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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4th August 2010</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>10/0111/IC Plan 08/10</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>Guy Phillips</b>	<b>Contact No:</b>	<b>01475 712422</b>
<b>Subject:</b>	<b>Proposed 'Pocket Park' feature paved area at the Junction of Kempock Street &amp; Station Road, Gourock</b>		

## **SITE DESCRIPTION**

This area of open space is located on the north west side of the junction of Kempock Street and Station Road, Gourock. To the west, the site is bound by Cleats public house. Gourock Station's car park lies opposite on the east side of Station Road. To the north is the Clyde Estuary.

Landscaping of the overall area of open space has been split into two phases. Work has commenced on the first phase, covering the southern section. Works being executed in the southern section do not require the benefit of planning permission.

## **PROPOSAL**

It is proposed to carry out hard landscaping works including paving, walling, railings and seating.

## **LOCAL PLAN POLICIES**

Policy SA4 Central Coastal Gourock

Inverclyde Council, as Planning Authority, will support the development of sites within the Central Coastal Gourock Special Area, identified on the Proposals Map as SA4, subject to an agreed Masterplan.

Any Masterplan should take cognisance of the Central Gourock Development Strategy (1999) and the following mixed use planning policy framework.

Comprehensive Development

The three key elements of the development framework for this area are the Gourock Pierhead development opportunity site; the public transport interchange; and the Kempock Street Relief Road.

The development of all three of these elements will be required to ensure the regeneration of Gourock town centre.

Land Uses

The development of Gourock Pierhead will be required to include an integrated transport interchange, the Kempock Street Relief Road, improved highway access to the development opportunity sites and provision for the Inverclyde Coastal Route.

In addition the following uses will be permitted:

- (a) Shops (Use Class 1) for food and non-food retail;
- (b) Food and Drink (Use Class 3) and Public House;
- (c) Hotel (Use Class 7);
- (d) Use as Residential flats; and
- (e) Visitor/Tourist facilities (Use Classes 10 or Class 11).

Development of the Gourock Bay/Admiralty Jetty area will be encouraged by permitting the following uses:

- (f) Hotel (Use Class 7);
- (g) Use as residential flats; and
- (h) Sports/Leisure/Tourist facilities (Use Classes 10 or Class 11); and
- (i) Marina and related commercial development, including ancillary retail, restricted to the servicing of the above tourism, leisure and sports facilities.

### Built Environment and Design

Any scheme will be required to incorporate the following elements:

- (j) the retention and enhancement of views of the Firth of Clyde, the shoreline, loch entrances and hills from both across and within the Pierhead and from the adjacent shores, including open views across Cardwell Bay and Gourock Bay from Cove Road and Battery Park as identified in the 'Gourock Bay/Battery Park Study' 1991;
- (k) the provision of effective and quality pedestrian and cycle routes both through the site and as a waterfront esplanade, linking with Kempock Street, Kempock Place, Shore Street and Cardwell Road and, as part of the proposed Inverclyde Coastal Route, to Ashton Promenade and Cove Road;
- (l) a quality of urban design, detail and materials which reflects and complements the urban character of this prominent coastal location in Gourock Town Centre;
- (m) an attractive area of open space at the Pierhead, possibly as part of a harbour/pier feature; and
- (n) a pedestrian priority and environmental improvement scheme for Kempock Street and Kempock Place.

### Access

Highways access to the area for vehicles should be from:

- (o) a western access at Albert Road/ Kempock Street as the western end of the Kempock Street Relief Road;
- (p) a northern access at Kempock Street/ Kempock Place/ Station Road, at the eastern end of the Kempock Street Relief Road, to serve the major development opportunity at Gourock Pierhead;
- (q) a central access at John Street/ Shore Street to serve the integrated transport interchange and site; and
- (r) a southern access from Tarbet Street to serve the Gourock Bay development area.

### Local Plan Policy TA13 - Safeguarding Land for New Road Proposals

Inverclyde Council, as Planning Authority, will support the development of, and safeguard the land necessary for, the following road schemes:

- (i) Greenock Town Centre Relief Road; and
- (ii) Gourock (Kempock Street) Relief Road.

## **CONSULTATIONS**

**Head Of Environmental And Commercial Services** - No objections subject to agreement on the disposal of surface water.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 14th 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**

The application was the subject of neighbour notification and press advertisement. Two objections have been received including a petition bearing 56 signatures. The objectors are concerned about a loss of greenery and the cost of the project.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Plan, the consultation responses and the written representations. The cost of the project is not relevant to the consideration of the planning merits of the proposal.

Policy SA4 of the Local Plan advises that the Council will support the development of sites within the Central Coastal Gourock Special Area subject to an agreed masterplan. The provision of the Kempock Street Relief Road is one of three key elements required to ensure the regeneration of Gourock Town Centre. In terms of built environment and design, any scheme will be required to incorporate a range of elements including the retention and enhancement of views of the Firth of Clyde, shoreline, loch entrances and hills from both across and within the Pierhead and a quality of urban design, detail and materials which reflects and complements the urban character of this prominent coastal location in Gourock Town Centre.

Policy TA13 confirms that the Council will support the development of, and safeguard the land necessary for, the Gourock (Kempock Street) Relief Road.

On the Local Plan Map the indicative line of the Kempock Street Relief Road, referred to by policies SA4 and TA13, is shown bisecting the site. As the proposal under consideration is for landscape improvements, I consider it does not preclude the option of the future provision of a relief road. As such, I am satisfied the proposal is not contrary to policies SA4 and TA13.

The design, materials and details of the proposed landscaping scheme, I consider, achieve a quality of urban design appropriate for the prominent town centre location and safeguards the views out from the Pierhead, all in accordance with Policy SA4. I note the concern of objectors, however there are no existing trees within the phase of landscaping under consideration. One tree is proposed to be removed within the works under way in phase 1 on the southern part of the open space.

The issue of surface water raised by the Head of Environmental Services can, I further consider, be satisfactorily addressed by a condition.

## **RECOMMENDATION**

That the application be granted

Condition

1. No development shall commence until details of surface water disposal have been submitted to and approved in writing by the Planning Authority.

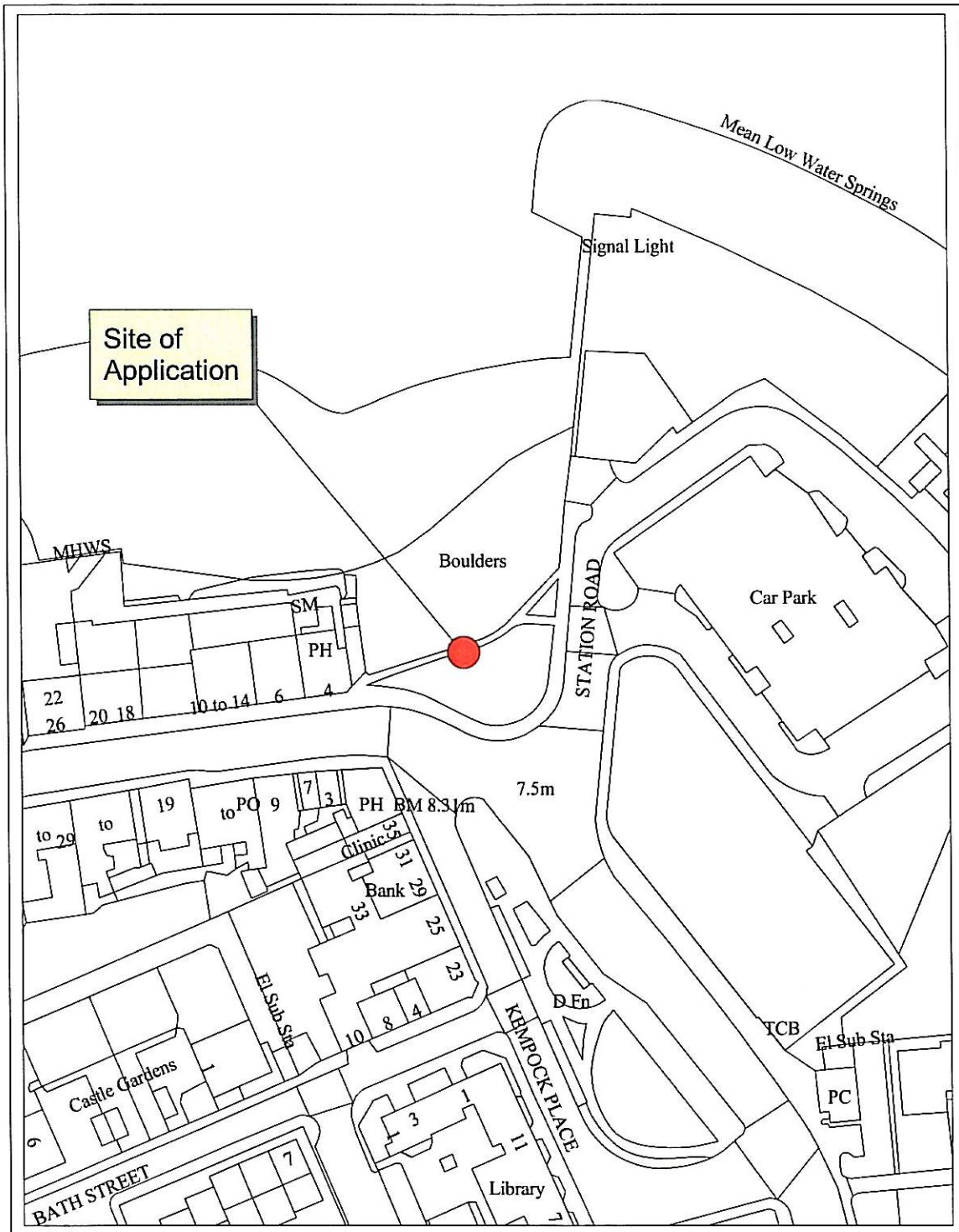
Reason

1. In the interests of road safety on Kempock Street and Station Road.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation response
5. Written representations



Drawing No. 10/0111/IC Pierhead, Gourrock

Drawn by: JML

Date: 29/06/10

