
Report To:	The Planning Board	Date:	3rd February 2010
Report By:	Head of Planning and Housing	Report No:	09/0308/IC Plan 02/10
			Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Erection of a single storey community centre at Keir Hardie Street, Greenock		

SITE DESCRIPTION

The application site is at the eastern end of an area of maintained grass between Shankland Road and Keir Hardie Street. The Shankland Road boundary is populated by a few isolated trees. The site slopes steeply downwards to the north.

It is located between residential development to the south and the Glasgow-Wemyss Bay railway line to the north.

PROPOSAL

The applicant seeks planning permission to construct a single storey building to be used as a community centre. The building is to be finished in a mix of facing brick, standing seam and eternit cladding, punctuated with timber framed windows. Altered site levels will necessitate the construction of a retaining wall to the south of the building. A dedicated vehicular access is to be formed from Shankland Road with footways on either side. Eleven car parking spaces are to be provided. The proposal is partly funded by the Council.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H3 - Support for Designated Renewal Areas

Inverclyde Council will support, in principle, residential and community development in Inverclyde's Social Inclusion Partnership (SIP) areas, and other designated renewal areas, in particular the "New Neighbourhoods", identified on the Proposals Map, where the proposals support the Council's corporate and agreed partnership priorities and satisfy other relevant policies of the Local Plan.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

Local Plan Policy H10 - Development Proposals for Community Facilities

Proposals for the development of new community facilities, for the expansion, rationalisation or upgrading of existing facilities or the reuse and/or redevelopment of redundant facilities and/or grounds will be considered on their merit and have regard to the following criteria, as and when appropriate:

- (a) the town centre sequential test;
- (b) compatibility with neighbouring uses in terms of the scale of development and the nature of the activity proposed;
- (c) the impact on zoned and locally valued amenity open space;
- (d) the impact of the volume, frequency and type of traffic likely to be generated by the proposal;
- (e) infrastructure availability;
- (f) social and economic benefits;
- (g) the cumulative impact of such facilities on an area; and
- (h) other relevant Local Plan policies.

Local Plan Policy DS1 - Preference for Development on Brownfield Sites

A sustainable settlement strategy will be encouraged by having a clear preference for all new development to be located on brownfield land within the urban areas of existing towns and smaller settlements.

Local Plan Policy DS2 - Promotion of Housing and Community Regeneration in Renewal Areas

Social inclusion will be assisted by directing all appropriate new development to the designated Renewal Areas of Greenock and Port Glasgow.

Local Plan Policy DS5 - Promotion of Quality in New Building Design and in Townscape/Landscaping

The urban environment and built heritage of Inverclyde will be protected and enhanced through controls on development that would have an unacceptable impact on the quality of this resource. Quality in new building design and landscaping will be encouraged to enhance Inverclyde's townscapes.

CONSULTATIONS

Head Of Environmental Services – The gradient of driveway is not to exceed 10%. Confirmation is required that Network Rail will accept drainage connecting into the culvert below the railway.

PUBLICITY

The application was advertised in the Greenock Telegraph on 9th October 2009 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification and press advertisement. One letter of representation was received. The correspondent does not object to the community centre but queries if shops can also be provide in the area.

ASSESSMENT

The material considerations in determination of this application are the Development Plan, the consultee response and the letter of representation.

A community centre is the type of facility expected to be found close to or at the heart of the community and I regard it as compatible with the character and amenity of a residential area. I am therefore satisfied over compliance with Local Plan Policies H1 and H9. As an element of social and community regeneration I regard it to be supportive of the Council's corporate priorities and in accord with Local Plan Policies H3 and DS2. As a brownfield site formerly occupied by tenements it complies with Local Plan Policy DS1.

With respect to Local Plan Policy H10 I note that there would be a marginal loss of open space. Traffic generated by the proposal is likely to be principally pedestrian and that which is car based will not be of such volume as to pose any problems for the road network in the area. A community centre of the scale proposed has no adverse implications for infrastructure. Furthermore, the provision of a community meeting and activity facility has clear social benefits. I am therefore satisfied that the proposal sits comfortably with Policy H10.

Turning to Local Plan Policy DS5, I consider that the design of the proposed building be viewed positively.

Overall, therefore, I conclude that the proposed development accords with the Local Plan. It remains to be considered if there are any other material considerations which suggest that planning permission should not be granted. The Head of Environmental Services is satisfied over all aspects of the development but requires that it be explicit that the access road gradient should not exceed 10% and that confirmation of surface water drainage arrangements be made in writing. Achieving the required gradient will require that the access road sit relatively high above the surrounding ground level. Drawings have been produced by the applicant to show that this can be achieved. Both this and the requirements for confirmation of drainage arrangements may be the subject of conditions.

The letter of representation is aspirational in respect of the provision of retail outlets. This is not directly relevant to consideration of the merits of the application.

