

PLANNING BOARD - 4 NOVEMBER 2009

Planning Board

Wednesday 4 November 2009 at 3 pm

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

Chair: Councillor Wilson presided.

In attendance: Corporate Director Environment & Community Protection, Head of Planning & Housing, Development Control & Conservation Manager, Mr D Greenslade (for Head of Environmental Services), Mr H McNeilly (for Head of Legal & Administration) and Mr M Bingham (for Head of Corporate Communications & Public Affairs).

Apologies: Councillor Moran.

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

716 PLANNING APPLICATIONS

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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) Extension to building to incorporate terrace balcony and additional cellarage (time extension to planning permission IC/04/140):
Café Continental, 40 Kempock Street, Gourock (09/0269/IC)**

The report recommended that planning permission be granted.

After discussion, Councillor Wilson moved that planning permission be granted. As an amendment, Councillor Fyfe moved that planning permission be refused as the proposal would result in the loss of car parking space within the car park and could lead to delivery vehicles narrowing the width of the manoeuvring aisle within the car park, to the detriment of shoppers within the area. On a vote, two Members voted for the amendment and seven for the motion which was declared carried.

Decided: that planning permission be granted.

- (b) Alterations and refurbishment of existing village centre and old school buildings to facilitate the formation of new community centre together with associated landscaping work (amendment to planning permission 08/0307/IC & listed building consent 08/0019/LB):
Community Centre, Lochwinnoch Road, Kilmacolm (09/0259/IC & 09/0019/LB)**

Councillor Wilson declared a non-financial interest in this matter as a Director of Kilmacolm Community Centre Co Ltd. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision making process.

Decided:

- (1) that planning permission be granted subject to the following conditions:-
(i) that the development hereby permitted shall be commenced within three years from the date of this permission, to comply with Section 58 of the Town and Country

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Planning (Scotland) Act 1997;

(ii) that prior to the commencement of work on site, full details and samples of all new materials to be used within the development on the elevations and roofs of the buildings, including windows and doors, shall be submitted to and approved by the Planning Authority. The development shall then proceed utilising the approved materials, to ensure the proposed materials are acceptable in terms of the existing buildings and appropriate for the listed building;

(iii) that prior to the commencement of works on site, full details and specifications of all new doors and windows shall be submitted to and approved by the Planning Authority. The development shall then proceed utilising the approved specifications, to ensure the proposed windows and doors are acceptable in terms of the existing buildings and appropriate for the listed building;

(iv) that prior to the commencement of work on site, the full specification and details of the rooflights hereby approved on the old school building shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, the rooflights will be of a conservation type, to ensure the rooflights are appropriate for the listed building;

(v) that prior to the commencement of work on site full details of all hard and soft landscape works, including a programme for the completion and subsequent maintenance of soft landscape, shall be submitted to and approved, in writing, by the Planning Authority. The landscaping work will then proceed as approved, to ensure an appropriate hard and soft landscaping scheme for the proposed development;

(vi) that no consent is granted for the parking arrangement adjacent to the old school building as shown on approved drawing number 2248 AL(0)020. Prior to the commencement of work on site, an alternative parking layout shall be submitted to and approved, in writing, by the Planning Authority, to ensure that the new spaces proposed are in accordance with the requirements of the Council's Roads Development Guidelines in the interests of vehicular and pedestrian safety;

(vii) that prior to the commencement of work on site, a scheme to maintain an appropriate level of parking provision within Kilmacolm Village Centre during the lifetime of the construction work for the development hereby permitted, shall be submitted to and approved, by the Planning Authority, to ensure that appropriate parking is maintained during construction works within Kilmacolm Village Centre; and

(viii) that the roof vent terminals hereby permitted be finished in a colour to match the existing roof, to the satisfaction of the Planning Authority, and be maintained in this colour at all times thereafter, to ensure the effect on the appearance of the roof of the old school building is minimised;

(2) that listed building consent be granted subject to the following conditions:-

(i) 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;

(ii) that prior to the commencement of work on site, full details and samples of all new materials to be used within the development on the elevations and roofs of the building, including windows and doors, shall be submitted to and approved by the Planning Authority. The development shall then proceed utilising the approved materials;

(iii) that prior to the commencement of works on site, full details and specifications of all new doors and windows shall be submitted to and approved by the Planning Authority. The development shall then proceed utilising the approved specifications;

(iv) that prior to the commencement of work on site, the full specification and details of the rooflights hereby approved shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, the rooflights will be of a conservation type, conditions (2) - (4) being imposed to ensure the works are appropriate in terms of the listed building; and

(v) that the roof vent terminals hereby permitted be finished in a colour to match the existing roof, to the satisfaction of the Planning Authority, and be maintained in this colour

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at all times thereafter, to ensure the effect on the appearance of the roof of the listed building is minimised.

**(c) Mixed development comprising 6 industrial units and 28 flats:
Drumfrochar Road, Greenock (08/0311/IC)**

The report recommended that, subject to the applicant entering into a Section 75 Agreement restricting the occupancy of the proposed flats to housing association tenants and preventing commencement of the flats on site until such time as an agreement has been signed with a housing association, planning permission be granted subject to a number of conditions.

Decided:

- (1) that consideration of the application be continued for a period of up to two months to allow the Head of Planning & Housing to consult with the owner of the housing on Drumfrochar Road, across from the application site, on their plans for the houses and to allow the Board to consider the application in the light of information from the East Central Strategy Group; and
- (2) that the Head of Planning & Housing arrange to make available to Members the flood risk and drainage impact assessment.

**(d) Refurbishment of stadium and erection of groundsman's store:
Ravenscraig Stadium, Auchmead Road, Greenock (09/0301/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; and
- (2) that no development shall commence until samples of all external materials have been submitted to and approved, in writing, by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of materials in this part of Greenock.

717 PLANNING APPEAL - 2 CARSEMEADOW, QUARRIERS VILLAGE, BRIDGE OF WEIR 717

There was submitted a report by the Head of Planning & Housing advising that, following the decision of the Board at the meeting held on 6 May 2009 to refuse planning permission for alterations and extension to the dwellinghouse at 2 Carsemeadow, Quarriers Village, Bridge of Weir (08/0317/IC), an appeal against the refusal of planning permission had been submitted to the Scottish Government.

Noted

718 PLANNING APPEAL - 2 WOOD STREET, GREENOCK 718

There was submitted a report by the Head of Planning & Housing advising that, following the decision of the Board at the meeting held on 6 May 2009 to refuse planning permission for an extension and alterations to the house at 2 Wood Street, Greenock (09/0045/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