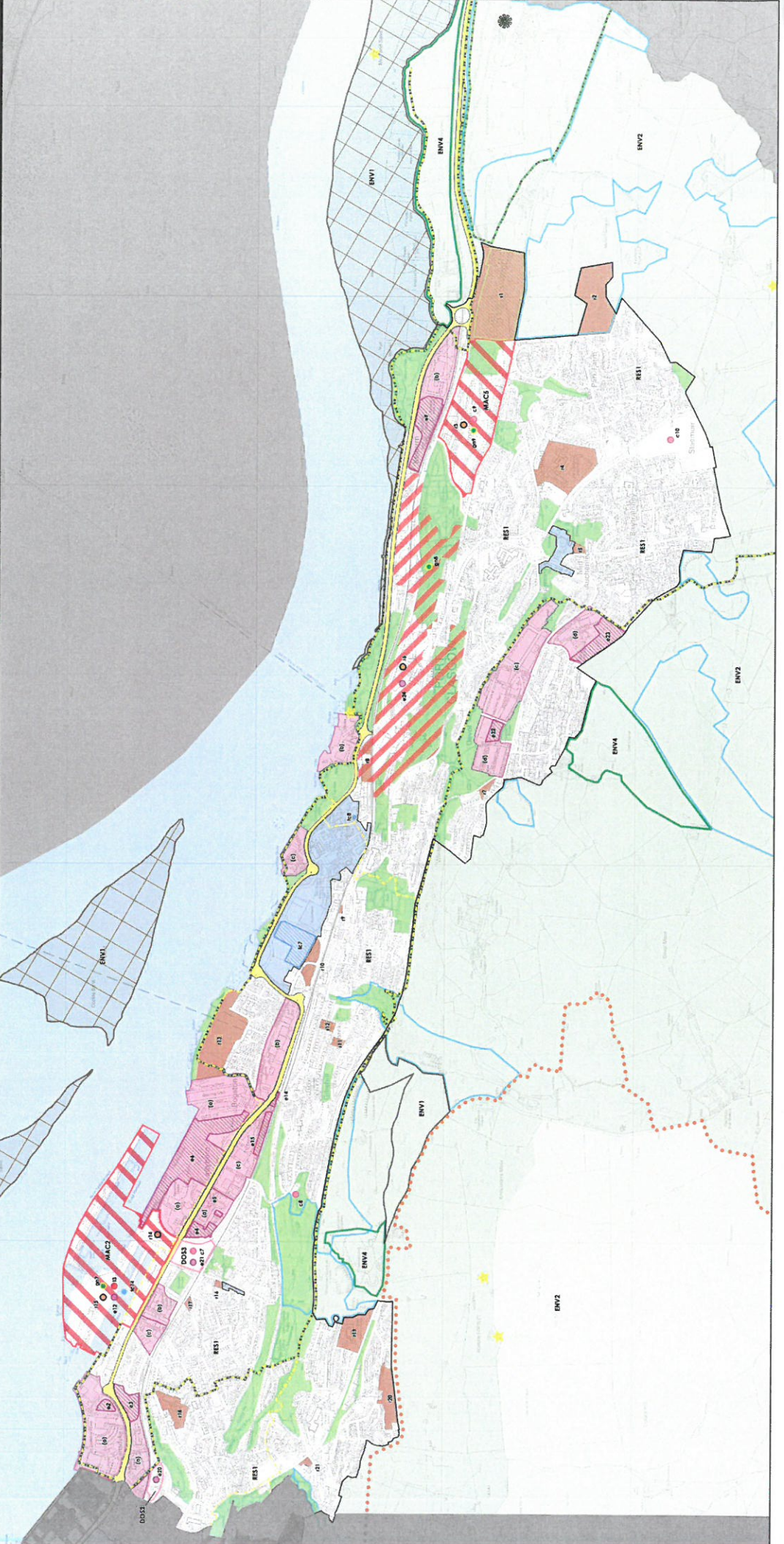
- SPV / Former Site (international)
- S33 (national)
- S34 (local)
- Cyprus Muriel Regional Park
- Green Belt
- The Countryside
- Green Network Opportunities for Enhancement (refer to Schedule 5.1)

BUILT HERITAGE and TOWNSCAPE

- Open Space
- Open Space in the Green Belt
- Open Space in the Conservation Order
- Open Space in the Preservation Order
- HER1 Archaeological Sites (Scheduled Monuments)
- HER2 Gardens and Designed Landscapes (refer to Table 6.1)
- HER3 River Clyde / Arms of Clyde
- HER4 Local Council Intervents / Proposals (HS3 G)

Inverclyde
COUNCIL

SCALE 1:10,000



**6. CONSULTATION RESPONSES IN RELATION TO
PLANNING APPLICATION**

To:	Head of Regeneration & Planning	Your Ref:	19/0073/IC
		Our Ref:	KM/14/04/19/0073/IC
From:	Head of Roads & Transportation	Contact:	K McMillan
		Tel:	(01475) 714841
Subject:	Observations On Planning Application	PA Ref:	19/0073/IC
Detail:	Use of land for boat storage facility	Dated:	16/04/2019
		Received:	18/04/2019
Site:	Vacant Site, Cove Road, Gourock, PA19 1RP	Applicant:	CASBO
Type of Consent: Detailed Permission/ In Principle / Approval of Matters / Change of Use			

Comments:

1.	Parking should be provided in accordance with the National Guidelines for Storage or distribution: 1 space per 150sqm. The GFA is approx. 964sqm meaning the total required spaces is 7.
2.	Parking bays should be 5.0m x 2.5m.
3.	Applicant to demonstrate that they can supply 7 parking spaces.
4.	Tracking drawing showing vehicles and trailers entering and exiting the yard should be submitted.

