

PLANNING BOARD – 2 SEPTEMBER 2020

Planning Board

Wednesday 2 September 2020 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Mr D Ashman (Planning Services), Mr G Leitch (Roads & Transportation), Mr J Kerr (for Head of Legal & Property Services), Ms R McGhee (Legal & Property Services) and Service Manager, Communications, Tourism and Health & Safety.

The meeting was held by video conference

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

328 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 328

An apology for absence was intimated on behalf of Councillor J McEleny with Councillor Curley substituting.

No declarations of interest were intimated.

329 PLANNING APPLICATIONS 329

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

**(a) Non-Compliance with Condition 1 of Planning Application 16/0236/IC:
Blackwater Farm, Woodhead Road, Kilmacolm (20/0038/IC)**

The report recommended that planning permission be granted subject to the condition that planning permission shall last for a period of 3 years from the date of this permission, as the external condition of the chalet requires to be kept under review, as the building is temporary in nature, in the interests of the visual amenity of the countryside.

After discussion, Councillor Clocherty moved that planning permission be granted subject to the condition detailed in the report. As an amendment, Councillor Nelson moved that planning permission be granted.

Following a roll call vote, 2 Members, Councillors Crowther and Nelson, voted in favour of the amendment and 9 Members, Councillors Clocherty, Curley, Dorrian, McKenzie, McVey, Moran, Murphy, Rebecchi and Wilson, voted in favour of the motion which was declared carried.

Decided: that planning permission be granted subject to the condition that planning permission shall last for a period of 3 years from the date of this permission, as the external condition of the chalet requires to be kept under review, as the building is temporary in nature, in the interests of the visual amenity of the countryside.

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**(b) Proposed Alterations and Enlargement of House:
Haiglea, Florence Drive, Kilmacolm (20/0022/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 be submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of finishing materials in keeping with the character of the building and surrounding area;
- (2) that the extension hereby approved shall not be occupied until the off-street parking spaces shown in approved drawing number HAIGLEA – WATKINS_200 Rev A have been provided within the site, in the interests of road safety on Florence Drive;
- (3) that the upstairs window hereby approved on the north-east side elevation shall be fitted with opaque glazing, in the interests of privacy and to prevent overlooking between properties;
- (4) that the existing side boundary hedges detailed on drawing number HAIGLEA – WATKINS_200 Rev A shall be retained. Any future proposals to lop, top or fell any part of these hedges shall not be executed without the prior written approval of the Planning Authority, to ensure that a quality landscape setting is maintained in the interests of neighbouring amenity and to prevent an invasion of privacy;
- (5) that all surface water shall be contained within the site, to ensure adequate drainage is in place to prevent surface water running from the development hereby permitted onto neighbouring properties or a public footway; and
- (6) that all works to trees and bushes shall be preceded by a check for nesting birds, in accordance with the Nature Conservation (Scotland) Act 2004, to comply with the Nature Conservation (Scotland) Act 2004.

**(c) Timber Deck to Rear (in retrospect):
Flat 1, 113 Albert Road, Gourock (20/0010/IC)**

The report recommended that planning permission be granted.

After discussion, Councillor Moran moved that planning permission be granted. As an amendment, Councillor Curley moved that planning permission be refused given the effect on privacy, having regard to the fact that the deck is erected on a slope overlooking rear gardens.

Following a roll call vote, 5 Members, Councillors Clocherty, Dorrian, McKenzie, Moran and Wilson, voted for the motion and 6 Members, Councillors Crowther, Curley, McVey, Murphy, Nelson and Rebecchi, voted for the amendment which was declared carried.

Decided: that planning permission be refused given the effect on privacy, having regard to the fact that the deck is erected on a slope overlooking rear gardens.

**(d) Discharge of Planning Obligation (Refers to Planning Permission 15/0300/IC):
Land at 53, 54 and 55 Shore Street, Gourock (20/0001/MP)**

Decided: that the Section 75 Agreement in respect of the site at 53, 54 and 55 Shore Street, Gourock be discharged.

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- (e) **Erection of Dwellinghouse and Garage (Amendment to Planning Permission 16/0319/IC):
Site at 13 Dunvegan Avenue, Gourrock**

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

Decided: that consideration of the application be continued to enable the Head of Regeneration & Planning to enter into discussions with the applicant regarding the Planning Board's concerns in respect of the carport/garage and the specification of the proposed balconies.

330 PLANNING APPEAL – VACANT SITE, 13 DUNVEGAN AVENUE, GOUROCK 330

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 6 November 2019 to refuse planning permission for the erection of a dwellinghouse and garage (amendment to planning permission 16/0319/IC) at a vacant site, 13 Dunvegan Avenue, Gourrock (19/0158/IC) and the subsequent appeal to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

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

331 PLANNING APPEAL – LAND AT NORTH DENNISTON, BRIDGE OF WEIR ROAD, KILMACOLM 331

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Council on 27 June 2019 to refuse planning permission in principle for proposed residential development with access, open space, landscaping and associated works at land at North Denniston, Bridge of Weir Road, Kilmacolm (19/0041/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

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

332 PLANNING APPEAL – CARSEMEADOW, QUARRIERS VILLAGE 332

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Council to refuse planning permission in principle for residential development, access, infrastructure, landscape/open space and associated works at Carsemeadow, Quarriers Village (18/0190/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter had concluded that the presumption in favour of sustainable development in the Scottish Planning Policy would not apply.

Following the Reporter's decision, the applicant appealed to the Court of Session which upheld the appeal and quashed the decision of the Reporter. The appeal against the refusal of planning permission by the Council had therefore been remitted back to the Scottish Ministers for fresh consideration.

Decided: that the position as set out in the report be noted.