

PLANNING BOARD - 5 MARCH 2008

Planning Board

Wednesday 5 March 2008 at 3.00 pm

Present: Councillors Dorrian, Ferguson, Fyfe, Grieve, Loughran, McCallum, McKenzie, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Mr H McNeilly (for Head of Legal and Administration), Head of Planning, Housing and Transportation, Mr D Greenslade (for Head of Environmental Services) and Head of Corporate Communications and Public Affairs.

Apologies: Councillors Brooks and Moran.

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

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There were submitted reports by the Head of Planning, Housing and Transportation on the following applications, together with letters of objection and support where submitted, which were dealt with as follows:-

**(a) Erection of decking (in retrospect):
4 Swift Avenue, Inverkip (IC/08/027)**

Decided: that planning permission be granted subject to the condition that details of the height, position, material and colour of proposed rear garden site boundary fencing shall be submitted to and approved in writing by the Head of Planning, Housing and Transportation within 1 month of the date of this permission, and thereafter implemented in full within 2 months of the date of this permission, in the interest of the amenity of neighbouring residents and to ensure that where appropriate, boundary fencing is 800mm higher than existing fencing to reduce the impact of overlooking into adjacent gardens from the decking.

**(b) Erection of house:
54 Cloch Road, Gourack (IC/07/384)**

The report recommended that planning permission be granted subject to a number of conditions.

Decided: that consideration of the application be continued to allow the Head of Planning, Housing and Transportation to have further discussion on the application with the Scottish Environment Protection Agency.

**(c) Erection of 1.5 storey dwellinghouse:
Ailemill Gardens, Greenock (IC/07/321)**

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

(1) that the development hereby permitted shall be commenced within 5 years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997;

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(2) that no development shall commence until the bridge strengthening and road construction works approved under planning permission IC/06/145 have been completed, to ensure that vehicular traffic can access the house, hereby approved, safely;

(3) that no development shall commence until full details of all external finishes and boundary treatments have been submitted to and approved in writing by the Head of Planning, Housing & Transportation, development thereafter shall proceed utilising the approved materials and boundary treatments unless the Head of Planning, Housing & Transportation gives his prior written approval to any alternatives, to ensure a continuity of finishes and boundary treatments in this part of Aileymill Gardens; and

(4) that prior to the commencement of development details of three off street parking spaces are to be submitted for the written approval of the Head of Planning, Housing & Transportation and the approved spaces shall be in situ prior to the occupation of the dwellinghouse, to prevent obstructive parking in Aileymill Gardens.

**(d) Erection of conservatory (amendment to Planning Permission IC/07/076) (in retrospect):
21 Gateside Grove, Greenock (IC/08/016)**

The report recommended that planning permission be granted.

Decided: that planning permission be refused as the conservatory, due to its height, size and roof design has an adverse visual impact to the detriment of the amenity of neighbouring residents when viewed from the flat above.

**(e) Extension to dwellinghouse:
83 Newark Street, Greenock (IC/08/012)**

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

(1) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and

(2) that no development shall commence until samples of all external materials have been submitted to and approved in writing by the Head of Planning, Housing & Transportation, development thereafter shall proceed utilising the approved materials unless the Head of Planning, Housing & Transportation gives his prior written approval to any alternatives, to ensure a continuity of materials in this part of Newark Street.

**(f) Construction of 98 flats in 4 seven storey blocks:
Bay Street, Port Glasgow (IC/07/345)**

Decided: that the application be referred to the Scottish Government with a recommendation that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;

(2) that samples of all facing materials to be used shall be submitted to and approved in writing by the Head of Planning, Housing and Transportation prior to their use, to ensure the appropriateness of the materials to the setting of the Gourrock Ropeworks;

(3) that prior to occupation of the first of the flats in each of the blocks, the roads and footways leading thereto and the car parking bays associated with the relevant block shall be surfaced to sealed base course level and shall be maintained to that standard thereafter;

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(4) that prior to occupation of the last of the flats in each of the blocks, the roads and footways leading thereto and the car parking bays associated with the relevant block shall be surfaced to final wearing course level, conditions (3) and (4) being imposed to ensure the provision of adequate vehicular and pedestrian facilities appropriate to each stage of the development;

(5) that prior to the start of construction of the flats, full details of all soft landscaping including the species mix of trees and shrubs, height and numbers of planting, areas of grass and arrangements for their maintenance shall be submitted to and approved in writing by the Head of Planning, Housing and Transportation;

(6) that the approved landscaping scheme shall be implemented in full prior to occupation of the last flat;