Notes For Intimation To Applicant

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ ***

*Relevant Section of the Roads (Scotland) Act 1984

Signed: [Redacted Signature]
Steven Walker, Service Manager (Roads)

Date: 14/05/2019

Rona McGhee

From: Kayleigh McMillan
Sent: 26 September 2019 14:35
To: James McColl
Subject: FW: (Official) Latest Drawing
Attachments: 1901_01C.pdf; ATT00001.htm

Hi James,

Please see latest drawing. This now seems to suit our conditions.

Kind Regards,

Kayleigh McMillan
Technician – Traffic & Transportation
Roads and Transportation
Inverclyde Council
Vehicle Maintenance Facility
8 Pottery Street
Greenock
PA15 2UH

Tel 01475 714841

E-mail Kayleigh.McMillan@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk

Inverclyde on Twitter – twitter.com/inverclyde

 Please don't print this email unnecessarily

Inverclyde Council welcomes customer feedback on it's Roads and Transportation services and would appreciate if you could take the time to complete the following survey <https://www.surveymonkey.co.uk/r/inverclyde-council-2>

From: Roads
Sent: 25 September 2019 16:25
To: Kayleigh McMillan
Subject: FW: (Official) Latest Drawing

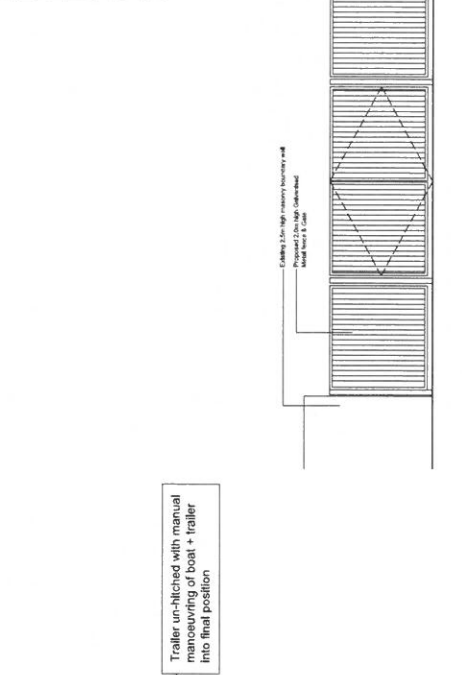
Classification: Official

Maureen
Administration Assistant
Inverclyde Council
Roads and Transportation
Vehicle Maintenance Facility
8 Pottery Street
Greenock
Inverclyde
PA15 2UH

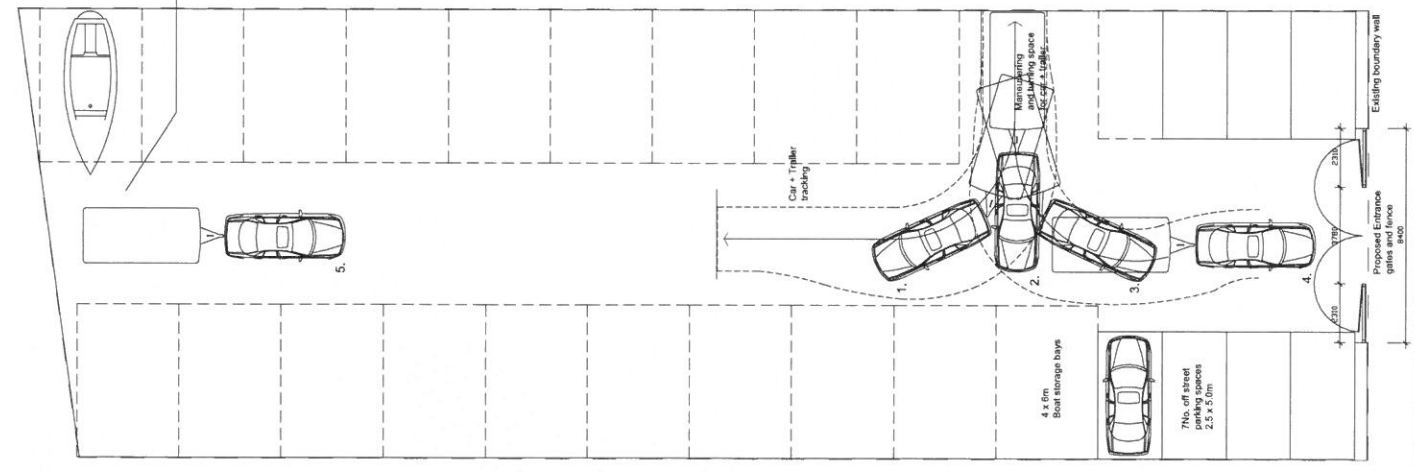
Phone (office) – 01475 714824

e-mail – roads@inverclyde.gov.uk

General Notes	
1. ALL CIVIL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS AND CODES.	
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
5. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.	
No.	Revised/Issue
A.	PROPOSED BOAT STORAGE FACILITY FOR THE SMALL BOAT OWNERS CLUB, CARDWELL BAY ASSOCIATION OF SMALL BOAT OWNERS CLUB
B.	REVISION TO DRAWING TO REFLECT CLIENT'S COMMENTS
C.	REVISION TO DRAWING TO REFLECT CLIENT'S COMMENTS
Date	18/06/19
Drawn by	19/06/19
Checked by	19/06/19
Project No.	19/01 - 01C



