

PLANNING BOARD – 7 AUGUST 2024

Planning Board

Wednesday 7 August 2024 at 3:15pm

Present: Councillors Armstrong, Brooks, Clocherty, Crowther, Jackson, Law, McCabe, McGuire and McVey.

Chair: Councillor McVey presided.

In attendance:

Neale McIlvanney	Head of Service - Regeneration, Planning & Public Protection
Daniel Henderson	Planning and Building Standards Service Manager
Gordon Leitch	Team Leader (Consultancy) – Roads and Transportation
Jim Kerr	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Colin MacDonald	Senior Committee Officer
Diane Sweeney	Senior Committee Officer

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

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

Prior to the commencement of proceedings, the Chair indicated that the starting time would be delayed until 3:15pm to allow Councillor Jackson, who had been experiencing technical difficulties, to join the meeting.

336 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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An apology for absence was intimated on behalf of Provost McKenzie.

There were no declarations of interest.

337 CONTINUED PLANNING APPLICATION

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- (a) Erection of two and a half storey detached dwellinghouse (amendment to previous planning permission 23/0067/IC to increase footprint and height of house as well as elevational alterations):
Plot 6, Leperstone Avenue, Kilmacolm (24/0036/IC)**

There was submitted a report by the Director Environment & Regeneration for the erection of a two and a half storey detached dwellinghouse (amendment to previous planning permission 23/0067/IC to increase footprint and height of house as well as elevational alterations) at Plot 6, Leperstone Avenue, Kilmacolm (24/0036/IC), consideration of which had been continued from the meeting on 5 June 2024 for a site visit.

Not having participated in consideration of both this item of business, and item 2(b) on the agenda, at either the meeting of 5 June 2024 or the site visit, Councillors Brooks, Crowther and Law were not entitled to take part in consideration of these items and left the meeting.

After discussion, Councillor McCabe moved that planning permission be refused on the grounds of the application having an unacceptably dominant impact on the surrounding properties.

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

Following a roll call vote, 1 Member, Councillor McCabe, voted in favour of the motion and 5 Members, Councillors Armstrong, Clocherty, Jackson, McGuire and McVey voted in favour of the amendment which was declared carried.

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

(1) that the development to which this permission relates must be begun 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 for the avoidance of doubt, all facing materials to be used in the construction of the dwellinghouse shall accord with the terms of Design Statement V7 of planning permission 14/0409/IC. Samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use. The approval materials shall thereafter be used unless a variation is approved in writing by the Planning Authority, to ensure the dwellinghouse reflects the character of the surrounding area in the interests of visual amenity;

(3) that for the avoidance of doubt, all hard and soft landscaping within the site boundary shall accord with the terms of Design Statement V7 of planning permission 14/0409/IC. Samples of all materials shall be submitted to and approved in writing by the Planning Authority prior to their use. The approved materials shall thereafter be used unless a variation is approved in writing by the Planning Authority, to ensure continuity of development in the interests of visual amenity;

(4) that the dwellinghouse hereby approved shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the dwellinghouse, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(5) that the dwellinghouse hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles. Details of the charging point shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway and the charging point shall be installed prior to the first occupation of the dwellinghouse, to ensure adequate provision is made to encourage the use of electric vehicles;

(6) that the dwellinghouse hereby approved shall not be occupied until the approved driveway shown on drawing number 191_IC101_SP02, Rev. B has been fully constructed within the site, to ensure suitable parking provision for the new development in the interests of road safety;

(7) that for the the avoidance of doubt, the driveway shall have a gradient of 10% or less and shall be fully paved. A sample of the paving stones which are to be used for surfacing the driveway shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway, in the interests of road safety and to ensure a suitable finish is provided which ensures continuity of development in the interests of visual amenity;

(8) that for the avoidance of doubt, all surface water flows are to be contained and managed within the site and any run-off from the site shall be limited to not exceed greenfield run-off rates, to ensure the development does not increase the risk of flooding to adjoining sites;

