

**Report To: The Planning Board**

**Date: 3 November 2021**

**Report By: Interim Service Director,  
Environment & Economic Recovery**

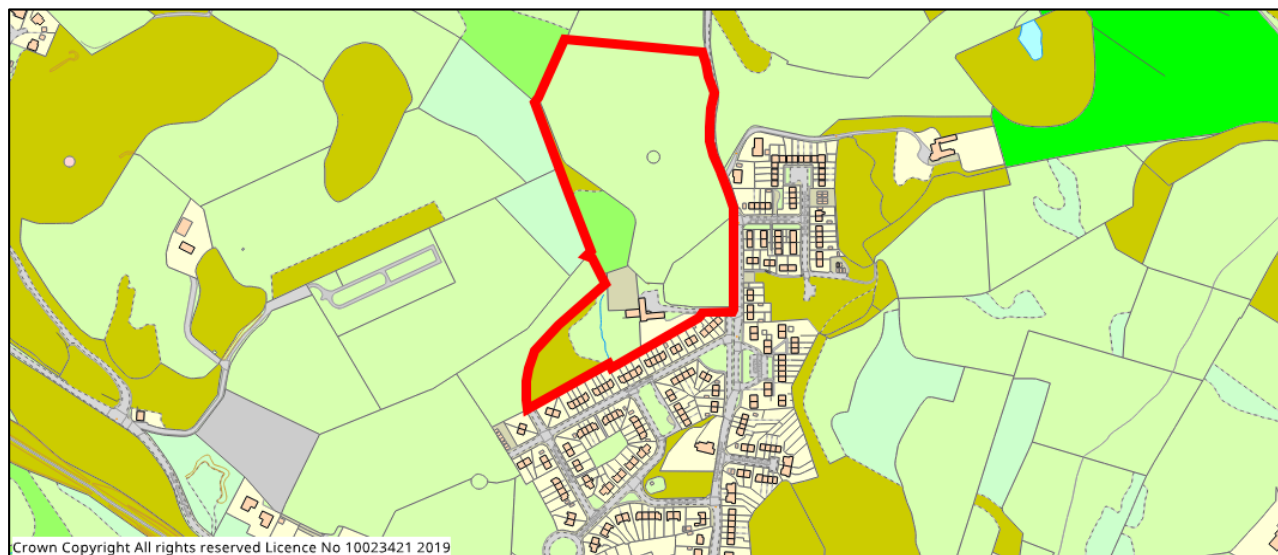
**Report No: 18/0322/IC  
Plan 10/21**

**Major Application  
Development**

**Contact Officer: James McColl**

**Contact No: 01475 712462**

**Subject: Notification of planning appeal submission: Proposed residential development of circa 100 units including 25% affordable and associated infrastructure, landscaping and open space at  
Land at Planetreeyetts, Kilmacolm**



## **SUMMARY**

- The planning application was refused by Inverclyde Council.
- The applicant has appealed the decision to the Scottish Ministers.

Appeal documents may be viewed at:

<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=121778>

## **INTRODUCTION**

In May 2021, the Council refused planning permission in principle for a residential development of circa 100 units including 25% affordable and associated infrastructure, landscaping and open space on land at Planetreeyetts, Finlaystone Road, Kilmacolm.

The reasons for refusal were as follows:

1. That due to unacceptable tension with the principles set out in paragraph 29 of Scottish Planning Policy it cannot be concluded that the proposal constitutes sustainable development.
2. The proposal would undermine the plan-led process and result in a cumulative impact with the proposed plan-led and proportionate expansion of Kilmacolm with a resultant inappropriate level of new housing development, contrary to the Vision and Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan.
3. The proposed development is contrary to the Spatial Development Strategy of the 2017 Clydeplan Strategic Development Plan as it is an unjustified urban development which is outwith the development corridor identified in the Plan and it fails accord with the Green Belt objectives.
4. The proposal is contrary to Policy 14 of the adopted 2019 Inverclyde Local Development Plan and Policy 15 of the 2021 proposed Inverclyde Local Development Plan in that it fails to accord with the objectives of the Green Belt.
5. The proposal is contrary to the aims of Policy 10 of the adopted 2019 Inverclyde Local Development Plan and Policy 11 of the proposed 2021 Inverclyde Local Development Plan in that it will generate significant traffic demand by private car, would not constitute low carbon placemaking and would be inappropriately located.
6. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of the 2017 Clydeplan Strategic Development Plan, Policy 1 of the adopted 2019 Inverclyde Local Development Plan and Policy 1 of the proposed 2021 Inverclyde Local Development Plan.
7. The proposed development cannot be held to protect the quality, character, landscape setting and identity of the village which results in it being incompatible with the requirements of Policy 34 of the proposed 2021 Inverclyde Local Development Plan.
8. The loss of trees, which have a significant landscape value, are not justified with reference to each of the criteria set out within Policy 34 of the adopted 2019 Inverclyde Local Development Plan and Policy 35 of the proposed 2021 Inverclyde Local Development Plan.

## **NOTIFICATION OF APPEAL**

Notification has been received that an appeal against the refusal of planning permission in principle has been lodged with the Scottish Government. The administration process in respect of the appeal is at an early stage and notification of the appointed Reporter together with details of the likely procedures the Reporter will deem appropriate to undertake the full consideration of the case is awaited.

## **RECOMMENDATION**

That the Board notes the position.

Stuart Jamieson  
Interim Service Director  
Environment & Economic Recovery

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact James McColl on 01475 712462.