PROPOSED ENTRANCE GATE/FENCE DETAIL



SITE PLAN AS PROPOSED 1:100

NOTES:
ALL CAR & TRAILER MANOEUVRING WILL BE DONE WITH BOATYARD
ALL BOAT TRAILER MANOEUVRES NOT COVERED BY TRACKING CAN BE DONE WITH MANUAL HANDLING OR ASSISTED MECHANICAL MEANS (POWERED TUG)

PLANNING

TITLE
PROPOSED BOAT STORAGE FACILITY FOR THE SMALL BOAT OWNERS CLUB, CARDWELL BAY ASSOCIATION OF SMALL BOAT OWNERS CLUB

DESCRIPTION
EXISTING & PROPOSED SITE PLAN AND ENTRANCE GATE DETAIL

DATE
04.06.19

SCALE
1:50/1:100

NUMBER
19/01 - 01C



SITE PLAN AS EXISTING 1:100

Memorandum	
Public Protection Planning Application Consultation Response	
To: Planning Services For the Attention of : James McColl	
From: Environment & Public Protection	Date sent to Planning : 9th May 2019

Lead Officer: Sharon Lindsay	
Tel: 01475 714 205	Email: sharon.lindsay@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	19/0073/IC
Planning Application Address:	Vacant Site Cove Road Gourock PA19 1RP
Planning Application Proposal:	Use of land for boat storage facility

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	8.5.19
Contaminated Land	Roslyn McIntosh	23.4.19
Public Health & Housing	Janet Stitt	7/5/19
Noise	Sharon Lindsay	8.5.19

Amend table entries as appropriate and insert date when each officer review is completed.

Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health

No Comments

Air Quality

No Comments

Contaminated Land

No Comments

Contaminated Land

<p>1. 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.</p>
--

Reason: To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
--

<p>2. 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.</p>

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

<p>3. 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 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.</p>
--

Reason: 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.

<p>4. 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.</p>

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.
--

Public Health & Housing

<p>5. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".</p>
--

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Public Health & Housing

No Comments

Public Health & Housing

No Comments

Public Health & Housing

No Comments

Noise

No comments.

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and its implications on client duties etc.
- ii. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.

7. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Comments for Planning Application 19/0073/IC

Application Summary

Application Number: 19/0073/IC

Address: Vacant Site Cove Road Gourrock PA19 1RP

Proposal: Use of land for boat storage facility

Case Officer: James McColl

Customer Details

Name: Mr william tynan

Address: 5 ryan road wemyss bay renfrewshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:the four men who have applied for this plot .DO-NOTrepresent the small boat owners of cardwell bay.

they are just four Quomodocunqunqize , as coined by Thomas URQUHART.
on the drawings.

- (1) no cross section shown between gates,public footpath and the road
- (2) risk and method statements for entering and leaving the storage area.
- (3) I don't see a fire officers report.ie flam lockers ,spaces between boats when stored

Comments for Planning Application 19/0073/IC

Application Summary

Application Number: 19/0073/IC

Address: Vacant Site Cove Road Gourock PA19 1RP

Proposal: Use of land for boat storage facility

Case Officer: James McColl

Customer Details

Name: Mr WILLIAM TYNAN

Address: 5 RYAN ROAD WEYMSS BAY INVERCLYDE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:THE APPLICANTS DO NOT REPRES ENT CARDWELL BAY SMALL BOAT OWNERS.AND WE WOULD LIKE TO KNOW WHAT THE COUNCIL DOING ABOUT IT

**8. DECISION NOTICE DATED 27 JANUARY 2020
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 19/0073/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013

CASBO
90 Berwick Road
GREENOCK
PA16 0HL

With reference to your application dated 29th March 2019 for planning permission under the above mentioned Act and Regulation for the following development:-

Use of land for boat storage facility at

Vacant Site, Cove Road, Gourock

Category of Application - Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The boat storage yard use would have a detrimental effect on amenity within the established residential area and on the residents living adjacent to the premises in terms of noise and activity. The use is thus considered incompatible with the residential character of the area, contrary to Policy 20 of the Inverclyde Local Development Plan.
2. Given the conflict with the adjacent residential use, the proposal fails in respect of this aspect of the factors contributing to successful places as set out in Figure 3 of the Local Development Plan, contrary to Policy 1 Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 27th day of January 2020


Head of Regeneration and Planning



- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
19/01-01	Rev C	04.06.2019
100054135		27.03.2019

9. **E-MAIL DATED 5 FEBRUARY 2020 ENCLOSING
NOTICE OF REVIEW FORM AND SUPPORTING
DOCUMENTATION FROM KRAFT
ARCHITECTURE LTD**

Rona McGhee

From: Bruce Newlands <bruce@kraftarchitecture.co.uk>
Sent: 05 February 2020 11:55
To: Rona McGhee
Subject: Re: (Official) 19_0073_IC Use of Land for Boat Storage Facility at Vacant Site, Cove Road, Gourrock
Attachments: 19_0073_IC-Location_Plan-389392.pdf; 19_0073_IC-REFUSED_Existing_and_Proposed_Site_Plan_and_Entrance_Gate_Detail-415474.pdf; 19_0073_IC-Report_of_Handling_-_Delegated-428547.pdf; Comparative Noise Levels.pdf; Notice of Review Form.pdf; Policy 1 Statement.pdf; Policy 20 Statement.pdf

Thanks Rona

See attached the applicants appeal documents consisting of:

- Notice of Appeal Application Form
- Copy of Delegated Decision Report
- Copy of Refused Location Plan
- Copy of Refused Proposals
- Policy 1 Statement
- Policy 20 Statement
- Comparative Noise Table

Can you confirm receipt of these please?

