

PLANNING BOARD – 3 NOVEMBER 2021

Planning Board

Wednesday 3 November 2021 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Planning & Building Standards Manager (on behalf of Interim Service Director Environment & Economic Recovery), Mr D Ashman (Planning Services), Mr G Leitch and Ms E Provan (Roads and Transportation), Mr J Kerr (for Interim Head of Legal & Democratic Services), Mr C MacDonald, Ms D Sweeney and Mr P MacDonald (Legal & Democratic Services), Mr P Coulter (for ICT Services Manager and Service Manager, Communications, Tourism and Health & Safety).

The meeting was held at the Municipal Buildings, Greenock with Councillors Clocherty, Crowther, J McEleny, McKenzie, McVey, Moran and Rebecchi attending by video-conference.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

468 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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Apologies for absence were intimated on behalf of Councillors Dorrian and Murphy.

Councillor Crowther declared an interest in Agenda Item 3(c) (Formation of community garden (amendment to planning permission 21/0050/IC in respect of garden layout, including change of surfacing, change of materials to planters, additional shed, relocated shed and timber fence) (partially in retrospect) at Lyle Kirk, 31 Union Street, Greenock (21/0198/IC)).

469 CONTINUED PLANNING APPLICATION

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**(a) Proposed erection of detached house:
Ardvaar, Wemyss Bay Road, Wemyss Bay (21/0132/IC)**

There was submitted a report by the Interim Service Director, Environment & Economic Recovery regarding an application by Mr David Todd for the proposed erection of detached house at Ardvaar, Wemyss Bay Road, Wemyss Bay (21/0132/IC), consideration of which had been continued from the meeting on 1 September 2021 for a site visit.

Not having participated in consideration of this item of business at the meeting on 1 September or attended the site visit, Councillors McKenzie and Moran were not entitled to take part in consideration of this item.

After discussion, Councillor Clocherty moved that planning permission be granted subject to the conditions detailed in the report.

As an amendment Councillor Nelson moved that planning permission be refused for the following reasons:-

(1) the proposal will materially damage the setting of the Mackintosh planned Grade B listed Dunloe House and the principal views to and from the listed building will be

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interrupted by the development, in contradiction to Local Plan Policy 29, Listed Buildings and Historic Scotland's Managing Change in the Historic Environment;

(2) the proposal also contradicts Scottish Planning Policy 'Listed Buildings' which states that, "where Planning Permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest".

Following a roll call vote 2 Members, Councillors Nelson and Rebecchi, voted in favour of the amendment and 5 Members, Councillors Clocherty, Crowther, J McEleny, McVey and Wilson voted in favour of the motion which was declared carried.

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

(1) that prior to the commencement of development, full details of boundary treatments between the site of the existing dwellinghouse at Ardvaar and the dwellinghouse hereby permitted shall be submitted to and approved in writing by the Planning Authority, to ensure that an appropriate boundary treatment is provided in the interests of visual amenity. The approved boundary treatments shall thereafter be used unless a variation is approved in writing by the Planning Authority;

(2) that prior to their use, samples of all facing materials to the dwellinghouse hereby permitted shall be submitted to and 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. The approved materials shall thereafter be used unless a variation is approved in writing by the Planning Authority;

(3) that all surface water shall be contained within the site, to ensure the development does not increase the risk of flooding to neighbouring properties or to Wemyss Bay Road;

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

(5) that the dwellinghouse hereby permitted 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 and implemented, all prior to the occupation of the house, to ensure adequate provision is made to encourage the use of electric vehicles;

(6) that the dwellinghouse hereby permitted shall not be occupied until two off-street parking spaces, each measuring a minimum of 3.0m x 5.5m have been provided within the site, to ensure suitable parking provision for the new development in the interest of road safety;

(7) that the driveway and garage access hereby permitted shall be paved for a minimum distance of 2.0m adjacent to Wemyss Bay Road and the gradient shall not exceed 10% all prior to occupation of the dwellinghouse, to ensure the provision of adequate driveways and to prevent loose material being carried onto the road; and

(8) that in the event that previously unrecorded contamination or Japanese Knotweed is discovered during site development, works shall be brought to the attention of the Planning Authority, works shall cease immediately and the site made safe. Works shall not continue until a Remediation Scheme has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination and Japanese Knotweed concerns are managed appropriately.

