

PLANNING BOARD – 6 SEPTEMBER 2023

Planning Board

Wednesday 6 September 2023 at 3pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley, Jackson, Law, McCabe, McVey and Reynolds (for Daisley).

Chair: Councillor McVey presided.

In attendance:

Stuart Jamieson	Director Environment & Regeneration
Daniel Henderson	Planning and Building Standards Service Manager
Gordon Leitch	Supervisory Engineer – Roads Design
Jim Kerr	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Peter MacDonald	Principal Solicitor
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors Jackson, Law and McCabe attending remotely.

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

443 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

443

Apologies for absence were intimated on behalf of Councillor Daisley, with Councillor Reynolds substituting, and Councillor McGuire.

Councillor Brooks declared an interest in Agenda Item 2(a) (Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Inverkip (23/0053/IC)).

444 PLANNING APPLICATIONS

444

**(a) Proposed erection of detached dwelling house within the grounds of the Bell House (planning permission in principle):
The Bell House, Inverkip (23/0053/IC)**

There was submitted a report by the Director Environment & Regeneration for the proposed erection of a detached dwelling house within the grounds of the Bell House (planning permission in principle) at The Bell House, Inverkip (23/0053/IC).

Councillor Brooks declared an interest in this matter as a long term personal acquaintance of the applicant and left the meeting.

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

(1) that development to which this planning permission in principle relates must be begun within 5 years from the date of this permission to ensure that the matters referred to are given full consideration and to accord with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended;

(2) that Development shall not commence until an application for an approval of

PLANNING BOARD – 6 SEPTEMBER 2023

matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed dwellinghouse, any ancillary building, means of access, parking areas and any vehicular turning areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(3) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(4) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both driveways and hardstanding areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(5) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(6) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(7) that development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(8) that for the avoidance of doubt the applications submitted in relation to conditions 2 and 3 above shall allow for the following:

(a) Parking should be provided in accordance with the National Guidelines:

1 parking space for a 1 bedroom house;

2 parking spaces for a 2 or 3 bedroom house;

3 parking spaces for a 4 bedroom house.

Note: for a proposed garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m

(b) The minimum dimensions of the driveways shall be 3m wide by 6.0m long per parking space. There shall also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.

(c) Driveway/ access should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%.

(d) The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m from the accesses on to Langhouse Road. This shall be agreed with Roads Service.

PLANNING BOARD – 6 SEPTEMBER 2023

(e) All surface water run-off is to be contained within the site and be limited to that of greenfield run-off;

to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(9) that development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):

(a) Details of any earth mounding, hard landscaping, grass seeding and turfing;

(b) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;

(c) The phasing/timescale for carrying out these works;

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(10) that prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(11) that for the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 20% 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 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(12) that for the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy;

(13) that shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the dwellinghouse as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval, the bin stores/containers shall be implemented by first occupation of the dwellinghouse, to ensure the development is acceptable in appearance;

(14) 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;

(15) 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

PLANNING BOARD – 6 SEPTEMBER 2023

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;

(16) 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 interest of human health and environmental safety; and

(17) 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 a 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.