

PLANNING BOARD – 4 MARCH 2020

Planning Board

Wednesday 4 March 2020 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Chief Executive, Corporate Director Environment, Regeneration & Resources, Head of Regeneration & Planning, Development & Building Standards Manager, Mr G Leitch (Roads & Transportation), Mr J Kerr (for Head of Legal & Property Services) and Ms R McGhee (Legal & Property Services).

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

140 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 140

No apologies for absence or declarations of interest were intimated.

141 MR NICK McLAREN 141

On behalf of the Planning Board, Councillor Wilson thanked Mr Nick McLaren, Development & Building Standards Manager, for his help and support over the years and extended best wishes to him on his forthcoming retirement.

142 PLANNING APPLICATIONS 142

There were submitted reports by the Head of Regeneration & Planning on applications for planning permission as follows:-

(a) Use of Derelict Landfill Site with Existing Road Access off Main Road as a Recycling Centre for Domestic/Household Waste for Local Residents: Craigmuschat Quarry, Broomberry Drive, Gourrock (19/0292/IC)

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

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

(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

PLANNING BOARD – 4 MARCH 2020

and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(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 be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;

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

(5) that all roads within the site shall be a minimum of 5.5m wide and all footways shall be a minimum of 2.0m wide, in the interests of vehicular and pedestrian safety;

(6) that a visibility splay of 2.4m x 43.0m x 1.05m on to Broomberry Drive shall be provided at all times, in the interests of vehicular safety;

(7) that give way markings shall be painted at the junction of the quarry road and Broomberry Drive prior to the commencement of development, in the interests of vehicular safety;

(8) that any vegetation overhanging the quarry road shall be cutback to rear of footway level prior to the commencement of development and shall be maintained thereafter, in the interests of vehicular and pedestrian safety;

(9) that all surface water shall be contained within the site, in the interests of vehicular and pedestrian safety;

(10) that the site shall not operate outwith the hours of 08:00 to 20:00, in the interests of adjoining residential amenity; and

(11) that weldmesh fence, details of which must be submitted to and approved in writing by the Planning Authority prior to implementation, shall be fixed to all site perimeter fencing and gates and maintained thereafter, to assist in the control of waste material within the site in the interests of visual amenity.

**(b) Residential Development Comprising 69 New Build Two-Storey Dwellings (Houses and Cottage Flats) with Associated New Access Roads and Landscaping:
Tay Street and Tweed Street, Greenock (19/0167/IC)**

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

(1) that prior to their use on site, samples of all external materials (inclusive of all walls, paving and hard surfacing) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority, to ensure the external materials are appropriate in the interests of visual amenity;

(2) that prior to the commencement of work on site full details of a landscaping

PLANNING BOARD – 4 MARCH 2020

scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the provision of an appropriate landscaping scheme;

(3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;

(4) that details of maintenance and management for the landscaping approved in terms of condition 2 above shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity;

(5) that prior to each dwellinghouse hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course, to ensure the provision of acceptable safe access facilities during construction;

(6) that within 4 weeks of the last of the dwellinghouses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course, to ensure the provision of acceptable safe access facilities following construction;

(7) that a visibility splay of 2.4m x 43m x 1.05m shall be provided at all road junctions within the development hereby permitted and be maintained and kept clear of vegetation at all times in the future to the satisfaction of the Planning Authority, to ensure that appropriate junction visibility splays are provided and maintained, in the interest of road safety;

(8) that the visibility splay of 2.0m x 20.0m shall be provided for all driveways within the development hereby permitted and be maintained and kept clear of vegetation at all times in the future to the satisfaction of the Planning Authority, to ensure that appropriate driveway visibility splays are provided and maintained, in the interest of road safety;

(9) that visitor parking spaces shall be a minimum of 2.5m by 5m and driveway spaces shall be a minimum of 3m by 5.5m, to ensure suitable parking provision for residents and visitors, in the interests of road safety;

(10) that the first 2 metres of all driveways shall be paved, to avoid deleterious materials being carried onto the road and footway, in the interests of road safety;

(11) that all roads and footpaths shall have a gradient not more than 8% and all parking spaces (driveway and visitor) shall have a gradient of not more than 10%, to ensure suitable road, footpath and parking space gradients in the interests of road safety;

(12) that all surface water run off shall be intercepted within the site both during construction and on completion of the development, to avoid surface water run-off from the site in the interests of avoiding flooding;

(13) that the approved drainage regime shall be fully implemented to the satisfaction of the Planning Authority and the SuDS pond subsequently maintained at all times thereafter to the satisfaction of the Planning Authority as per the "Detention Basins Maintenance Recommendations" submitted 10 February 2020, unless otherwise first agreed in writing by the Planning Authority, to ensure the implementation and maintenance of the drainage regime in the interests of avoiding flooding;

