

PLANNING BOARD - 7 MAY 2008

Planning Board

Wednesday 7 May 2008 at 3.00 pm

Present: Councillors Brooks, Ferguson, Fyfe, Grieve, McCallum, McKenzie, 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 Loughran and Moran.

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

369 PLANNING APPLICATIONS

369

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) Installation of replacement windows and door:
Loaf Cottage, Main Street, Inverkip (IC07337)**

The report recommended that planning permission be refused as the design of the replacement window on the front elevation, situated to the right of the front door when the property is viewed from the street, alters unacceptably the appearance of the building to the detriment of its architectural integrity and the character of the Inverkip Conservation area and, as such, it is contrary to policies HR11 and HR12 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note No.11 on Replacement Windows and the advice and guidance within Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas.

The Head of Planning, Housing and Transportation advised the Board that the applicant had now submitted revised plans which addressed the concerns with regard to the appearance of the building.

Decided: that it be remitted to the Head of Planning, Housing & Transportation to deal with the application under the powers delegated to him.

**(b) Construction and installation of lift:
Inverkip Railway Station, Station Avenue, Inverkip (IC07378R)**

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

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Administration in consultation with the Convener.

369(c) Extension to shopping mall and construction of two retail units:

369

PLANNING BOARD - 7 MAY 2008

Oak Mall Shopping Centre, Hamilton Way, Greenock (IC08043R)

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;
- (2) that the outdoor seating area hereby permitted shall not be used outwith the hours of 8am to 6pm each day and that any furniture such as seats and tables shall be removed prior to 6pm each day, to help reduce the possibility of noise from loitering outwith these hours; and
- (3) that samples of the facing materials to be used on the external walls shall be submitted to and approved in writing by the Planning Authority prior to their use, to enable the Planning Authority to retain control of the external appearance of the building in the interests of visual amenity.

**(d) Extension to dwellinghouse and provision of timber deck:
38 Taymouth Drive, Gourrock (IC08055)**

The report recommended that planning permission be refused as the erection of the extension, due to its roof design, would have an adverse impact upon the amenity of neighbouring residents and upon the existing house contrary to Policy H15 (a) and (c) of the Inverclyde Local Plan.

Decided: that, at the request of the applicant, consideration of the application be continued to allow the applicant the opportunity to submit further drawings.

**(e) Erection of rear extension and rear conservatory:
1 Carsemeadow Cottages, Quarriers Village, Bridge of Weir (IC08092)**

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
- (2) as the proposal is contrary to the terms of PPAN no.7 as the erection of the extension would result in a garden depth of approximately 1 metre, this being less than the minimum recommended depth of 5.5 metres.

**(f) Erection of a pigeon loft (in retrospect) together with garden shed and patio:
28 Jura Street, Greenock (IC08073)**

Decided: that planning permission be granted.

**(g) Change of use of retail shop to use as retail shop and hot food take-away,
together with the provision of flue to the rear of the building:
14 - 16 Cumberland Road, Greenock (IC08065)**

The report recommended that planning permission be refused as the proposal will have a detrimental impact on the amenity of the residential properties both above and adjacent to the premises, as the proposed changes may generate an unacceptable level of noise and activity particularly late into the evening and, accordingly, the development is contrary to Inverclyde Local Plan policies H1, H9 and R12.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Administration in consultation with the Convener.

**(h) Residential development (in outline):
Car Park, King Street, Greenock (IC08074)**

PLANNING BOARD - 7 MAY 2008

The report recommended that planning permission be refused for a number of reasons.

Decided: that, at the request of the applicant, consideration of the application be continued for further discussion with the Head of Planning, Housing & Transportation.

370 ADVERTISEMENT APPLICATION

370

There was submitted a report by the Head of Planning, Housing and Transportation on an application for the display of an illuminated sign on the south west elevation at 9 Custom House Way, Greenock (CA08001).

Decided: that advertisement consent be refused for the following reasons:-

- (1) as the proposed signage would be visually obtrusive over long views, be harmful to the quality of visual amenity in this part of the Town Centre and would set a precedent for a proliferation of gable mounted signage in the area;
- (2) as the proposal is at conflict with the advice in Inverclyde Council's PPAN No12 and the approved signage regime for the Waterfront Retail Park which restricts signage on shops to the shop fascia; and
- (3) as the proposed signage would be a distraction to drivers on the A8 trunk road on the approach to a busy roundabout.

371 PLANNING APPEAL - GREEN OAK BAR, 8 INVERKIP STREET, GREENOCK

371

There was submitted a report by the Head of Planning, Housing and Transportation advising that following the decision of the Board at the meeting held on 20 June 2007 to refuse planning permission for an outdoor seating area on the pavement in front of the Green Oak Bar, 8 Inverkip Street, Greenock (IC07070R) and the subsequent appeal by the applicant to the Scottish Ministers against that refusal, the Reporter appointed by the Scottish Ministers had issued his decision which was to uphold the appeal and grant temporary planning permission for a period of 1 year subject to the seating area not being used beyond 9 pm on any day.

Noted

372 PLANNING APPEAL - REGAL BAR, 9 INVERKIP STREET, GREENOCK

372

There was submitted a report by the Head of Planning, Housing and Transportation advising that following the decision of the Board at the meeting held on 20 June 2007 to refuse planning permission for an outdoor seating area on the pavement in front of the Regal Bar, 9 Inverkip Street, Greenock (IC07078R) and the subsequent appeal by the applicant to the Scottish Ministers against that refusal, the Reporter appointed by the Scottish Ministers had issued his decision which was to dismiss the appeal.

Noted

373 PLANNING APPEAL - ST COLUMBA'S SCHOOL, DUCHAL ROAD, KILMACOLM

373

There was submitted a report by the Head of Planning, Housing and Transportation advising that following the decision of the Board at the meeting held on 20 June 2007 to refuse planning permission for demolition of the existing science block and the adjacent houses to facilitate the extension of St Columba's School, Duchal Road, Kilmacolm and the subsequent appeal by the applicant to the Scottish Ministers against that refusal, the Reporter appointed by the Scottish Ministers had issued his decision which was to dismiss the appeal and the claim for costs against the Council.

Noted

