

PLANNING BOARD - 7 OCTOBER 2009

Planning Board

Wednesday 7 October 2009 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, McKenzie, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Planning & Housing, Development Control & Conservation Manager, Mr D Greenslade (for Head of Environmental Services) and Mr H McNeilly (for Head of Legal & Administration).

Apologies: Councillor Moran.

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

604 PLANNING APPLICATIONS

604

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

- (a) Replacement of grass football pitch with a 3G all weather pitch plus the addition of associated floodlighting:
Inverclyde Academy, Cumberland Road, Greenock (09/0251/IC)**

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

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that the pitch shall not be used for play after 10pm and that the floodlights shall be switched off within 15 minutes following cessation of play, in the interests of neighbouring residential amenity; and
- (3) that illumination from the floodlights hereby permitted shall be a maximum of 5 lux vertical luminance at the window of any adjacent domestic premises, in the interests of the amenity of adjacent residential properties.

- (b) Erection of primary school and nursery facilities (amendment to Planning Permission 08/0054/IC):
Auchmead Road/Norfolk Road, Greenock (09/0227/IC)**

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

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that approval is not given for the scheme of landscaping shown on the approved plans. Before the development hereby permitted starts, a scheme of landscaping shall be submitted to and approved, in writing, by the Planning Authority and it shall include:-

PLANNING BOARD - 7 OCTOBER 2009

- (a) details of all soft and hard landscaping;
- (b) a scheme of tree and shrub planting incorporating details of the location, number, variety and size of trees and shrubs to be planted;
- (c) details of the phasing of all the above works; and
- (d) details of the maintenance and management regime for this landscaping, to ensure the provision of an appropriate landscaping scheme for the school;
- (3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species, to ensure retention of the approved landscaping scheme;
- (4) that notwithstanding the terms of condition (2) above, all hard landscaping shall be completed to final wearing course and all approved fences erected prior to the building hereby permitted being brought into use, in the interests of public safety;
- (5) that the school facilities shall not be in use outwith the hours of 8am to 9pm, Mondays to Fridays, and 8am to 6pm at weekends, in the interests of residential amenity;
- (6) that the MUGA pitch hereby permitted shall not be brought into use until the associated floodlighting has been installed and is operational, to ensure that the pitch meets the standards of Sportscotland, in the interests of play provision;
- (7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing, by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce flooding risk; and
- (8) that samples of facing materials to be used on the finishes to the building shall be submitted to and approved, in writing, by the Planning Authority prior to their use, to ensure the appropriateness of the materials.

**(c) Upgrading of existing blaes pitch by provision of synthetic surface, erection of new floodlights and associated works:
Gourock Park, Larkfield Road, Gourock (09/0203/IC)**

Councillor Dorrian entered the meeting during consideration of this item of business.

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

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that the hours of operation of the pitch shall be limited to 8am to 10pm Monday to Friday and 10am to 10pm on Saturday and Sunday and that the floodlights shall be switched off within 15 minutes following the cessation of play, in the interests of protecting neighbouring residents from noise and disturbance late into the evening;
- (3) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved, in writing, by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (4) that the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with

PLANNING BOARD - 7 OCTOBER 2009

acceptable codes of practice. The remediation strategy shall include verification/validation methodologies, this may be incorporated as part of a ground condition report and should include an appraisal of options;

(5) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, conditions (4) and (5) being imposed to satisfactorily address potential contamination issues in the interests of environmental safety;

(6) 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 Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(7) that no material shall be imported onto the site until written details of the source of the imported material has been submitted to and approved, in writing, by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include; the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination; and

(8) that light from the floodlights hereby permitted shall be a maximum 5 lux vertical luminance at the window of any adjacent domestic premises, to protect neighbouring residents from unacceptable overspill lighting and glare from the new floodlighting.

**(d) Erection of 11.79m high monopole and installation of antenna and street works cabinet:
Lyle Road, Greenock (09/0156/IC)**

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

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;

(2) that in the event that 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 standard;

(3) that development shall not be commenced until such time as it has been demonstrated, to the satisfaction of the Planning Authority, that the power line required to serve the proposed base station, mast structure and ancillary developments shall be constructed underground with no electricity poles or other structures relating to the proposed new power line linking to the site being visible above ground at Lyle Road; and

(4) that no symbols, signs, logos or other lettering shall be displayed on any part of the structure, antennas, equipment housing or fencing without the prior written approval of the Planning Authority, except small signage necessary for operational reasons,

PLANNING BOARD - 7 OCTOBER 2009

conditions (3) and (4) being imposed to minimise the level of visual intrusion and protect the quality and character of Lyle Road as far as practicable.

**(e) Installation of new entrance door to flat (in retrospect):
2 Kirk Close, 25 Madeira Street, Greenock (09/0011/LB)**

Decided: that listed building consent be granted.

