

**PLANNING BOARD - 2 APRIL 2008**

---

**Planning Board**

**Wednesday 2 April 2008 at 3.00 pm**

**Present:** Councillors Blair (for Fyfe), Brooks, Dorrian, Ferguson, McKenzie, Moran, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Mr H McNeilly (for Head of Legal & Administration), Head of Planning, Housing & Transportation and Mr D Greenslade (for Head of Environmental Services).

**Apologies:** Councillors Fyfe, Grieve and McCallum.

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

**259 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION**

**259**

There was submitted a report by the Head of Planning, Housing & Transportation on an application by Mr & Mrs Hansen for the erection of a house at 54 Cloch Road, Gourrock (IC/07/384), consideration of which had been continued from the meeting held on 5 March 2008 following the submission of a late objection from SEPA on the issue of flooding.

**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 of the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997;
- (2) that the 2.5m x 90.0m x 1.05m high sightline at the access onto Cloch Road, detailed in drawing 846.SL1 shall be achieved prior to the house hereby approved being occupied, in the interests of road safety on Cloch Road;
- (3) 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 utilizing 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 Gourrock;
- (4) that no development shall commence until details of screen planting for the northern side of the driveway have been submitted to and approved in writing by the Head of Planning, Housing & Transportation; and
- (5) that the approved planting scheme shall be implemented in the first planting season following completion of the house and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Head of Planning, Housing & Transportation gives his prior written approval to any alternatives, conditions (4) and (5) being imposed to prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.

**260 PLANNING APPLICATIONS**

**260**

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

- (a) Siting of three accommodation units (in retrospect):**

**PLANNING BOARD - 2 APRIL 2008**

---

**Victoria Harbour, Rue End Street, Greenock (IC/08/019)**

**Decided:** that planning permission be refused as the use of the units as temporary living accommodation is contrary to policy SA1 of the Inverclyde Local Plan.

**(b) Installation of roof windows:  
61B Newton Street, Greenock (IC/08/023)**

**Decided:** that planning permission be granted.

**(c) Formation of external staircase:  
Ashdale, Drumshantie Road, Gourock (IC/08/067)**

**Decided:** that planning permission be granted.

**261 PLANNING APPEAL - 87 NEWTON STREET, GREENOCK 261**

There was submitted a report by the Head of Planning, Housing & Transportation advising that following the decision of the Board at the meeting held on 7 November 2007 to refuse planning permission for the construction of three flats at 87 Newton Street, Greenock (IC/07/213R), an appeal against the refusal of planning permission had been made to the Scottish Government.

**Noted**

**262 PLANNING APPEAL - KNAPPS, HOUSTON ROAD, KILMACOLM 262**

There was submitted a report by the Head of Planning, Housing & Transportation advising that following the decision of the Planning & Traffic Management Committee at the meeting held on 4 April 2007 to refuse planning permission for the erection of a dwellinghouse and garage on land adjacent to Knapps, Houston Road, Kilmacolm (IC/06/323) 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 dismiss the appeal and claim for costs against the Council.

**Noted**

**263 PLANNING APPEAL - 77 OXFORD AVENUE, GOUROCK 263**

There was submitted a report by the Head of Planning, Housing & Transportation advising that following the decision of the Board at the meeting held on 5 September 2007 to refuse planning permission for alterations and extension to the dwellinghouse at 77 Oxford Avenue, Gourock (IC/07/125R) 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 dismiss the appeal.

**Noted**

**264 TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997 SECTION 207, THE STOPPING UP OF ROADS, INVERCLYDE (VIRGINIA STREET, EAST INDIA BREAST, 264**

PLANNING BOARD - 2 APRIL 2008

---

**DOCK BREAST, EAST INDIA AND VICTORIA HARBOURS, GREENOCK) ORDER 2008**

There was submitted a report by the Head of Planning, Housing & Transportation recommending the promotion of a Stopping-Up Order under Section 207 of the Town & Country Planning (Scotland) Act 1997 relative to development at Victoria and East India Harbours, Greenock.

**Decided:**

- (1) that the Head of Legal & Administration be authorised to promote the Stopping Up Order relative to the development at East India and Victoria Harbours, Greenock; and
- (2) that if, after the 28 day period for statutory objections, no such objections to the Order are made delegated authority be granted to the Head of Legal & Administration to take all necessary action in connection therewith, including the confirmation of the Order.