

PLANNING BOARD – 2 JUNE 2021

Planning Board

Wednesday 2 June 2021 at 3pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, 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 G Leitch and Ms E Provan (Roads and Transportation), Mr J Kerr (for Interim Head of Legal Services) Mr C MacDonald and Ms D Sweeney (Legal Services) and 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.

231 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 231

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

No declarations of interest were intimated.

232 PLANNING APPLICATIONS 232

**(a) Proposed construction of new semi-detached dwelling houses and associated works:
Plots 8 and 9, Langhouse Mews, Inverkip (21/0084/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Grenville Ltd for the construction of new semi-detached dwelling houses and associated works at Plots 8 and 9, Langhouse Mews, Inverkip (21/0084/IC)

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

(1) that prior to the commencement of development details and samples of all facing materials, including colours 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 ensure accordance with the design of the adjacent existing houses within the former walled garden area in the interests of amenity;

(2) that prior to the commencement of development samples or other details of all soft and hard landscaping materials 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 ensure accordance with the adjacent developments in the interests of the amenity of the area;

(3) that prior to the commencement of development, details of all boundary treatments shall be submitted to and approved in writing by the Planning Authority. The

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approved treatments shall thereafter be used unless a variation is approved in writing by the Planning Authority and shall be completed prior to the occupation of the relevant house, to allow assessment of the appropriateness of any boundary features in the interests of amenity;

(4) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). This shall include details of how flows are to be managed to avoid flooding of adjacent ground and shall be limited to that of greenfield run-off, and the containment of surface waters within the application site, to control runoff from the site and to reduce the risk of flooding;

(5) that all dwellings 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 (rising to at least 20% by the end of 2022), details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the house, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(6) that each of the dwellinghouses hereby permitted shall be provided with an electric vehicle charging point prior to its occupation in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy;

(7) 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 to help arrest the spread of Japanese Knotweed in the interests of environmental protection. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation;

(8) that both driveways shall be paved over at least the first 2 metres to ensure usability of the driveways;

(9) that both driveway gradients shall not exceed 10% to prevent deleterious material being carried onto the carriageway;

(10) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted to and approved in writing by the Planning Authority, to ensure the suitability of infrastructure connections; and

(11) that the surfacing within the blue line indicated on drawing JCM5 Rev B shall be provided prior to the first of the dwellinghouses hereby permitted being occupied, to ensure the provision of adequate vehicular accesses to the driveways.

**(b) Proposed erection of 22 no. 3 bedroom semi-detached houses, access road, open space and associated works:
The McPherson Centre, McPherson Drive, Gourock (20/0099/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Titan Home Ltd for the erection of 22 no. 3 bedroom semi-detached houses, access road, open space and associated works at the McPherson Centre, McPherson Drive, Gourock (20/0099/IC).

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 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

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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) notwithstanding the details set out on drawing 546.04.01a prior to the commencement of work on site the final details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority to ensure the provision of an appropriate landscaping scheme. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority;

(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, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity. Management and maintenance shall commence upon completion of the landscaping;

(5) the hedge fronting McPherson Drive shall be retained as part of the development and prior to works commencing on site, protection measures for the hedge shall be erected to the satisfaction of the Planning Authority and not removed during the course of construction work, to ensure the hedge to be retained is suitably protected during works on site;

(6) 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;

(7) 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;

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

(9) that the visibility splay of 2.0m x 20.0m x 1.05m shall be provided for all driveways within the development hereby permitted and be maintained and kept clear of obstruction 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;

(10) driveway parking spaces shall be completed and available for use prior to the occupation of each associated dwellinghouse and visitor parking spaces shall be completed and be available for use prior to the occupation and completion of the final dwellinghouse. All parking spaces shall remain free from obstruction and available for use at all times thereafter. The 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;

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

(12) the driveway accesses of plots 10 and 11 shall be a minimum of 10 metres from the road junctions adjacent to the plots, to ensure suitable separation between driveways and road junctions, in the interests of road safety;

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(13) 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;