Best Regards

Bruce Newlands
Director Architect

kraft architecture + research
29 Nelson Road, Gourrock, PA19 1XJ

m 07717777171

e bruce@kraftarchitecture.co.uk

[linkedin.com/in/brucenewlands](https://www.linkedin.com/in/brucenewlands)

Kraft Architecture Ltd is a registered company in
Scotland SC329135
VAT Registration no. GB 982 8962 53

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

N/A

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please refer to Policy 1 Statement and Policy 20 Statement included in the submission.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

Please refer to Policy 1 Statement and Policy 20 Statement included in the submission which address the reasons for refusal given in the decision notice.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Location Plan (Original Application)
 Existing & Proposed Drawing 19/01/01c (Original Application)
 Delegated Decision Report (Original Application)

Policy 1 Statement
 Policy 20 Statement
 Comparative Noise Levels

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

5th January 2020

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

REPORT OF HANDLING

Report By: James McColl

Report No:

19/0073/IC

**Local Application
Development**

**Contact
Officer:** 01475 712462

Date:

11th October 2019

Subject: Use of land for boat storage facility at
Vacant Site, Cove Road, Gourock

SITE DESCRIPTION

The application relates to a vacant site situated on the landward side of the head of Cove Road, Gourock. The site is primarily laid to rough grass and scrub. It is enclosed by a large brick wall with a mesh fence across an opening in the wall to the Cove Road frontage. Residential property adjoins the site on Cove Road to the east in the form of a two and a half storey double flatted villa. This is the westernmost of four double flatted villas all of which are listed buildings. The Riverside Gardens sheltered housing complex is to the opposite side of Tarbet Street to the west. Commercial premises lie to the south on Tarbet Street.

PROPOSAL

It is proposed to use the site as a boat storage facility. The site will be laid out with 19 boat storage bays, 7 car parking spaces, a vehicle turning area and a centre aisle. It is proposed to install a new two metres high galvanised metal fence and folding gates to Cove Road.

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 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.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

2014 INVERCLYDE LOCAL DEVELOPMENT PLAN

At the time of application submission, the 2014 Inverclyde Local Development Plan formed part of the Development Plan against which planning applications required to be assessed.

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 RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

CONSULTATIONS

Head of Service – Roads and Transportation – The layout of drawing number 19/01 – 01C is acceptable.

Head of Environmental and Public Protection (Environmental Health) – No objections. Conditions in respect of ground contamination, Japanese Knotweed and external lighting are recommended.

PUBLICITY

The application was advertised in the Greenock Telegraph on 19th April 2019.

SITE NOTICES

A site notice was posted on 19th April 2019 for affecting the setting of a listed building.

PUBLIC PARTICIPATION

Two objections were received from one individual. The concerns raised can be summarised as follows:

- The applicant does not represent the small boat owners of Cardwell Bay.
- No cross section is shown between the gates, footpath and road.
- Risk and method statements for entering and leaving the site are not provided.
- No fire officer's report is provided.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, the visual impact including the impact on the setting of the adjacent listed buildings, Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) and "Managing Change in the Historic Environment" guidance note on "Setting", the impact on neighbouring amenity, the consultation responses and representations received.

The application site lies within a residential area as defined by the Inverclyde Local Development Plan and Policy 20 requires proposals for development within such areas be assessed with regard to their impact on amenity, character and appearance. Policy 1 requires development proposals to have regard to the six qualities of successful places. Policies 1 and 20 of the adopted Local Development Plan continue the approach of Policies RES1 and RES6 of the previously adopted 2014 Local Development Plan in seeking to safeguard residential amenity. Whilst the previously adopted 2014 Local Development Plan also identified the application site as an allocated housing site with a capacity of 15 units, the 2019 Local Development Plan offers more flexibility by no longer making this allocation. The site is still identified as within a residential area, so it remains that any proposal which is the subject of a planning application will be assessed with regard the impact on amenity, character and appearance of the area as noted above.

Adjacent residential accommodation comprises flatted double villas on Cove Road, the westernmost of which adjoins the application site. A sheltered housing complex also lies to the opposite side of Tarbet Street. The very nature of a boat storage yard will result in the use generating noise and activity, beyond that which would reasonably be expected within a predominantly residential area. This will include activity from boats being moved on and off the site together with noise which may occur from the boats themselves whilst they are being stored. This may include noise from the rigging of small yachts or from flapping tarpaulins for example. Despite the application being for the storage of boats only, it is also reasonable to conclude that boat owners may seek to undertake maintenance of the boats whilst they are out of the water. With 19 individual boat storage bays, the noise and activity from any maintenance would be such that disturbance to residential amenity may occur. There is an already established level of amenity at this location and with the potential for undue noise and disturbance to residential property, the development of a boat storage yard immediately adjacent

to a residential building cannot be considered compatible with residential character. Whilst the historical use of the site is acknowledged, as are the non-residential uses nearby in Tarbet Street, it is not considered that what may have occurred historically both in terms of long abandoned previous uses and those which may still be current necessarily provides a good pointer to what may be acceptable by today's standards. Accordingly, the proposal cannot be considered acceptable with reference to Policy 20 of the Local Development Plan. Given the conflict with the adjacent residential use, the proposal also fails in respect of this aspect of the factors contributing to successful places as set out in Figure 3 of the Local Development Plan, contrary to Policy 1 Inverclyde Local Development Plan.