I conclude overall, therefore, that this planning application should be granted.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That prior to their use, samples of all facing materials to be used shall be submitted to and approved, in writing, by the Planning Authority.
2. That notwithstanding the details shown on the approved plans, the gradient of the access road shall not exceed 10%

3. That the access road shall be completed to a sealed final wearing course, to be approved, in writing, by the Planning Authority, and the car parking spaces lined out all prior to the community centre being brought into use.
4. That prior to the start of development, the applicant shall submit, for the approval of the Planning Authority, a letter confirming that Network Rail have agreed to the discharge of surface waters into the culvert running under the adjacent railway.
5. That prior to the start of development, details shall be submitted and approved of a soft landscaping scheme addressing those parts of the site where existing grass is not to be retained. Thereafter the scheme shall be fully implemented by the end of the first planting season following completion of construction of the community centre and any areas of grass, shrubs or trees that die, become diseased, are damaged or removed within 5 years of implementation shall be replaced during the following planting season with others of a similar size and species.

Reasons

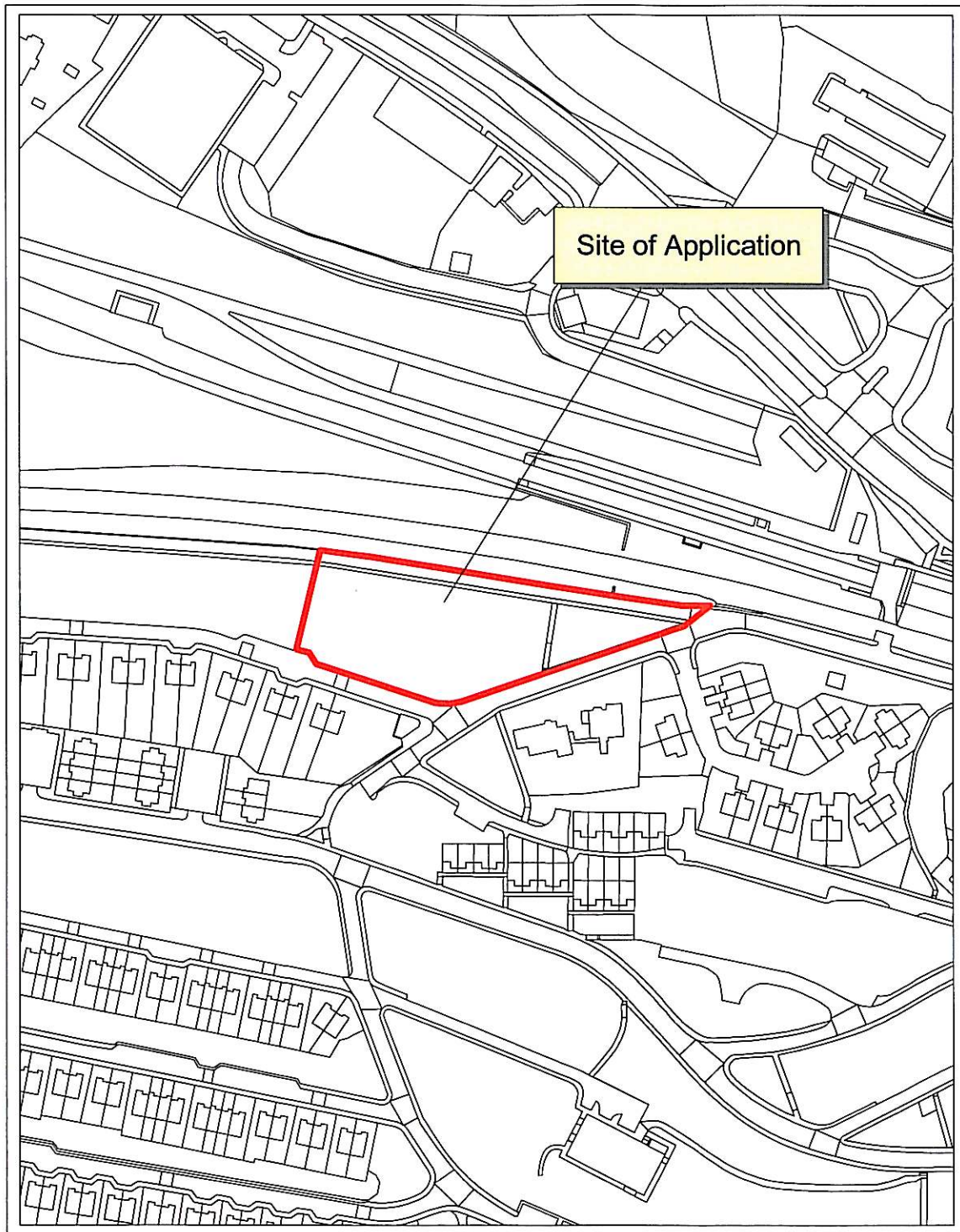
1. To ensure the appropriateness of these materials.
2. To ensure the safe use of the access road.
3. To ensure the safe use of the access road.
4. To ensure that the proposed drainage arrangement can be achieved in the interests of public safety.
5. To ensure the provision and retention of landscaping in the interests of visual amenity.

F. K WILLIAMSON

Head of Planning and Housing

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation responses.
4. Letter of representation.



Drawing No. 09/0308/IC
Keir Hardie Street, Greenock
Drawn by: JML
Date: 15/01/10



Crown Copyright. (100023421) (2009)
ALL RIGHTS RESERVED

Inverclyde
council
planning and housing