(14) that prior to the commencement of works on site, confirmation of Scottish's Water approval to the drainage layout and confirmation of connections to Scottish Water Network shall be submitted to and approved in writing by the Planning Authority, to

PLANNING BOARD – 4 MARCH 2020

ensure Scottish Water acceptance of the drainage regime in the interests of avoiding flooding;

(15) that no site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority, in the interests of the protection of and avoidance of disturbance to nesting birds;

(16) that the dwellinghouses hereby permitted shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the first house on site, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(17) that prior to the commencement of development on site, an energy statement which considers how the development's heat demand can be met through a district heating network or other low-carbon measures shall be submitted to and approved in writing by the Planning Authority. The recommendations within the statement shall be followed in a manner as first agreed in writing by the Planning Authority, to ensure that the development's heat demands are met, wherever possible, through low carbon infrastructure;

(18) that no part of the development shall be occupied until the contents of the Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved Travel Information Pack shall be provided to new residents, to encourage sustainable travel behaviour;

(19) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(20) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(21) that before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the

PLANNING BOARD – 4 MARCH 2020

material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interests of human health and environmental safety; and

(22) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately.

**(c) Creation of a New Build Single-Storey Early Years Centre for 100 pupils with Associated Parking, Landscaping and Infrastructure:
Land at Stafford Road, Greenock (19/0171/IC)**

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

(1) that prior to their use on site, samples of all external materials (inclusive of all walls, paving and hard surfacing) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority, to ensure the external materials are appropriate for the Early Years Centre in the interests of visual amenity;

(2) that the landscaping as indicated in the approved drawings shall then be implemented prior to the occupation and use of the Early Years Centre hereby permitted and be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure the provision of an appropriate landscaping scheme in the interests of visual amenity;

(3) that prior to the commencement of works on site, full details of the landscape maintenance regime shall be submitted to and approved in writing. Maintenance shall then commence on the completion of the landscaping and be undertaken as approved at all times thereafter to the satisfaction of the Planning Authority, to ensure the maintenance of the landscaping scheme in the interests of visual amenity;

(4) that in respect of the approved landscaping arrangement, any specimens that in the subsequent 5 years die, become diseased, are removed or are damaged shall be replaced in the next planting season with a similar specimen, unless the Planning Authority gives its prior written approval to an alternative, to ensure the retention of the landscaping scheme in the interests of visual amenity;

(5) that the car park shall be formed in accordance with the approved drawings and be available for use prior to the occupation and use of the Early Years Centre hereby permitted and be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure suitable parking for the Early Years Centre hereby permitted in the interests of road safety;

(6) that the width of the access road to the rear of the adjacent residential dwellings shall be 3 metres, to ensure safe access to the rear of adjacent dwellings;

(7) that full details of the programme for the completion of the access road to the rear of the adjacent residential dwellings specified in Condition 6 above shall be submitted to and approved in writing by the Planning Authority. The access road shall then be completed as approved and maintained on site at all times thereafter to the satisfaction of the Planning Authority. For the avoidance of doubt, access shall be retained to the rear of the adjacent residential dwellings at all times during the works, to ensure the provision and retention of an access to the rear of adjacent dwellings within

PLANNING BOARD – 4 MARCH 2020

an appropriate timescale;

(8) that all surface water run off shall be intercepted within the site both during construction and on completion of the development, to avoid surface water run-off from the site in the interests of avoiding flooding;

(9) that prior to the commencement of works on site, full drainage details and drawings shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the submitted details shall be in accordance with CIRIA C753, the SUDS Manual and Sewers for Scotland. Works shall then proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure the adequacy of the drainage regime;

(10) that prior to the commencement of works on site, full details of the drainage maintenance regime shall be submitted to and approved in writing by the Planning Authority. The drainage shall be maintained as approved at all times thereafter to the satisfaction of the Planning Authority, to ensure the adequacy of the drainage maintenance regime;

(11) that prior to the commencement of works on site, confirmation of Scottish's Water approval to the drainage layout and confirmation of connections to Scottish Water Network shall be submitted to and approved in writing by the Planning Authority, to ensure Scottish Water acceptance of the drainage regime;

(12) that no site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority, to avoid disturbance to nesting birds;

(13) that prior to any construction work starting on site, tree protection measures for all trees to be retained in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, shall be erected to the satisfaction of the Planning Authority and not removed during the course of construction work, to ensure retained trees are suitably protected during works on site;

(14) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority, prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(15) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(16) 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,

PLANNING BOARD – 4 MARCH 2020

maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety; and

(17) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately.