
Report To:	The Planning Board	Date:	4th August 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0107/IC Plan 08/10 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of sculpture, plinth & wall at Fore Street, Port Glasgow		

SITE DESCRIPTION

The site comprises the junction of Fore Street and the A8 dual carriageway Port Glasgow.

PROPOSAL

It is proposed to erect a sculpture, on a plinth, on the south eastern side of the road junction and a curved wall, adjacent to the war memorial on the north west side. The sculpture, signifying a figurehead on a ship's bow, is 6 m tall. The plinth and walling are 1.5m high, illuminated and finished in polished black basalt. Advertisement consent has previously been granted for the affixing of lettering to the proposed wall, bearing the name, "Port Glasgow".

Accompanying the planning application is an explanatory statement which advises that the proposed sculpture is part of a wider scheme (not part of the application) which involves soft and hard landscaping works to create a "Grand Entrance" to the town centre. Landscape works include the removal of some existing vegetation to open up views of the sculpture and to allow improvements to the parkland area. A new footpath will be developed across the green space, linking with the sculpture and Fore Street. New shrub/ornamental planting will be introduced on the north face of the earthworks and new tree planting will reinforce the alignment of the path/views to the sculpture.

LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow;
- (c) Gourock; and

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (k) By Station/Pier, Wemyss Bay.

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;
- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;
- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;
- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

Local Plan Policy R8 - Port Glasgow Town Centre Strategy

Inverclyde Council will promote the vitality and viability of Port Glasgow Town Centre by continuing efforts to improve the centre's environment, and by ensuring that development proposals for the former Scott Lithgow/East Glen Shipyard site integrate with, and benefit the existing Town Centre.

CONSULTATIONS

Head of Environmental & Commercial Services – No objections.

Transport Scotland - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 21st May 2010 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy R1 of the Local Plan identifies the site as lying within Port Glasgow Town Centre. Policy R2 seeks to protect, enhance and develop the Town Centre through a range of initiatives aimed at achieving a number of goals, including:-

(c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces.

Policy R8 advises that the Council will promote the vitality and viability of Port Glasgow Town Centre by continuing efforts to improve the centre's environment.

I consider the proposal shall improve the quality of the urban environment of Port Glasgow Town Centre and, as such, is in accordance with policies R2 and R8.

There are no road safety objections from Transport Scotland and the Head of Environmental & Commercial Services has no objections from a grounds maintenance point of view.

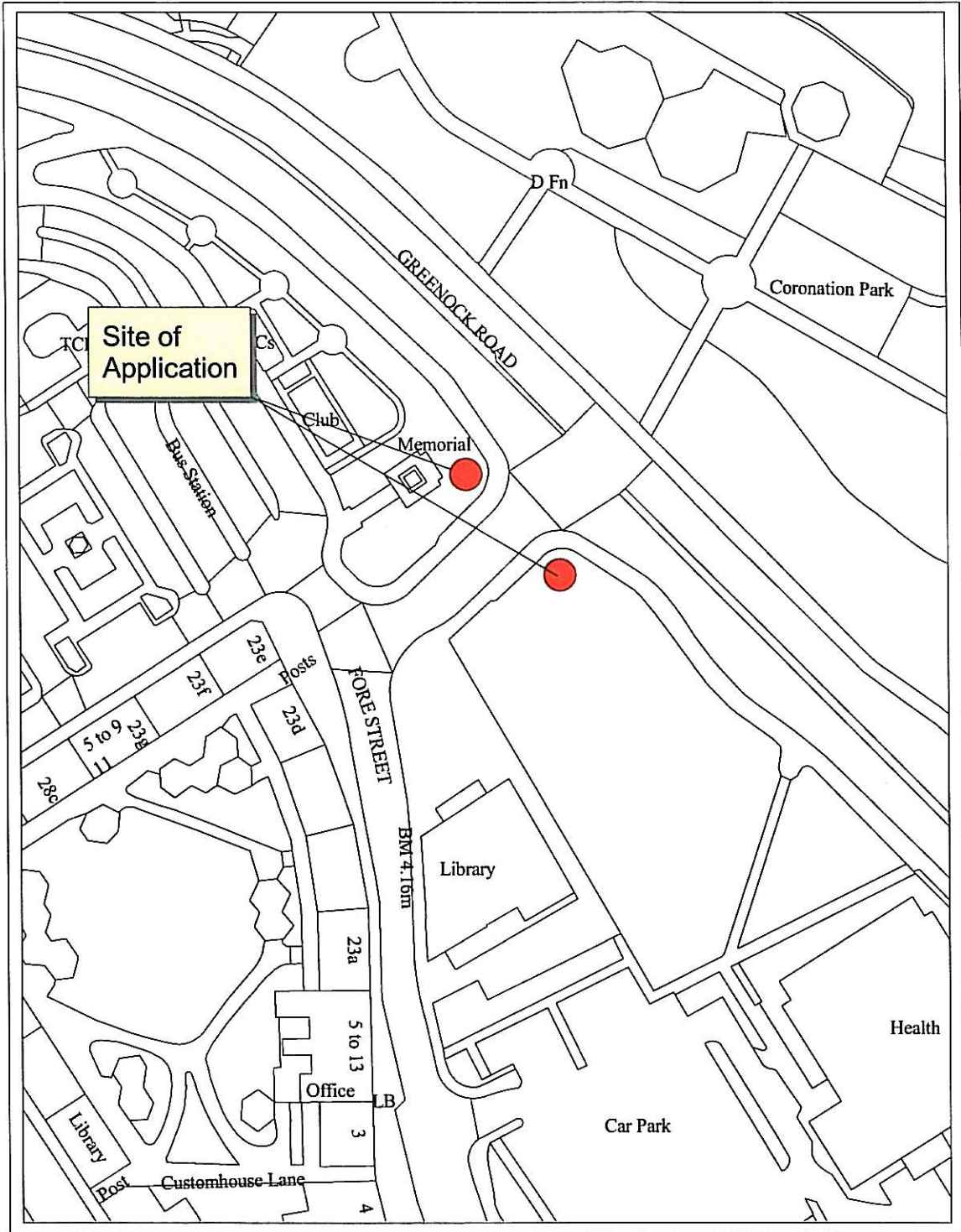
RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



Drawing No. 10/0107/IC Fore Street, Port Glasgow

Drawn by: JML

Date: 29:06:10



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