(14) any retaining walls of structures adjacent to the road or footways (new or existing) shall be subject to structural technical approval. Details of this shall be submitted to and approved in writing by the Planning Authority prior to the commencement of construction, to ensure the safety of this section of the wall in the general public interest;

(15) 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;

(16) that prior to the commencement of works on site Scottish Water's approval of the drainage regime shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved drainage regime shall be fully implemented commensurately with the construction of the dwellinghouses hereby permitted and surface water run-off should be limited to that of Greenfield run-off to the satisfaction of the Planning Authority, to ensure the implementation of the drainage regime in the interests of avoiding flooding;

(17) the recommendations in respect of the "toolbox talk" and requirements for future surveys set out in the "Discussion and Recommendations" section of the submitted Bat Roost Survey report by Tetrix Ecology dated 30th July 2020 shall be fully followed to the satisfaction of the Planning Authority, in the interests of the protection of European Protected Species;

(18) that no site clearance works (building or trees and vegetation) shall be undertaken during the bird nesting season March to August 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;

(19) that the dwellinghouse hereby permitted shall be designed to ensure that at least 15%, rising to 20% by the end of 2022 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;

(20) 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;

(21) 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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation;

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(22) 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;

(23) 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 interests of human health and environmental safety;

(24) 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; and

(25) that each of the dwellinghouses hereby permitted shall be provided with an electric vehicle charging point prior to its occupation, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

(c) External alterations and change of use of former farm outbuildings to forge with associated office and storage accommodation (amendment to planning permissions 18/0140/IC and 20/0275/IC in respect the provision of a replacement building to accommodate the forge):

Lawpark Farm, Stepends Road, Kilmacolm (21/0071/IC)

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Mr J Eadie for external alterations and change of use of former farm outbuildings to forge with associated office and storage accommodation (amendment to planning permissions 18/0140/IC and 20/0275/IC in respect the provision of a replacement building to accommodate the forge) at Lawpark Farm, Stepends Road, Kilmacolm (21/0071/IC)

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

(1) that prior to use on site, details of the exact colour shade and specification of the external cladding to the building hereby permitted shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure the colour and specification are appropriate for the rural location, in the interests of visual amenity.

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233 PLANNING APPEAL

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6 Knockbuckle Lane, Kilmacolm

There was submitted a report by the Interim Service Director Environment & Economic Recovery advising that following the decision of the Board at the meeting held on 3 February 2021 to refuse planning permission for a detached garden room in garden grounds of existing dwelling house (in retrospect) at 6 Knockbuckle Lane, Kilmacolm (1) notification has been received that an appeal against the refusal has been lodged with the Scottish Government; (2) a Reporter has not yet been appointed to determine the appeal nor has the means by which the appeal is to be determined been clarified; and (3) that the appellant is seeking expenses on the grounds that the Council has not determined the application on legitimate planning grounds.

Decided: that the position be noted.

234 PLANNING APPEAL

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Blackwater Farm, Woodhead Road, Kilmacolm

There was submitted a report by the Interim Service Director Environment & Economic Recovery advising that following the decision of the Board at the meeting held on 2 September 2020 to grant planning permission subject to a condition restricting the permission to a 3 year period, and a subsequent appeal to the Scottish Government against the condition, the appointed Reporter found the holiday chalet to be compliant with the relevant provisions of the development plan, national planning circulars and visual amenity. The appeal was upheld and the condition removed, subject to imposition of the following conditions:-

(1) details in accordance with the approved plans of the surfacing around the chalet and the access track to the chalet shall be submitted to and approved in writing by the Planning Authority within three months of the date of this notice, to ensure that parking provision is provided on site to prevent parking on nearby road verges and in the interests of visual amenity;

(2) that the holiday chalet shall be used in all time solely as a holiday chalet and not for any other purpose under Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, to prevent sporadic residential development in the countryside; and

(3) that should the use of the chalet as a holiday chalet cease, the building shall be removed from the site within three months and the ground re-instated within three months with a treatment to be approved in writing by the Planning Authority, to protect the visual amenity of the countryside.

Decided: that the position be noted.