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470 PLANNING APPLICATIONS

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**(a) Demolition of part of shopping centre, proposed elevation treatment to truncated section, and erection of mixed use development:
Oakmall Shopping Centre, Greenock (19/0285/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Lunar Greenock SARL for demolition of part of shopping centre, proposed elevation treatment to truncated section, and erection of mixed use development at Oakmall Shopping Centre, Greenock (19/0285/IC).

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

(1) that prior to their use, samples of all facing materials for use on the Oak Mall, the Central Library and Hector McNeil House, and materials to be used in hard landscaping shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless a variation is subsequently agreed in writing, to ensure the use of a quality of materials appropriate to the setting;

(2) that notwithstanding the proposed finishes to the flatted blocks on the submitted drawings, determination of the final mix of finishing materials is hereby reserved. Prior to their use, samples of all facing materials for use on the flatted blocks 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 the use of a quality of materials appropriate to the setting;

(3) that prior to the commencement of development details shall be submitted of the phasing of all developments on the site and that, for the avoidance of doubt, this shall include the following:

i. That the corten and planted wall screening along the exposed A78 High Street undercroft shall be erected and/or carried out within 2 months of completion of the approved demolition of the Oak Mall, unless a variation to this timescale is agreed in writing with the Planning Authority;

ii. That the facing brick treatment to the exposed gable walls of the Central Library and the lower part of Hector McNeil House shall be carried out within 2 months of completion of the approved demolition of the Oak Mall, unless a variation to this timescale is agreed in writing with the Planning Authority;

iii. That facing brick and associated treatments to the exposed walls of the Oak Mall shall be carried out within 2 months of the completed demolition of the Oak Mall, unless a variation to this timescale is agreed in writing with the Planning Authority;

iv. That the development platforms to be created shall be topsoiled and grass seeded or turfed within 2 months of the completion of demolition works unless a variation to this timescale is agreed in writing with the Planning Authority;

v. That the hard landscaping comprising of the pedestrian link to Hunters Place to the west of the A78, the underpass and the footpath and ramp link to Clyde Square including the associated lighting, the gateway feature and the grass seeding or turfing of the exposed development platforms shall all be completed within 3 months of the completion of the demolition works and prior to the new eastern entrance to the Oak Mall being brought into use, unless a variation to this timescale is agreed in writing with the Planning Authority,

to ensure timeous provision of the public realm elements in the interests of amenity and to protect to setting of the listed building and the Conservation Area;

(4) that upon completion of construction of the development platforms, a metal railing of at least 1 metre in height, the details of which shall be approved in writing by the

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Planning Authority in advance, shall be erected along the top of the retaining walls around the platforms fronting onto Clyde Square. Interim safety treatments for the exposed demolition areas shall be submitted to and approved in writing by the Planning Authority prior to the commencement of demolition works, in the interests of public safety and to ensure a quality of material appropriate to the setting of the listed building and the Conservation Area;

(5) that notwithstanding the timescale in condition 2 above, the cribblock retaining walls shall be fitted with plant screens upon their completion, in the interests of visual amenity;

(6) that the flatted dwellings 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 dwellings, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(7) that no development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources is undertaken to the satisfaction of the Planning Authority, in the interests of antiquity;

(8) that full details of the cycle storage facilities hereby permitted shall be submitted to and approved in writing by the Planning Authority and implemented by the applicant, all prior to the occupation of the first flat in each block, in the interests of sustainable travel;

(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 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;

(10) 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;

(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

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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 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 contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety, to ensure that all contamination issues are recorded and dealt with appropriately;

(13) that the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located and method of screening. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(14) that all areas of block paving shall be impermeable, to help to prevent flooding;

(15) that all surface water during and after development is to be maintained within the site boundary, to help to prevent flooding;

(16) that confirmation of connection to Scottish Water Network should be submitted for approval prior to the commencement of development, to ensure that drainage arrangements will satisfactorily be addressed;

(17) that any proposal for demolition that is within the Trunk Road Boundary or may have effect on the Trunk Road or its infrastructure should be made in accordance with 'The Design Manual for Roads and Bridges', BD2/12, 'Technical Approval of Highway Structures', to maintain safety for members of the public, to minimise interference with the safety and free flow of the traffic on the trunk road and to ensure the integrity of the trunk road structure is not compromised;

(18) that during the demolition process Transport Scotland's staff or their Operating Company, must be able to have full access to the A78 Trunk Road Structure and A78 Road above, to maintain safety for members of the public, to minimise interference with the safety and free flow of the traffic on the trunk road and to ensure the integrity of the trunk road structure is not compromised;