Notwithstanding the concerns regarding the incompatibility of the use with adjacent residential properties, it rests to consider whether there are any other material planning considerations which could support the proposal, notwithstanding my conclusion above with respect to the Local Development Plan. Visually, I have no concerns regarding the principle of the new metal fencing and gates proposed to Cove Road. However, I am concerned that the galvanised finish would have an unduly industrial appearance. The requirement for the fencing and gates to have a suitable painted or powdercoated finish could, however, be addressed by condition if required. Whilst no details of the surfacing of the yard is provided, the form and appearance of this could also be addressed by condition. No buildings or other structures are proposed.

In further assessing the proposal, consideration must also be given to the potential impact on the setting of the adjacent listed buildings. Historic Environment Scotland's Managing Change Guidance Note on Setting provides detailed advice in this regard. Overall, and in the absence of any buildings or other structures proposed in association with the use, I do not consider that the use of the site for the storage of small boats alone would be to the detriment of the setting of the adjacent listed buildings. I therefore find no conflict with Policy 29 of the Local Development Plan. This policy continues the position of Policy HER5 of the 2014 Local Development Plan.

With regard to the consultation responses, I note that the Head of Service – Roads and Transportation is content with the proposal with regard to parking, access and vehicle manoeuvring arrangements. I concur with the Head of Environmental and Public Protection (Environmental Health) in respect of the requirement for conditions to address potential ground contamination and Japanese Knotweed. No lighting is proposed. Turning to the points raised in the objections received, the background of the applicant is not a material consideration which can have any bearing on the assessment of the application. As noted above, the Head of Service – Roads and Transportation is content with access arrangements and, accordingly, I do not consider that a cross section of the entrance area or risk assessments and method statements in respect of access are necessary. It is not considered that a fire officer's report is required to inform the assessment of the planning application.

In conclusion, the use of the site as a boat storage yard has the potential for undue noise and disturbance to residential property. This would be to the detriment of the amenity of adjacent residents and cannot be considered compatible with residential character. The proposal is therefore contrary to the requirements of Policies 1 and 20 of the Inverclyde Local Development Plan. Having taken into account all material planning considerations in assessing this application, there are no such material considerations to suggest that planning permission may be granted contrary to the development plan. Planning permission should therefore be refused.

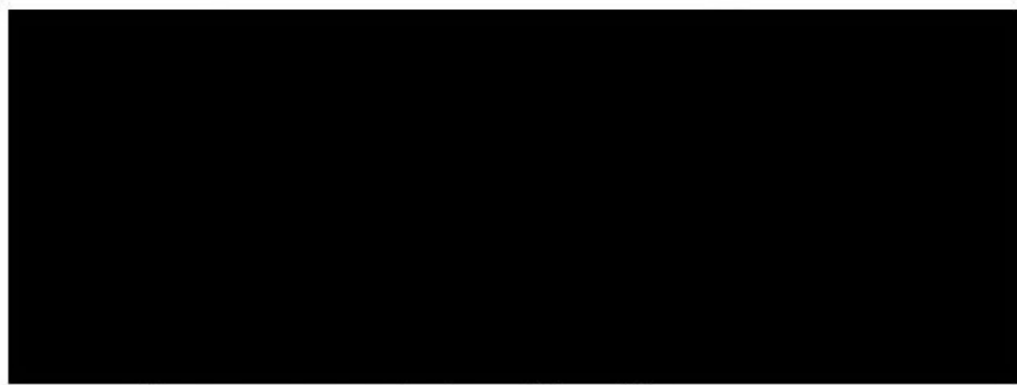
RECOMMENDATION

That the application be refused for the following reasons:

1. The boat storage yard use would have a detrimental effect on amenity within the established residential area and on the residents living adjacent to the premises in terms of noise and activity. The use is thus considered incompatible with the residential character of the area, contrary to Policy 20 of the Inverclyde Local Development Plan.

2. Given the conflict with the adjacent residential use, the proposal fails in respect of this aspect of the factors contributing to successful places as set out in Figure 3 of the Local Development Plan, contrary to Policy 1 Inverclyde Local Development Plan.