(9) that full details of the boundary fence design shall be submitted to and approved in writing prior to being installed on site. The approved boundary fencing shall be erected on site to the heights specified in drawing number 191_IC101_SP02, Rev. B prior to the occupation of the dwellinghouse. The approved fencing shall be retained at all times

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thereafter, unless otherwise agreed in writing by the Planning Authority, in the interests of privacy and to prevent overlooking of neighbouring properties;

(10) that for the avoidance of doubt, opaque glazing shall be fitted to the ground floor shower room window, the first floor ensuite windows and the second-floor walk-in wardrobe window as shown on drawing number 191_IC101_PP05, Rev. A prior to the occupation of the dwellinghouse. Development shall not commence until details of the opaque glazing have been submitted to and approved in writing by the Planning Authority. These windows shall be retained with opaque glazing at all times thereafter, unless otherwise agreed in writing by the Planning Authority, in the interests of privacy and to prevent overlooking of neighbouring properties;

(11) 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, to ensure that all contamination and Japanese Knotweed concerns are managed appropriately; and

(12) that for the avoidance of doubt, all imported topsoil shall meet the British Standard BS3882:2015 Specification for Topsoil. Verification of the quality of topsoil shall be submitted to and approved in writing by the Planning Authority prior to being imported on site, to ensure that no contaminated materials are imported to the site.

**(b) Sub-division of rear garden and erection of detached dwellinghouse:
Redgates, Castlehill Road, Kilmacolm (24/0022/IC)**

There was submitted a report by the Director Environment & Regeneration for the sub-division of rear garden and erection of detached dwellinghouse at Redgates, Castlehill Road, Kilmacolm (24/0022/IC), consideration of which had been continued from the meeting on 5 June 2024 for a site visit.

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

(1) that the development to which this permission relates must be begun 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 any construction works on site, the applicant/developer shall submit for the written approval of the Planning Authority, full details of all facing materials to be used on the proposed dwelling, retaining walls and hard surfacing within the site. Only the approved materials shall be used thereafter unless a variation is approved in writing by the Planning Authority, in the interests of visual amenity;

(3) that development shall not commence until details and location of all walls and fences to be erected on the site 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;

(4) that development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections, to ensure that the levels are acceptable at this location;

(5) that prior to the commencement of any development works on site, the applicant/developer shall provide for the written approval of the Planning Authority, the full specification of all opaque glazing to be installed at first floor level on the side elevations as indicated on drawing AL(0)51 Rev C. Thereafter and for the lifetime of the development, the opaque glazing to the finally approved specification shall be installed and retained in position, in the interests of privacy;

(6) that for the avoidance of doubt no further windows shall be installed on the side

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elevations above ground floor level, other than those shown on drawing AL(0)51 Rev C, without planning permission being granted, in the interests of privacy;

(7) 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;

(8) that for the avoidance of doubt the dwellinghouse shall be designed to ensure that at least 25% 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 commencement of any construction works on site. 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;

(9) 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;

(10) that in the event of any suspected contamination being discovered, site works shall cease with immediate effect and the matter brought to the attention of the Planning Authority. Thereafter, site works may not recommence until a Remediation Scheme has been submitted to and approved by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(11) that development shall not commence until full details of all soft landscaping within the application site has been submitted to and approved in writing by the Planning Authority. Any planting that is damaged, removed, becomes diseased or dies within 5 years of planting shall be replaced within the following planting season with others of a similar size and species, to ensure the provision and retention of an appropriate landscaping scheme;

(12) that any vegetation/tree removal and tree pruning to be carried out in association with the construction of the dwellinghouse hereby approved shall take place outwith the bird breeding season (March to August inclusive), in the interests of wildlife protection;

(13) that prior to occupation of the dwellinghouse hereby approved, the applicant/developer shall provide a visibility splay of 2.4m x 20.0m x 1.05m at the vehicular access into the site. Thereafter the visibility splay shall be retained for the lifetime of the development, in the interests of pedestrian and traffic safety; and

(14) that for the avoidance of doubt, the driveway shall be fully paved and the gradient shall not exceed 10%, in the interests of road safety.