

**PLANNING BOARD – 7 APRIL 2021**

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**Planning Board**

**Wednesday 7 April 2021 at 3pm**

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

**Chair:** Councillor Wilson presided for agenda items 1, 2(a) and 2(c), and Councillor Nelson presided for agenda item 2(b).

**In attendance:** Interim Service Director Environment & Economic Recovery, Mr D Ashman (Planning Services), Mr G Leitch (Roads & Transportation), Mr J Kerr (for Interim Head of Legal Services), Ms D Sweeney and Ms L Carrick (Legal Services), Mr P Coulter (for 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.**

**141 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 141**

No apologies for absence were intimated.

Councillor Wilson declared an interest in Agenda Item 2(b) (Two storey side extension and single storey rear extension, enlargement of raised decking at rear incorporating access steps at Hillside, 50A Dougliehill Road, Port Glasgow (20/0327/IC)).

**142 PLANNING APPLICATIONS 142**

There were submitted reports by the Interim Service Director Environment & Economic Recovery on applications for planning permission as follows:-

- (a) Erection of 9 dwellinghouses with associated access, open space and landscaping:  
Former Carsemeadow School, Craigbet Road, Quarriers Village (20/0306/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 and Verification Plan must be approved in writing by the Planning Authority prior to

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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 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 a 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 notwithstanding the provisions of Classes 1C, 2A, 3C and 3E of Part 1 and Class 7 of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, an application for planning permission will be required in respect of:

- a. The erection, construction or alteration of any porch outside any external door of a dwellinghouse;
- b. The erection, construction or alteration of any access ramp outside any external door on the principal elevation of a dwellinghouse;
- c. The provision within the front curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of that dwellinghouse or the replacement in whole or in part of such a surface;
- d. The erection, construction or alteration of a gate, fence, wall or other means of enclosure forward of the principal building line.

to enable the planning authority to retain control over works otherwise permitted thereby ensuring the setting of the landscaping of Quarrier's Homes Conservation Area is protected from unsympathetic development;

(6) that the houses hereby approved shall not be occupied until the associated off-street parking spaces shown on approved drawing number 1-101 have been provided within each respective plot, in the interests of road safety;

(7) that the garages hereby approved on plots 5-9 shall contain a minimum internal space of 3.0m by 7.0m for each parking space, to ensure the usability of the garages as car parking spaces, in the interests of road safety;

(8) that all visitor parking spaces shall be a minimum of 2.5m by 5.0m, to ensure the usability of the car parking spaces in the interests of road safety;

(9) that the gradient on the roads shall be no greater than 8% and the gradient on the driveways shall be no greater than 10%. Driveways are to be paved for a minimum distance of 2.0m adjacent to the footway, To ensure the provision of adequate driveways and to prevent loose material being carried onto the road;

(10) that unless agreed in writing by the Planning Authority, all footways provided within the site shall be a minimum of 2.0m wide, to ensure safe footpath access in the interests of road and pedestrian safety;

(11) that details of the surfacing of the footway on the northern side of the access shall be submitted to and approved in writing by the Planning Authority prior to occupation of the first of the dwellinghouses hereby permitted, to ensure a finish which preserves the character of the development;

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- (12) that prior to the construction of the access footpath between plots 2 and 3, full details of the wall opening identified for providing access from Craigbet Road to the site shall be submitted to and approved in writing by the Planning Authority, to ensure safe footpath access in the interests of road and pedestrian safety;
- (13) that prior to any construction starting on site details of proposed drainage, including the design should be submitted and approved in writing by the Planning Authority, to control runoff from the site and prevent flooding of neighbouring properties;
- (14) that surface water flow from the site shall be limited to that of greenfield flow off as detailed in the Flood Risk Assessment. For the avoidance of doubt all surface water shall be contained within the site during the construction phase and thereafter, to ensure the development does not increase the risk of flooding to neighbouring properties;
- (15) that all houses hereby approved 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 houses, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;
- (16) that all houses hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the houses, to ensure adequate provision is made to encourage the use of electric vehicles;
- (17) that prior to their use, samples of all facing materials to the dwellinghouses, garden walls and hard surfaces shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless a variation is approved in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity;
- (18) that tree removal shall take place out with the bird breeding season (March to August inclusive), to ensure the protection of breeding birds within the application site;
- (19) that soft landscaping as per the Proposed Site Plan drawing 1-003, Rev A, shall proceed as approved unless any alternative is agreed in writing by the Planning Authority. All soft landscaping hereby approved shall be completed within 4 weeks of the last dwellinghouse hereby permitted being occupied, to ensure the retention of the approved landscaping scheme in the interests of visual amenity and to ensure the provision of a visually acceptable environment;
- (20) that details of maintenance and management for the landscaping shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance and management of the approved landscaping scheme in the interests of visual amenity; and
- (21) that any trees, shrubs, hedges or areas of grass which die, are removed, damaged or become diseased within five years of completion of the soft landscaping shall be replaced within the following year with others of a similar size and shape, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity.

**(b) Two storey side extension and single storey rear extension, enlargement of raised decking at rear incorporating access steps:  
Hillside, 50A Dougliehill Road, Port Glasgow (20/0327/IC)**

Councillor Wilson declared a non-financial interest in this matter as an acquaintance of one of the objectors to the application and left the meeting. Councillor Nelson assumed the Chair.

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

(1) development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details, to ensure the development is acceptable in appearance.

Councillor Wilson rejoined the meeting at this juncture and resumed the Chair.

**(c) 4 no. new-build residential units at Dougliehill Terrace (amendment to Planning Permission 17/0406/IC in respect of design and levels):  
Land at Dougliehill Terrace, Port Glasgow**

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

(1) that prior to their use on site, details of all external materials (inclusive of paving and hard surfacing) shall be submitted to and approved in writing by the Planning Authority. Thereafter development 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 this part of Port Glasgow;

(2) that prior to the dwellinghouses hereby permitted being occupied, a 2 metre wide footway shall be formed over the frontage to Dougliehill Terrace and the off-street parking be provided within the site to the satisfaction of the Planning Authority. The off-street parking shall then remain free from obstruction and available for use by residents at all times thereafter, in the interests of pedestrian safety on Dougliehill Terrace;

(3) that the parking spaces shall be provided of a minimum size of 2.5 metres by 5.5 metres, to ensure that the parking spaces may be effectively and safely used;

(4) that the gradient of the parking spaces shall not exceed 10%, to ensure that the parking spaces may be effectively and safely used;

(5) that all surface water during and after development is to be maintained within the site boundary, to prevent any surface water flowing onto the road or surrounding land in the interests of road and public safety;

(6) that confirmation of connection to the Scottish Water Network must be submitted for approval prior to commencement of work on site, in the interests of residential amenity;

(7) that prior to their erection, details of all boundary fences and/or walls shall be submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed as approved unless the Planning Authority gives its prior written approval to any alternative, in the interests of visual amenity;

(8) that prior to the commencement of works on site, details of the bin storage arrangements inclusive of the design and appearance of any bin stores shall be submitted to and approved in writing. The approved bin store arrangements shall then be formed prior to the dwellinghouses hereby permitted being occupied and retained on site at all times thereafter to the satisfaction of the Planning Authority, in the interests of visual amenity;

(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 treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the planning authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(10) that the development shall not commence until an Environmental Investigation and

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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 environmental safety;

(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 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;

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

(13) 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 dwellinghouse on site, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.