Signed:



James McColl
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

Cove Road Site

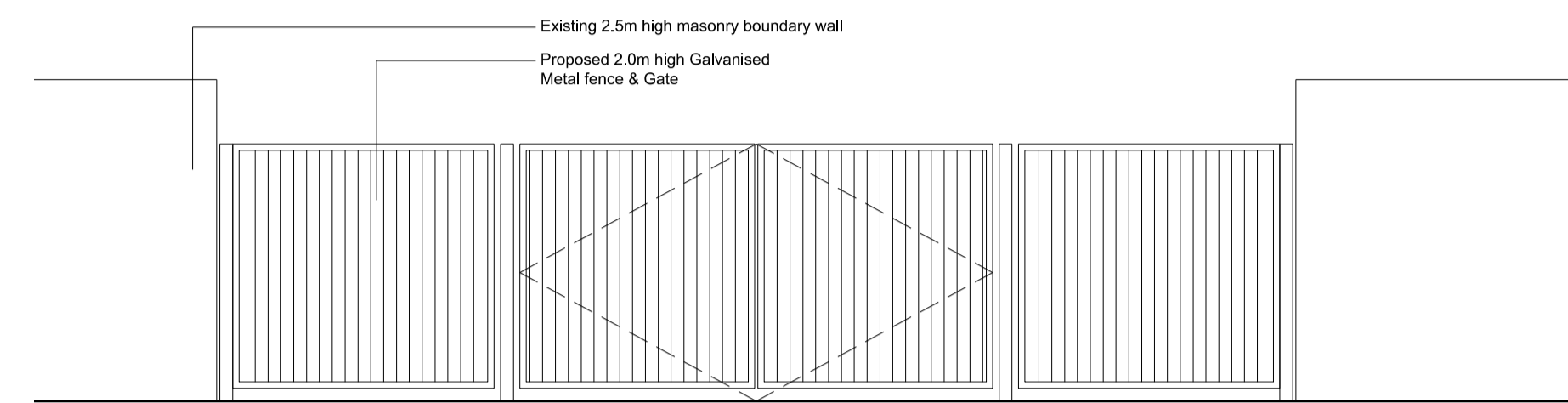


Map area bounded by: 224716,677231 224858,677373. Produced on 27 March 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/333318/453234

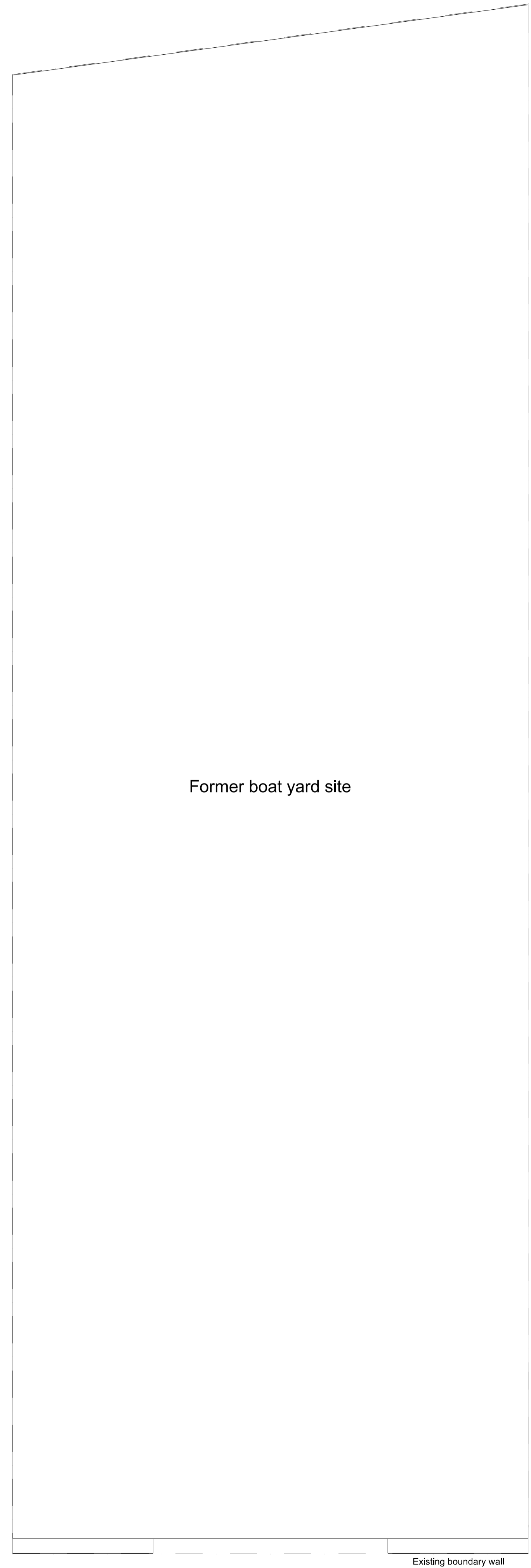
General Notes

- DO NOT SCALE FROM DRAWING
- CROSS CHECK ALL APPROXIMATE DRAWINGS
- ANY DISCREPANCIES TO BE NOTIFIED TO ARCHITECT
- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO ORDERING ANY MATERIALS OR COMMENCING WORK
- DRAWING INFORMATION TAKES PRECEDENCE OVER BILL OF QUANTITIES INFORMATION
- IF IN DOUBT - ASK!

