

**PLANNING BOARD – 4 AUGUST 2021**

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**Planning Board**

**Wednesday 4 August 2021 at 3pm**

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

**Chair:** Councillor Wilson presided.

**In attendance:** Interim Service Director Environment & Economic Recovery, Planning & 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, Ms D Sweeney and Mr P MacDonald (Legal 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.**

**293 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 293**

Apologies for absence were intimated on behalf of Councillors Crowther and Murphy, with Councillor Curley substituting for Councillor Crowther.

No declarations of interest were intimated.

**294 PLANNING APPLICATIONS 294**

**(a) Demolition of existing dilapidated two storey dwelling house, erection of new single storey replacement dwelling house and change of site access point: Framlington, Knockbuckle Road, Kilmacolm (21/0107/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Mr & Mrs N Ohly for the demolition of existing dilapidated two storey dwelling house, erection of new single storey replacement dwelling house and change of site access point, Framlington, Knockbuckle Road, Kilmacolm (21/0107/IC).

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

- (1) that prior to their use samples of all facing materials shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the zinc roof finish shall be a dark grey colour to closely match the colour of slates on neighbouring properties. The approved materials shall thereafter be used unless a variation is agreed in writing by the Planning Authority, to ensure the appropriateness of all facing materials;
- (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, in the interests of the amenity of the area;
- (3) 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

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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;

(4) that the dwelling 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 dwelling, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(5) that the dwelling 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;

(6) 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;

(7) that the driveway shall be finished with a sealed surface over the first 2 metres as measured from the edge of the carriageway, to prevent deleterious materials being carried onto the carriageway;

(8) that the driveway gradient shall not exceed 10%, to ensure the usability of the driveway;

(9) that a visibility splay of 2.4 metres by 20 metres by 1.05 metres high shall be provided at the access point at all times, in the interests of traffic safety;

(10) that for the avoidance of doubt the hedge along the eastern boundary of the site shall be protected and retained at all times during and after construction, in the interests of visual amenity; and

(11) that the recommendations in the Preliminary Roost Assessment & Bat Activity Survey by Wild Surveys, dated 8<sup>th</sup> June 2021 shall be implemented in full, in the interests of ecology and to comply with the Nature Conservation (Scotland) Act 2004.

**(b) Proposed balcony to rear of detached dwellinghouse:  
Langdale, Bridge of Weir Road, Kilmacolm (21/0126/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Mr G Pia for a proposed balcony to rear of detached dwellinghouse at Langdale, Bridge of Weir Road, Kilmacolm (21/0126/IC).

After discussion Councillor McVey moved that planning permission be granted subject to the condition (1) that all steel elements of the balcony hereby permitted shall be given a white finish, to ensure a finish compatible with the appearance of the rear elevation of the dwelling house.

As an amendment, Councillor Rebecchi moved that consideration of the application be continued for a site visit to be arranged by the Interim Head of Legal Services in consultation with the Chair.

Following a roll call vote, 4 Members, Councillors Curley, J McEleny, Rebecchi and Wilson, voted in favour of the amendment and 6 Members, Clocherty, Dorrian, McKenzie, McVey, Moran and Nelson voted in favour of the motion which was declared carried.

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

(1) that all steel elements of the balcony hereby permitted shall be given a white finish, to ensure a finish compatible with the appearance of the rear elevation of the dwellinghouse is provided.

295 **CALL-IN NOTIFICATION** 295

### Land West of Quarry Drive, Kilmacolm

There was submitted a report by the Interim Service Director Environment & Economic Recovery advising that, following the Council's decision of 4 May 2021 that notification be submitted to Scottish Ministers indicating the Council's intention to grant planning permission, subject to conditions, for the proposed residential development to include access, roads, open space, landscaping, drainage and other associated works (planning permission in principle) (major) at land west of Quarry Drive, Kilmacolm (20/0245/IC), (1) notification has been received from Scottish Ministers that they have directed the application be referred to them for determination; (2) Scottish Ministers consider the case raises issues of national significance with regard to the interpretation and application of Scottish Planning Policy; and (3) following further scrutiny from Scottish Ministers their decision on the application will be final.

**Decided:** that the position be noted.

296 **PLANNING APPEAL** 296

### Carsemeadow, Quarriers Village

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 15 January 2019 to refuse planning permission for a residential development, access, infrastructure, landscape/open space, and associated works at Carsemeadow, Quarriers Village (18/0190/IC), the subsequent dismissal of the applicant's appeal by Scottish Ministers and the Court of Session's ruling that the appeal decision be remitted back to Scottish Ministers for further consideration, after further consideration Scottish Ministers have again dismissed the appeal.

**Decided:** that the position be noted.

297 **PLANNING APPEAL** 297

### Land adjacent to 24 Rosemount Place, Gourock

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 5 May 2021 to refuse planning permission for the erection of six detached dwellinghouses/house plots (planning permission in principle) at land adjacent to 24 Rosemount Place, Gourock (1) notification has been received that an appeal against the refusal has been lodged with the Scottish Government; and (2) 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.