

**PLANNING BOARD - 3 SEPTEMBER 2008**

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**Planning Board**

**Wednesday 3 September 2008 at 3.00 pm**

**Present:** Councillors Blair (for Fyfe), Brooks, Ferguson, Grieve, Loughran, McCallum, 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:** Councillor Fyfe.

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

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| <b>561</b> | <b>PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION</b>  | <b>561</b> |
|            | <p>There was submitted a report by the Head of Planning, Housing &amp; Transportation regarding an application by Mr A McCrae for the erection of an extension to the dwellinghouse at 35 St Andrews Drive, Gourrock (08/0082/IC), consideration of which had been continued from the meeting of the Board held on 6 August 2008 for a site visit.</p> <p><b>Decided:</b> that planning permission be granted.</p>   |            |
| <b>562</b> | <b>PLANNING APPLICATIONS</b>   | <b>562</b> |
|            | <p>There were submitted reports by the Head of Planning, Housing &amp; Transportation on the following applications, together with letters of objection and support where submitted, which were dealt with as follows:-</p>  |            |
|            | <p><b>(a) Erection of a dwellinghouse:<br/>Land to the south of 38 Leapmoor Drive, Wemyss Bay (08/0064/IC)</b></p> <p><b>Decided:</b> that planning permission be refused for the following reasons:-</p> <p>(1) as the proposal would result in an increase in density of development and be disruptive to the established pattern of development, failing to accord with criterion (a) of Policy H8 of the Inverclyde Local Plan, failing to safeguard the character and amenity of the area and is thus contrary to Policy H1 of the Inverclyde Local Plan and the Council's PPANs 2 and 3; and</p> <p>(2) as the formation of the proposed driveway would necessitate ground engineering works resulting in the loss of mature trees and shrubs, to the detriment of visual amenity in Leapmoor Drive, failing to accord with criterion (b) of Policy H8 of the Inverclyde Local Plan and thus failing to safeguard the character and amenity of the area, contrary to Policy H1 of the Inverclyde Local Plan.</p> |            |
|            | <p><b>(b) Erection of telescopic mast to support amateur radio antennae:<br/>5 Langhouse Place, Inverkip (08/0145/IC)</b></p> <p><b>Decided:</b> that planning permission be granted subject to the following conditions:-</p> <p>(1) that the development to which this application relates must be begun within five</p>   |            |
| <b>562</b> | <p>years from the date of this permission, to comply with Section 58 of the Town and</p>   | <b>562</b> |

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Country Planning (Scotland) Act 1997;

(2) that details of any supporting guys required shall be submitted to and approved in writing by the Planning Authority prior to their installation, in the interest of the visual amenity of nearby residents; and

(3) that in the event that the equipment becomes obsolete or redundant it must be removed and the site reinstated to the satisfaction of the Planning Authority within two months, to minimise the level of visual intrusion and to ensure the reinstatement of the site to a satisfactory condition.

**(c) Provision of parking bay in front garden and formation of dormer window (amendment to planning permission IC/06/402R):  
18 Cambridge Avenue, Gourock (08/0108/IC)**

**Decided:** that planning permission be granted subject to the condition that the works to the front garden area to allow the formation of the two off street parking spaces as shown on approved drawing number 002 A shall be completed to the satisfaction of the Planning Authority within 3 months of the date of this permission, to ensure adequate car parking provision is in place for the dwellinghouse as extended within an adequate time period.

**(d) Erection of side and rear extensions together with provision of glazed screening at main entrance vestibule and additional window on rear elevation:  
39 Esplanade, Greenock (08/0023/IC)**

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

Councillor Rebecchi declared a non-financial interest in this matter as occupier of a neighbouring property. He also formed the view that the nature of his interest and of the item of business precluded his continued presence in the Chamber and his participation in the decision-making process. He therefore left the Chamber prior to consideration of this item of business.

**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.

Councillor Rebecchi returned to the meeting at this juncture.

**(e) Erection of garden wall and fence:  
2 Alderwood Road, Port Glasgow (08/0104/IC)**

**Decided:** that the Board note the applicant will require to meet road safety requirements to the satisfaction of the Head of Environmental Services and that, subject to these being met, 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 the design and final position of the fence be agreed in writing by the Head of Planning, Housing and Transportation in consultation with the Head of Environmental Services prior to its erection on site, in the interests of road safety.

**(f) Erection of new boundary wall and entrance gates to dwellinghouse (in retrospect):  
Kildonan House, Lochwinnoch Road, Kilmacolm (IC07233)**

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

- (g) **Erection of timber decking (in retrospect):  
Flat 1, 109 Albert Road, Gourock (08/0136/IC)**

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

**563 PLANNING APPEAL - 15 ROBERTSON STREET, GREENOCK**

**563**

There was submitted a report by the Head of Planning, Housing & Transportation advising that following the issue of an Enforcement Notice in June 2008 in respect of the unauthorised installation of replacement windows at 15 Robertson Street, Greenock (ENA/280/15), an appeal against the refusal of planning permission had been made to the Scottish Ministers.

**Noted**

**564 ADVERTISEMENT APPEAL - 9 CUSTOMHOUSE WAY, GREENOCK**

**564**

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 May 2008 to refuse advertisement consent for the display of illuminated signage on the south west gable of 9 Customhouse Way, Greenock (CA/08/001), an appeal against the refusal of advertisement consent had been made to the Scottish Ministers.

**Noted**