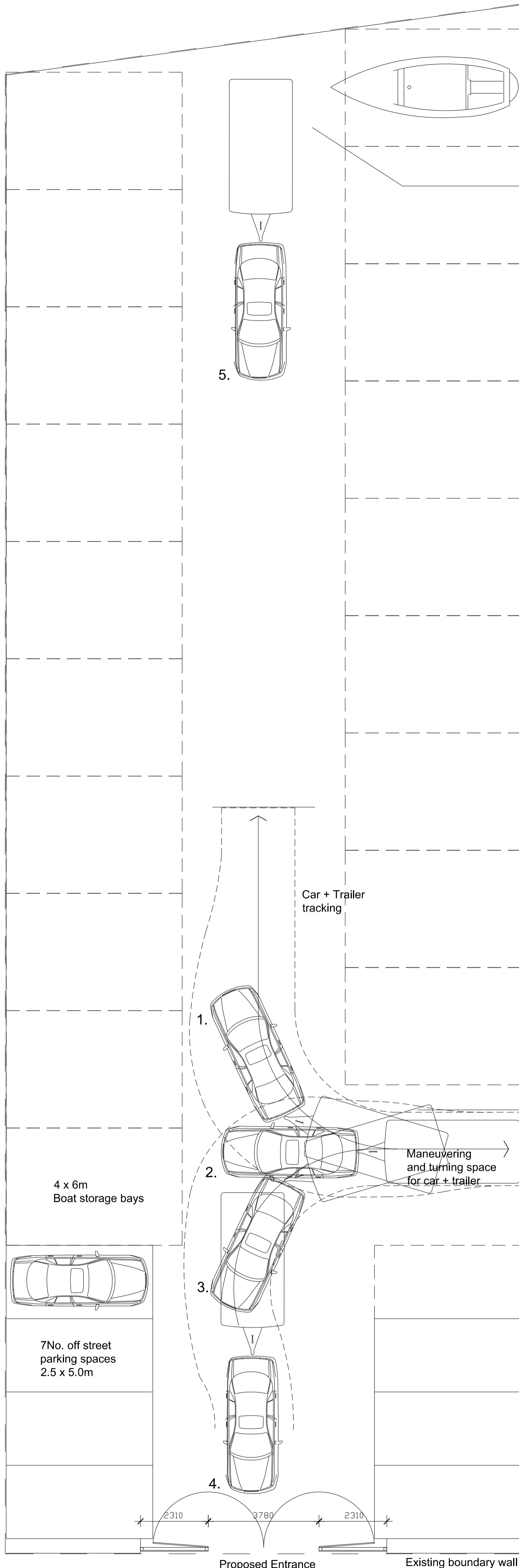
No.	Revision/Issue	Date
A.	Parking bay size and gates amended, central bay omitted and note on final trailer parking added.	30.07.19
B.	Additional tracking and notes added where needed.	18.09.19
C.	Turning area moved and additional tracking added.	25.09.19



PROPOSED ENTRANCE GATE/FENCE DETAIL



SITEPLAN AS EXISTING 1:100



SITEPLAN AS PROPOSED 1:100

Trailer un-hitched with manual manoeuvring of boat + trailer into final position

NOTES:

- ALL CAR & TRAILER MANOEUVRING WILL BE DONE WITH BOATYARD
- ALL BOAT TRAILER MANOEUVRES NOT COVERED BY TRACKING CAN BE DONE WITH MANUAL HANDLING OR ASSISTED MECHANICAL MEANS (POWERED TUG)



PLANNING

TITLE	
PROPOSED BOAT STORAGE FACILITY COVE ROAD, GOUROCK CARDWELL BAY ASSOCIATION OF SMALL BOAT OWNERS CLUB	
DESCRIPTION	
EXISTING & PROPOSED SITE PLAN AND ENTRANCE GATE DETAIL	
DATE	04.06.19
SCALE	1:50/1:100
NUMBER	19/01 - 01C

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

Distinctiveness

The existing yard has remained vacant and undeveloped for decades, having previously been in use as a boatyard and as a ferry maintenance yard, it is still known locally as 'Macleans Yard.' We believe that the proposal contributes positively to the heritage of the place, sustaining an active maritime use and the local community of Inverclyde residents who are active in their use of the slipway for recreation. We propose to add a plaque to the existing wall which better explains the history of the site to visitors and it's current status as part of the common good in Inverclyde.

Adaptability

The proposed use reflects the integral utility of the location directly opposite a substantial slipway and sheltered part of Gourock Bay. The proposed does not detract from any future long-term adaptation of the site should that be deemed beneficial.

Resource Efficient

The proposed use provides a safe and secure home to the existing boat owners who use the public slipway, with minimal impact on the site and surrounding area. The resulting removal of boats from the slipway will make it more useable by the public generally. The existing walls will be retained and re-used as the primary security for the site, together with a fabricated steel gate.

Easy to Move Around

The proposed site is accessed from the quiet end of Cove Road with pedestrian access via Tarbert Road to Gourock Rail and Ferry Terminal. The site is also services by bus stops on Cardwell Road which connect the coastal communities of Inverclyde.

Safe and Pleasant

We have proposed measures in the attached Policy 20 Statement to ensure that no adverse impacts on adjacent residents.

Welcoming

The proposals do not significantly alter the character of the existing area which is well used by boat owners, residents, dog walkers and families accessing the adjacent play area. It remains a well-used public area by the community.

POLICY 20 – RESIDENTIAL AREA

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.

Noise

The proposal is for a boat storage facility, principally during the winter season when vessels are removed from the water for protection and insurance purposes. There is no fixed plant proposed and only a limited use of hand tools during the winter season for some minor repairs. This would be intermittent, limited between 9am to 5pm and would typically be below 80dBA (comparable to typical adjacent road traffic).

All vessels with masts will require the masts to be stepped (taken down) whilst in storage and all rigging secured to ensure no noise from wind.

Any work likely to generate significant amounts of noise will be prohibited within the site on the grounds of health & safety of other users and adjacent residents.

Smell / Air Quality / Dust

The site is open air and will have no impact on the surrounding area. Any works generating significant amounts of dust or particles will be prohibited within the site on the grounds of health & safety of other users and adjacent residents.