(7) that any trees, shrubs or areas of grass that die, are removed, become damaged or diseased within 5 years of planting shall be replaced within the following year with others of a similar size and species, conditions (5), (6) and (7) being imposed to ensure the provision of an appropriate standard of landscaping;

(8) that all surface water drainage from the site shall be treated in accordance with the principles of the sustainable urban drainage system manual for Scotland and Northern Ireland (CIRIA 2007), to control the drainage of water from the site to prevent flooding;

(9) that the development shall not commence until a ground condition report has been submitted to and approved in writing by the Head of Planning, Housing and Transportation, the investigation shall be completed in accordance with recognised codes of practice and the report must be site specific and include an appropriate level of risk assessment of all pollutant linkages, to assess potential risks to receptors in the context of the proposed development;

(10) that where the risk assessment identifies any unacceptable risk or risks, the development shall not commence until a detailed remediation strategy has been submitted to and approved in writing by the Head of Planning, Housing and Transportation, this may be incorporated as part of the ground condition report, to ensure the proposed remediation is suitable;

(11) that remediation of the site shall be carried out in accordance with the approved remediation strategy. Any amendments to the approved remediation strategy shall not be implemented unless it has been submitted to and approved in writing by the Head of Planning, Housing and Transportation, to ensure remedial works are carried out to the agreed protocol;

(12) that on completion of the remediation works and prior to the site being occupied, the developer shall submit a verification/completion report for approval in writing to the Head of Planning, Housing and Transportation confirming that the works have been carried out in accordance with the remediation plan, to provide verification that remediation has been carried out to the satisfaction of the Council;

(13) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Head of Planning, Housing and Transportation within one week. Any amendments to the approved remediation strategy shall not be implemented unless it has been submitted to and approved in writing by the Head of Planning, Housing and Transportation, to ensure that all contamination issues are recorded and dealt with appropriately;

(14) that no development shall take place within the development site as outlined in red on the approved plans 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, agreed with West of Scotland Archaeology Service, and approved by the Head of Planning, Housing and Transportation. Thereafter the developer shall ensure that the programme of archaeological works is fully

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implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Head of Planning, Housing and Transportation in agreement with the West of Scotland Archaeological Service, in the interests of antiquity; and

(15) that the development shall not commence until the existing central reservation at the A8 Bay Street junction has been permanently closed and the A8 reinstated to the satisfaction of the Head of Planning, Housing and Transportation in consultation with Transport Scotland, to ensure that the use of the existing A8(T)/Bay Street access is restricted and the safety of traffic on the trunk road is improved.

**(g) Formation of off-street parking space for disabled use:
22 Finlaystone Road, Kilmacolm (IC/08/015)**

The report recommended that planning permission be refused as the proposal will, as a consequence of the provision of two vehicular accesses to 22 Finlaystone Road, Kilmacolm, result in a reduction of potential on-street parking provision to the detriment of the amenity of nearby residents.

The Chairman advised the Board that the application had been withdrawn.

Decided: that the withdrawal of the application be noted.

**(h) Erection of extension and erection of conservatory (conservatory in retrospect):
1 Little Burnbank, Craigmyle Road, Quarriers Village (IC/08/004)**

Decided: that planning permission be granted.

**(i) Erection of extension to dwellinghouse:
1 Craigmyle Place, Quarriers Village (IC/08/005)**

Decided: that planning permission be refused for the following reasons:-

(1) as the erection of the extension would create an overdevelopment of the plot and have an adverse impact upon the streetscape contrary to Policy H15 (b) of the Inverclyde Local Plan; and

(2) as the erection of the extension would result in a garden depth of 3 metres, less than the minimum recommended depth of 5.5 metres as in PPAN No.7, failing to provide adequate garden ground.

**(j) Erection of house:
Lukeston, By Kilmacolm (IC/07/252)**

Decided: that, subject to the applicants entering into a Section 75 Agreement under the Town & Country Planning (Scotland) Act 1997 restricting the occupancy of the house to a person employed in agriculture, planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 5 years from the date of this permission, to accord with Section 58 of the Town & Country Planning (Scotland) Act 1997;

(2) that no development shall commence until the treatment process for sewage/foul water has been agreed in writing with the Head of Planning, Housing & Transportation in consultation with the Head of Safer Communities, to prevent harm from pollution;

(3) that no development shall commence until samples of all external finishes have been submitted to and approved in writing by the Head of Planning, Housing & Transportation, to ensure a sympathetic choice of finishes at this location in the

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countryside; and

(4) that no development shall commence until fully detailed tree protection measures have been submitted to and approved in writing by the Head of Planning, Housing & Transportation, the approved tree protection measures shall be retained in place for the duration of the construction of the house, to ensure the provision of a wooded setting for the house.