(19) that measures must be implemented to ensure that Transport Scotland's structure is not affected during or following the demolition process and that unhindered access is made available to Transport Scotland both during and following the demolition process and redevelopment of the land adjacent and beneath the bridge, to maintain safety for members of the public, to minimise interference with the safety and free flow of the traffic on the trunk road and to ensure the integrity of the trunk road structure is not compromised;

(20) that Transport Scotland's structure must not be touched during the demolition. The Developer/Consultant must seek approval from the Structures team in Transport Scotland prior to any works commencing on, adjacent to or below the road or structure, to maintain safety for members of the public, to minimise interference with the safety and free flow of the traffic on the trunk road and to ensure the integrity of the trunk road structure is not compromised;

(21) that no works shall be undertaken until a Method Statement for the demolition has been submitted and approved by the Planning Authority, in consultation with Transport Scotland as the Trunk Road Authority. The Method Statement will cover the following aspects:

- i. How the integrity of the structure will be monitored during the demolition works;
- ii. How the substantial building sub-frames located at and beneath the structure will be dealt with;

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- iii. How the foundations for the buildings beneath the structure are to be dealt with;
- iv. Identify what is currently attached to the structure and how they propose to remove those items and make good any damage;
- v. There is record of asbestos being within the ceiling space of the Mall, details of how this will be managed during the demolition will be required;
- vi. How the works will be screened at the bridge structure to ensure that there is no driver distraction or dust/debris on the trunk road;
- vii. Access arrangements for staff from Transport Scotland, and our Operating Company, to inspect and observe the works;
- viii. A traffic management plan and programme of works as they affect the A78 shall be agreed in writing with Transport Scotland and continually updated as works proceed;

to maintain safety for members of the public, to minimise interference with the safety and free flow of the traffic on the trunk road, to ensure the integrity of the trunk road structure is not compromised and to minimise the distraction to drivers on the trunk road;

(22) that details of the soft landscaping associated with the proposed flatted blocks, including timing of planting and arrangements for maintenance, shall be submitted to and approved in writing by the Planning Authority prior to construction commencing on the first of these blocks, to provide clarity on the planting in the interests of visual amenity;

(23) that any of the planting approved in terms of condition 22 above that dies, becomes diseased, is damaged or is removed within 5 years of planting shall be replaced in the following planting season with other plants of a similar size and species, to ensure retention of the approved scheme in the interests of amenity;

(24) that prior to commencement of construction of the first of the flats hereby permitted, written confirmation shall be provided to the Planning Authority of the availability of the King Street car park for the use by future residents of the flatted blocks hereby permitted, to ensure the provision of adequate parking facilities;

(25) that all surface water run-off from the site shall be limited to that of greenfield, to reduce the risk of flooding in the wider area;

(26) that prior to commencement of development a scheme for the provision of electric vehicle charging points in the car park at King Street shall be submitted to and approved in writing by the Planning Authority and shall comprise no less than 20% of the existing spaces. The approved scheme shall thereafter be implemented prior to the first of the flatted dwellings hereby permitted being occupied, to comply with the Climate Change (Scotland) Act 2009; and

(27) that notwithstanding the submitted floor layouts, the applicant shall provide 6 wheelchair fully accessible flatted dwellings, to accord with the requirement in the proposed Inverclyde Local Development Plan to provide 5% wheelchair accessible housing on new build development sites of 20 or more units.

**(b) Erection of new convenience retail store, construction of car park and associated works:
10 Cardwell Road, Gourock (21/0086/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Dickie & Moore Ltd. for the erection of new convenience retail store, construction of carpark and associated works at 10 Cardwell Road, Gourock (21/0086/IC).

After discussion, Councillor Rebecchi moved that consideration of the application be

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continued for a site visit to be arranged by the Interim Head of Legal Services in consultation with the Chair.

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

Following a roll call vote 1 Member, Councillor Rebecchi, voted in favour of the motion and 8 Members, Clocherty, Crowther, J McEleny, McKenzie, McVey, Moran, Nelson and Wilson voted in favour of the amendment which was declared carried.

