

PLANNING BOARD – 2 NOVEMBER 2022

Planning Board

Wednesday 2 November 2022 at 3pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley, Daisley, Jackson, Law, McCabe, McGuire and McVey.

Chair: Councillor McVey presided.

In attendance: Interim Director Environment & Regeneration, Mr G Leitch and Ms E Provan (Roads and Transportation), Mr J Kerr (for Head of Legal & Democratic Services), Mr C MacDonald and Ms D Sweeney (Legal & Democratic Services).

The meeting was held at the Municipal Buildings, Greenock with Councillors Curley, Daisley, Jackson, Law, McCabe and McGuire attending by video-conference.

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

516 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 516

No apologies for absence or declarations of interest were intimated.

517 PLANNING APPLICATIONS 517

- (a) Change of use and conversion of guesthouse to form three flatted dwellings with erection of extension at side to accommodate staircase; installation of enlarged dormer window at front; installation of window at first floor level at side; installation of rooflight and enlarged rooflights at side:
Lindores Manor, 61 Newark Street, Greenock (22/0152/IC)**

There was submitted a report by the Interim Director Environment & Regeneration on an application for planning permission by Mr J Nellis for the change of use and conversion of a guesthouse to form three flatted dwellings with erection of extension at side to accommodate a staircase; installation of enlarged dormer window at front; installation of window at first floor level at side; installation of rooflight and enlarged rooflights at side at Lindores Manor, 61 Newark Street, Greenock (22/0152/IC).

The Interim Director Environment & Regeneration advised of an omission in the report, and accordingly an additional standard condition should be added to the recommendations as follows: "The development to which this permission relates must have commenced within 3 years from the date of this permission" with the accompanying reason of, "To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended)."

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

As an amendment, Councillor McGuire moved that planning permission be granted subject to the conditions detailed in the report together with an additional condition as follows: "(7) that development shall not commence until the works permitted by planning permission 22/0048/TRE have been completed to the satisfaction of the Planning Authority."

Following a roll call vote, 5 Members, Councillors Clocherty, Jackson, Law, McCabe and McGuire voted in favour of the amendment, and 6 Members, Provost McKenzie, Councillors Brooks, Crowther, Curley, Daisley and McVey voted in favour of the motion which was declared carried.

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

- (1) that development shall not commence until samples of materials to be used on all external surfaces of the extension hereby approved have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details, to ensure the development is acceptable in appearance and the materials are appropriate for the listed building;
- (2) that development shall not commence until details of the window to be installed on the side elevation at first floor level as shown on drawing 04 PL Rev B have been submitted to and approved in writing by the Planning Authority. Details of the proposed window, including depth of recess, shall be submitted in the form of drawings at a scale of 1:20 and approved in writing by the Planning Authority, to ensure the window is acceptable in appearance and matches an existing window on the side elevation. Thereafter the development shall be implemented in accordance with the approved details;
- (3) that for the avoidance of doubt the rooflights to be installed on the side roof slope as shown on drawing 04 PL Rev B shall be of traditional form and/or “conservation style”. Development shall not commence until details/drawings of the rooflights have been submitted to and approved in writing by the Planning Authority, to ensure the development is acceptable in appearance and respects the character of the listed building. Thereafter the rooflights shall be implemented in accordance with the approved details;
- (4) that development shall not commence until the materials to be used on the enlarged dormer window to be installed on the front roof slope as shown on drawing 04 PL Rev B have been submitted to and approved in writing by the Planning Authority, to ensure the development is acceptable in appearance and respects the character of the listed building. Thereafter the development shall be implemented in accordance with the approved details;
- (5) that development shall not commence until details/plans of bin stores to house containers to store waste materials and recyclable materials have been submitted to and approved in writing by the Planning Authority. Thereafter the bin stores shall be implemented in accordance with the approved details no later than the first flatted dwelling is occupied, to ensure the development has the appropriate amount of containers to store waste materials and recyclable materials as well as being acceptable in appearance; and
- (6) that the development to which this permission relates must have commenced within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

**(b) Extension and alterations including formation of vehicle drop off:
6 Gleneagles Drive, Gourrock (22/0199/IC)**

There was submitted a report by the Interim Director Environment & Regeneration on an application for proposed extension and alterations including formation of vehicle drop off at 6 Gleneagles Drive, Gourrock (22/0199/IC).

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

- (1) that the development to which this permission relates must have commenced within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);
- (2) that prior to the commencement of development, detailed specification of material, colour and finish (including samples where necessary) of all new build facing and construction materials to be used on the external walls, roofs, balustrades, railings shall be submitted to and approved by the Planning Authority in writing. Construction shall proceed with the use of the approved materials unless a variation is otherwise agreed in writing by the Planning Authority, to safeguard the amenity of this residential

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area;

(3) that the gradient of the driveway/parking area shall not exceed 10%, to ensure suitable parking provision, in the interests of road safety; and

(4) that all surface water shall be contained and managed within the site, to avoid surface run-off from the site.