**(f) Erection of a new secondary school on the site of the existing Notre Dame High School (following demolition) (amendments to current planning permission 08/0067/IC):
Dunlop Street, Greenock (09/0234/IC)**

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

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that approval is not given for the scheme of landscaping shown on the approved plans. Before the development hereby permitted starts, a scheme of landscaping shall be submitted to and approved, in writing, by the Planning Authority and it shall include:-
 - (a) details of all soft and hard landscaping;
 - (b) a scheme of tree and shrub planting incorporating details of the location, number, variety and size of trees and shrubs to be planted;
 - (c) details of the phasing of all the above works; and
 - (d) details of the maintenance and management regime for this landscaping, to ensure the provision of an appropriate landscaping scheme for the school;
- (3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species;
- (4) that notwithstanding the terms of condition (2) above, all hard landscaping shall be completed to final wearing course and all approved fences erected prior to the building hereby permitted being brought into use, conditions (3) and (4) being imposed to ensure the retention of the approved landscaping scheme;
- (5) that the school facilities shall not be in use outwith the hours of 8am to 9pm, Mondays to Fridays, and 8am to 6pm at weekends, in the interests of residential amenity;
- (6) that the floodlit pitches hereby permitted shall not be brought into use until the associated floodlighting has been installed and is operational, to ensure that the pitches meet the standards of Sportscotland, in the interests of play provision;
- (7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing, by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce the flooding risk;
- (8) that samples of facing materials to be used on the finishes to the building shall be submitted to and approved, in writing, by the Planning Authority prior to their use, to ensure the appropriateness of the materials; and
- (9) that before the development hereby permitted begins; a management and maintenance inspection schedule for the culvert to be constructed shall be submitted to and approved, in writing, by the Planning Authority. For the avoidance of doubt this shall include an approved flood alarm system, to ensure that the site remains free from flooding.

PLANNING BOARD - 7 OCTOBER 2009

**(g) Upgrading of existing blaes pitch by provision of synthetic surface, erection of new floodlights and associated works:
Broomhill Park, Broomhill Street, Greenock (09/0201/IC)**

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

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;

(2) that the hours of operation of the pitch shall be limited to 8am to 10pm Monday to Friday and 10am to 10pm on Saturday and Sunday and that the floodlights shall be switched off within 15 minutes following the cessation of play, in the interests of protecting neighbouring residents from noise and disturbance late into the evening;

(3) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved, in writing, by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(4) that the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options;

(5) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, conditions (4) and (5) being imposed to satisfactorily address potential contamination issues in the interests of environmental safety;

(6) 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 Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(7) that no material shall be imported onto the site until written details of the source of the imported material has been submitted to and approved, in writing, by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include; the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;
and

PLANNING BOARD - 7 OCTOBER 2009

(8) that light from the floodlights hereby permitted shall be a maximum 5 lux vertical luminance at the window of any adjacent domestic premises, to protect neighbouring residents from unacceptable overspill lighting and glare from the new floodlighting.

**(h) Demolition of existing building and erection of new primary school, nursery facilities and special needs accommodation (amendment to current detailed permission 08/0053/IC):
Blairmore Road/Kilmacolm Road, Greenock (09/0233/IC)**

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

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;

(2) that approval is not given for the scheme of landscaping shown on the approved plans. Before the development hereby permitted starts, a scheme of landscaping shall be submitted to and approved, in writing, by the Planning Authority and it shall include:-

(a) details of all soft and hard landscaping;

(b) a scheme of tree and shrub planting incorporating details of the location, number, variety and size of trees and shrubs;

(c) details of the phasing of all the above works; and

(d) details of the maintenance and management regime for this landscaping;

to ensure the provision of an appropriate landscaping scheme for the school;

(3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species, to ensure retention of the approved landscaping scheme;

(4) that notwithstanding the terms of condition (2) above, all hard landscaping shall be completed to final wearing course and all approved fences erected prior to the building hereby permitted being brought into use, in the interests of public safety;

(5) that the school facilities shall not be in use outwith the hours of 8am to 9pm, Mondays to Fridays, and 8am to 6pm at weekends, in the interests of residential amenity;

(6) that the pitch hereby permitted shall not be brought into use until the associated floodlighting has been installed and is operational, to ensure that the pitch meets the standards of Sportscotland, in the interests of play provision;

(7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing, by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce flooding risk; and

(8) that samples of facing materials to be used on the finishes to the building shall be submitted to and approved, in writing, by the Planning Authority, to ensure the appropriateness of the materials.

605 PLANNING APPEAL - 13 LUSS PLACE, GREENOCK

605

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting held on 4 March 2009 to refuse planning permission for formation of pedestrian access to the existing dwellinghouse at 13 Luss Place, Greenock (08/0289/IC) an appeal against the refusal of planning permission had been submitted to the Scottish Government.

Councillor McKenzie entered the meeting during consideration of this item of business.

Noted

PLANNING BOARD - 7 OCTOBER 2009

606 APPEAL DECISION - 37B CAMPBELL STREET, GREENOCK**606**

There was submitted a report by the Head of Planning & Housing advising that, following the decision of the Board at the meeting held on 4 March 2009 to refuse planning permission for the change of use of flat and attic to two self contained flatted dwellings together with the installation of roof windows to the front and rear and two dormer windows to the rear at 37B Campbell Street, Greenock (08/0270/IC) 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 uphold the appeal.

Noted