

PLANNING BOARD - 4 AUGUST 2010

Planning Board

Wednesday 4 August 2010 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, Ahlfeld (for McKenzie), Moran, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr D Greenslade (for Head of Environmental & Commercial Services), Mr H McNeilly (for Head of Legal & Democratic Services) and Mr M Bingham (Corporate Communications & Public Affairs).

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

408 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 408

Apologies for absence were intimated on behalf of Councillors Grieve and McKenzie with Councillor Ahlfeld substituting for Councillor McKenzie.

Councillor Wilson declared interests in the agenda items relating to Fore Street, Port Glasgow, 8 John Wood Street, Port Glasgow; 2-4 Bay Street, Port Glasgow; Aitkens Ironmongers, 43 Cathcart Street, Greenock; Junction of West Blackhall Street and Dalrymple Street, Greenock; Cathcart Street, Greenock; and Junction of Kempock Street and Station Road, Gourrock.

409 PLANNING APPLICATIONS 409

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

- (a) Extensions to house to form utility room with balcony over, master bedroom with en-suite, gym and sixth bedroom together with re-roofing:
Glenrowan, Rowantreehill Road, Kilmacolm (10/0122/IC)**

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

- (1) that no development shall commence until samples of the proposed slate, pre-cast details, fenestration details and all external wall materials and colours have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed in accordance with 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 Kilmacolm; and
- (2) that no development shall commence until details of tree protection measures have been submitted to and approved in writing by the Planning Authority; the approved tree protection measures shall thereafter be maintained in situ for the duration of the site works, to protect trees within the site.

PLANNING BOARD - 4 AUGUST 2010

**(b) Proposed floodlit new multi-use games area:
Birkmyre Park, Kilmacolm (10/0127/IC)**

The Head of Regeneration & Planning intimated an interest in this matter as client officer and left the meeting.

The Development & Building Standards Manager advised the Board that condition (8) was no longer necessary and, accordingly, it was recommended that this condition not be included should planning permission be granted.

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 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;
- (3) 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, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (4) 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 be 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, to provide verification that remediation has been carried out to the Authority's satisfaction;
- (5) 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;
- (6) that no material shall be imported onto the site until written details of the source of the imported material have been submitted for approval, 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;

PLANNING BOARD - 4 AUGUST 2010

(7) that the facility shall not operate outwith the hours of 9am to 9pm. The floodlights shall be switched off upon the cessation of use of the MUGA and the facility will be locked, in the interests of residential amenity;

(8) that the boundary fencing hereby permitted shall be erected prior to the MUGA being brought into use, to help ensure ball game activity is confined to the application site in the interests of neighbouring amenity;

(9) that prior to work commencing on the construction of the facility hereby permitted, a management plan in respect of operation of the facility, including booking arrangements and means of entry control, shall be submitted to and approved in writing by the Planning Authority. The facility shall, thereafter, operate in accordance with the approved management plan, to help ensure controlled operation of the facility in the interests of nearby residential amenity; and

(10) that hoods shall be fitted on all floodlights to minimise light overspill and glare. Full details shall be submitted to and approved in writing by the Planning Authority and the approved hoods fitted, all before the floodlighting is brought into use, to minimise light overspill and glare, in the interests of residential amenity.

The Head of Regeneration & Planning returned to the meeting following consideration of this item of business.

**(c) Formation of sculpture, plinth and wall:
Fore Street, Port Glasgow (10/0107/IC)**

Councillor Wilson declared a non-financial interest in this matter and the following six agenda items as a member of the Board of Riverside Inverclyde, vacated the chair and left the meeting. Councillor Fyfe assumed the Chair.

Decided: that planning permission be granted.

**(d) Alterations to existing shop front:
8 John Wood Street, Port Glasgow (10/0190/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

Decided: that planning permission be granted.

**(e) Alterations to existing shopfront:
2-4 Bay Street, Port Glasgow (10/0189/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

Decided: that planning permission be granted.

**(f) Installation of replacement security gate within doorway:
Aitkens Ironmongers, 43 Cathcart Street, Greenock (10/0157/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

PLANNING BOARD - 4 AUGUST 2010

Decided: that planning permission be granted.

**(g) Erection of sculpture and plinth:
Junction of West Blackhall Street and Dalrymple Street, Greenock (10/0139/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

Decided: that planning permission be granted.

**(h) Erection of granite clad plinth and sculpture:
Cathcart Street, Greenock (10/0185/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

Decided: that planning permission be granted.

**(i) Proposed "pocket park" feature paved area:
Junction of Kempock Street and Station Road, Gourock (10/0111/IC)**

Councillor Wilson's declaration of a non-financial interest in this matter as a member of the Board of Riverside Inverclyde was noted.

Decided: that planning permission be granted subject to the condition that no development shall commence until details of surface water disposal have been submitted to and approved in writing by the Planning Authority, in the interests of road safety on Kempock Street and Station Road.

Councillor Wilson returned to the meeting following consideration of this item of business and resumed the Chair.

**(j) Erection of external bin enclosure:
30 Regent Street, Greenock (10/0133/IC)**

Decided: that planning permission be granted.

**(k) Change of use and extension of former anti-aircraft operations room to form a single dwelling:
Former HMS Dalriada, Langhouse Road, Inverkip (10/0117/IC)**

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

(1) 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 choice of materials sympathetic to the woodland setting in the countryside;

(2) that prior to work commencing tree protection measures shall be put in place in accordance with BS 5837-2005; the tree protection measures shall be retained in situ for the duration of the site works, to protect the woodland setting of the development;

(3) that prior to the start of development, details of a survey for the presence of

PLANNING BOARD - 4 AUGUST 2010

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, to satisfactorily address potential contamination issues in the interests of environmental safety;

(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 be 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, to provide verification that remediation has been carried out to the Authority's satisfaction;

(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; and

(7) that no material shall be imported onto the site until written details of the source of the imported material have been submitted for approval, 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.

410 PLANNING APPEAL - PORT GLASGOW ROAD, KILMACOLM

410

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 3 February 2010 to refuse planning permission for the erection of a bungalow at Port Glasgow Road, Kilmacolm (09/0360/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 dismiss the appeal.

Noted