

PLANNING BOARD – 5 MAY 2021

Planning Board

Wednesday 5 May 2021 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Interim Service Director Environment and Economic Recovery, Planning and Building Standards Manager, Mr D Ashman (Planning Services), Mr G Leitch and Ms E Provan (Roads and Transportation), Mr J Kerr (for Interim Head of Legal Services) Ms L Carrick and Mr C MacDonald (Legal Services).

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.

205 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 205

An apology for absence was intimated on behalf of Councillor McKenzie.

206 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 206

**(a) Erection of six detached dwellinghouses/house plots (planning permission in principle):
Land adjacent to 24 Rosemount Place, Gourock (20/0186/IC)**

There was submitted a report by the Interim Service Director Environment and Economic Recovery on an application for planning permission by Inverdunning (Gourock) Ltd. for the erection of six detached dwellinghouses/house plots (planning permission in principle) at land adjacent to 24 Rosemount Place, Gourock (20/0186/IC), consideration of which had been continued from the meeting held on 9 April 2021 for a site visit.

Councillor Nelson moved that planning permission be refused as (1) The Proposed Development fails to protect the historic Gourock Golf Club (established 1896) which borders the site and whose layout threatens to be compromised in contradiction to Scottish Planning Policy 2014. Paragraphs 135 and 136 state that the historic environment is a key cultural and economic asset and a source of inspiration and should be seen as integral in creating successful places and that planning has an important role to play in maintaining and enhancing the distinctive and high quality irreplaceable historic places which enrich our lives, contribute to our sense of identity and are important resources for our tourism and leisure industry. Paragraph 151 goes on to state that there is a range of non-designated historic assets, which do not have statutory protection and these resources are an important part of Scotland's heritage and should be protected and preserved as far as possible in situ wherever feasible. (2) The amount of additional traffic generated by the proposed development on the shared surface narrow access route with poor visibility splays could prove a danger to pedestrians and vehicles in contradiction to Local Plan Policy 1, Successful Places - Easy to move around - Be well connected, with good path links to the wider path

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network and public transport nodes and neighbouring developments. As well as contradicting the Roads Development Guide that considers the needs of pedestrians first when considering the design of any road layout. “2.2.4 Street Structure. b Connections to wider networks,” states that – “The existing road network must be capable of coping with the existing as well as levels of all types of traffic generated by the development. The road and paths created within the development must connect into the existing road and other user networks in a logical and progressive manner.”

As an amendment, Councillor Clocherty moved that planning permission be granted subject to the conditions detailed in the report.

Following a roll call vote 3 members, Councillors Clocherty, Dorrian and McVey voted in favour of the amendment and 6 members, Councillors Crowther, J McEleny, Moran, Nelson, Rebecchi and Wilson voted for the motion which was declared carried.

Decided: that planning permission be refused as (a) The Proposed Development fails to protect the historic Gourrock Golf Club (established 1896) which borders the site and whose layout threatens to be compromised in contradiction to Scottish Planning Policy 2014. Paragraphs 135 and 136 state that the historic environment is a key cultural and economic asset and a source of inspiration and should be seen as integral in creating successful places and that planning has an important role to play in maintaining and enhancing the distinctive and high quality irreplaceable historic places which enrich our lives, contribute to our sense of identity and are important resources for our tourism and leisure industry. Paragraph 151 goes on to state that there is a range of non-designated historic assets, which do not have statutory protection and these resources are an important part of Scotland's heritage and should be protected and preserved as far as possible in situ wherever feasible. (b) The amount of additional traffic generated by the proposed development on the shared surface narrow access route with poor visibility splays could prove a danger to pedestrians and vehicles in contradiction to Local Plan Policy 1, Successful Places - Easy to move around - Be well connected, with good path links to the wider path network and public transport nodes and neighbouring developments. As well as contradicting the Roads Development Guide that considers the needs of pedestrians first when considering the design of any road layout. “2.2.4 Street Structure. b Connections to wider networks,” states that – “The existing road network must be capable of coping with the existing as well as levels of all types of traffic generated by the development. The road and paths created within the development must connect into the existing road and other user networks in a logical and progressive manner.”