Vibration

No fixed plant is proposed within the site, and the vessels are typically 'small craft', predominantly less than three tonnes in gross weight with trailer and manoeuvrable for the turning circles shown, the proposals will have no impact on vibration.

Flooding

The proposal will have no impact on flooding in the surrounding area

Invasion of Privacy

The proposal will have no impact on the privacy of adjacent properties.

Overshadowing

The proposal will have no impact on the overshadowing of adjacent properties.

Noise Levels dBA / Decibels

Home

<u>dBA</u>	<u>Item</u>
50	refrigerator
50 - 60	electric toothbrush
50 - 75	washing machine
50 - 75	air conditioner
50 - 80	electric shaver
55	coffee percolator
55 - 70	dishwasher
60	sewing machine
60 - 85	vacuum cleaner
60 - 95	hair dryer
65 - 80	alarm clock
70	TV audio
70 - 80	coffee grinder
70 - 95	garbage disposal
75 - 85	flush toilet
80	pop-up toaster
80	doorbell
80	ringing telephone
80	whistling kettle
80 - 90	food mixer or processor
80 - 90	blender
80 - 95	garbage disposal
110	baby crying
110	squeaky toy held close to the ear
135	noisy squeeze toys

Recreation

<u>dBA</u>	<u>Item</u>
40	quiet residential area
70	freeway traffic
85	heavy traffic, noisy restaurant
90	truck, shouted conversation
95 - 110	motorcycle
100	snowmobile
100	school dance, boom box
110	disco
110	busy video arcade
110	symphony concert
110	car horn
110 - 120	rock concert
112	personal cassette player on high
117	football game (stadium)
120	band concert
125	auto stereo (factory installed)
130	stock car races
143	bicycle horn
150	firecracker
156	cap gun
157	balloon pop
162	fireworks (at 3 feet)
163	rifle
166	handgun
170	shotgun

Work

<u>dBA</u>	<u>Item</u>
40	quiet office, library
50	large office
65 - 95	power lawn mower
80	manual machine, tools
85	handsaw
90	tractor
90 - 115	subway
95	electric drill
100	factory machinery
100	woodworking class
105	snow blower
110	power saw
110	leafblower
120	chain saw, hammer on nail
120	pneumatic drills, heavy machine
120	jet plane (at ramp)
120	ambulance siren
125	chain saw
130	jackhammer, power drill
130	air raid
130	percussion section at symphony
140	aeroplane taking off
150	jet engine taking off
150	artillery fire at 500 feet
180	rocket launching from pad

Points of Reference *measured in dBA or decibels

0	The softest sound a person can hear with normal hearing
10	Normal breathing
20	Whispering at 5 feet
30	Soft whisper
50	Rainfall
60	Normal conversation
110	Shouting in ear
120	Thunder

**10. SUGGESTED CONDITIONS AND ADVISORY
NOTES SHOULD PLANNING PERMISSION BE
GRANTED ON REVIEW**

**USE OF LAND FOR BOAT STORAGE FACILITY:
VACANT SITE, COVE ROAD, GOUROCK (19/0073/IC)**

Suggested conditions and advisory notes should planning permission be granted on review

Conditions:

1. That the development to which this permission relates must be begun within three years from the date of this permission.
2. That prior to the commencement of works on site, full details of the site surfacing shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is otherwise first agreed in writing by the Planning Authority.
3. No consent is given for a galvanised finish to the metal gates and fence hereby permitted prior to their installation, full details of the colour of a powdercoated or painted finish shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved and the fence and gates shall be maintained in the approved colour at all times thereafter to the satisfaction of the Planning Authority.
4. The gates shall open inwards at all times.
5. The first two metres of the entrance area of the site shall be paved to the satisfaction of the Planning Authority.
6. That prior to the commencement of the boat storage use on site, all off-street car parking spaces and boat storage bays as indicated on approved drawing 19/01-01C shall be physically marked out on site to the satisfaction of the Planning Authority. The use and operation of the site shall then accord with this layout all times thereafter to the satisfaction of the Planning Authority.
7. The car parking spaces shall remain unobstructed and available for use for car parking at all times to the satisfaction of the Planning Authority.
8. Both the central aisle and the turning space shall remain unobstructed and available for use by manoeuvring vehicles and trailers at all times to the satisfaction of the Planning Authority.
9. 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.
10. 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.

11. 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.
12. 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. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.
2. To ensure the surfacing has an appropriate visual appearance.
3. To ensure the gates and fence have an appropriate visual appearance.
4. To avoid the gates opening out across the road or footway, in the interests of road safety.
5. To avoid deleterious materials being carried out onto the road and footway, in the interests of road safety.
6. To ensure the provision of off-street car parking, in the interests of road safety and to ensure that the site is laid out in an appropriate, visually acceptable manner.
7. To ensure the availability of off-street parking, in the interests of road safety.
8. To ensure the centre aisle and turning area are free from obstructions which may cause vehicles to reverse out across the footway and onto the public road, in the interests of road safety.
9. To help arrest the spread of Japanese Knotweed, in the interests of environmental protection.
10. To satisfactorily address potential contamination issues, in the interests of human health and environmental safety.
11. 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.
12. To ensure that all contamination issues are recorded and dealt with appropriately.

Advisory Notes

1. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
2. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and its implications on client duties etc.