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

- (1) that prior to their use samples or other details shall be provided of all facing materials to be used on all buildings and hard landscaping. The approved materials shall thereafter be used unless a variation is agreed in writing with the Planning Authority, to ensure the appropriateness of these materials in the interests of visual amenity;
- (2) that the car park and service bay hereby approved shall be surfaced to final wearing course and marked out prior to the building hereby permitted being brought into use, to ensure the acceptability and usability of these areas in the interests of traffic safety;
- (3) that the cycle parking facilities shown on the approved plans shall be provided prior to the building hereby permitted being brought into use, in the interests of encouraging active travel;
- (4) that a visibility splay of 2.4m x 43.0m x 1.05m from the car park onto Cardwell Road shall be achieved at all times, in the interests of traffic safety;
- (5) that details of the provision of electric vehicle charging points shall be submitted to and approved in writing by the Planning Authority and implemented in full, all prior to the building hereby permitted being brought into use, in the interests of sustainability;
- (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. 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;
- (7) 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;
- (8) that before the development hereby permitted is brought into use 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

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and environmental safety;

(9) 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;

(10) 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). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas and all other surface water areas, to control runoff from the site to reduce the risk of flooding;

(11) that all surface water shall be managed and contained within the application site, to control runoff from the site to reduce the risk of flooding;

(12) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;

(13) that prior to the building hereby permitted being brought into use the sections of footway along the frontage currently used as accesses shall be fully reinstated as footways to the satisfaction of the Planning Authority. Details shall be submitted to and approved in writing by the Planning Authority of the reinstatement works prior to their commencement, in the interests of pedestrian safety;

(14) that prior to the building hereby permitted being brought into use full details of the planting on the soft landscaped area shall be submitted and approved in writing by the Planning Authority and carried out on the site, to ensure the provision of the soft landscaping;

(15) that any of the approved planting that is damaged, is removed, becomes diseased or dies within 5 years of planting shall be replaced within the following planting season with planting of a similar size and species, to ensure retention of the soft landscaping;

(16) that the recommendations in the Preliminary Roost Assessment by Brindley Associates dated May 2021 submitted as part of the application shall be implemented and followed in full, in the interests of wildlife protection;

(17) that the building 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 (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;

(18) that the existing footway crossings shall be re-surfaced and converted to sections of footway before the development hereby permitted is brought into use, in the interests of pedestrian safety;

(19) that the noise from air conditioning units/refrigeration units is within Noise Rating Curve 25 (between the hours of 23:00 and 07:00) and Noise Rating Curve 35 (between the hours of 07:00 and 23:00) when measured within the nearest noise sensitive property, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels;

(20) that deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels;

(21) that the applicant shall provide written confirmation from Network Rail of any

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requirements to prevent vehicle incursions from the carpark area onto the railway line before the commencement of development. Detail of any measures should be approved and installed prior to opening, in the interests of railway safety; and

(22) that prior to the commencement of use of the retail premises the pedestrian crossing, as detailed in drawing 20020-010 dated 13th September 2021, or a specification otherwise agreed with the Planning Authority, shall be installed and operational, in the interests of pedestrian safety.

- (c) Formation of community garden (amendment to planning permission 21/0050/IC in respect of garden layout, including change of surfacing, change of materials to planters, additional shed, relocated shed and timber fence) (partially in retrospect):
Lyle Kirk, 31 Union Street, Greenock (21/0198/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Mr Jimmy Crawford for the formation of a community garden (amendment to planning permission 21/0050/IC in respect of garden layout, including change of surfacing, change of materials to planters, additional shed, relocated shed and timber fence) (partially in retrospect) at Lyle Kirk, 31 Union Street, Greenock (21/0198/IC).

Councillor Crowther declared a non-financial interest in this matter as a member of the Lyle Kirk. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence at the meeting or his participation in the decision making process.

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

(1) that the discovery of Japanese Knotweed or any previously unrecorded contamination 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, in order to ensure that all contamination and Japanese Knotweed concerns are managed appropriately.

- (d) Proposed Installation of French Doors:
1 Levan Point, Levan Point, Gourock (21/0281/IC)**

There was submitted a report by the Interim Service Director Environment & Economic Recovery on an application for planning permission by Mr Terry Hamilton for the proposed installation of French doors (21/0281/IC) at 1 Levan Point, Levan Point, Gourock (21/0281/IC).

Decided: that the application be granted.

471 PLANNING APPEAL

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Land at Planetreeyetts, 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 5 May 2021 to refuse planning permission for a proposed residential development of circa 100 units including 25% affordable and associated infrastructure, landscaping and open space at land at Planetreeyetts, Kilmacolm (18/0322/IC) (1) notification has been received that an appeal against the refusal has been lodged with the Scottish Government; and (2) the administrative process in respect of the appeal is at an early

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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.

Decided: that the position be noted.

472 PLANNING APPEAL**472****Land Adjacent to 24 Rosemount Place, Gourrock**

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, Gourrock (20/0186/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal and grant planning permission subject to a number of conditions.

Decided: that the position be noted.