
Report To:	The Planning Board	Date:	2nd June 2010
Report By:	Development & Building Standards Manager	Report No:	10/0094/IC Plan 06/10 Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Refurbishment and upgrade of Broomhill Pavilion at Broomhill Park, Broomhill Street, Greenock		

SITE DESCRIPTION

The Broomhill Pavilion is sited within the grounds of the recreational playing field to the rear of St. Patrick's Primary School located between Cornhaddock Street and Prospecthill Street, Greenock.

PROPOSAL

Planning permission is sought for the refurbishment and upgrade of the pavilion from its present dilapidated, fire-damaged state. Externally, an insulated render system will be applied to the walls of the building, together with roofline level eternit panel cladding finished with an aluminium trim to the parapet. A new waterproof membrane will be introduced to the roof of the building. Aluminium double glazed windows are to be fitted. Two large sets of external doors are to be blocked off. Internally, there is to be a reconfiguration of the layout recreating two changing rooms together with integral showers, male and female toilets, a disabled toilet and an officials' changing room.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map;
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

CONSULTATIONS

No consultations were required.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application did not require neighbour notification or press advertisement.

ASSESSMENT

The material consideration in determination of this application is the Local Plan. The determining factor is whether or not the upgrading of the pavilion is appropriate within the local context.

The application site is located within a mainly residential area defined by policy H1. The primary aim of the policy is to safeguard and, where practicable, enhance the character and amenity of residential areas. Policy H9 addresses non-residential developments within residential areas. With respect to the proposal, the pavilion is a long standing structural feature. Together with the associated playing field, its long standing use has, over the course of time, helped to establish compatibility with the character and amenity of the area. I therefore regard the proposal as compatible with policies H1 and H9. The refurbishment and upgrade of the pavilion will help secure the long term future of this area of recreational open space, in support of policy LR1.

I am therefore satisfied that the proposal accords with the Local Plan.

There are no material considerations which suggest that planning permission should not be granted.

RECOMMENDATION

That the application 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.

2. That prior to their use, samples of all facing materials shall be submitted to and approved in writing by the planning authority.

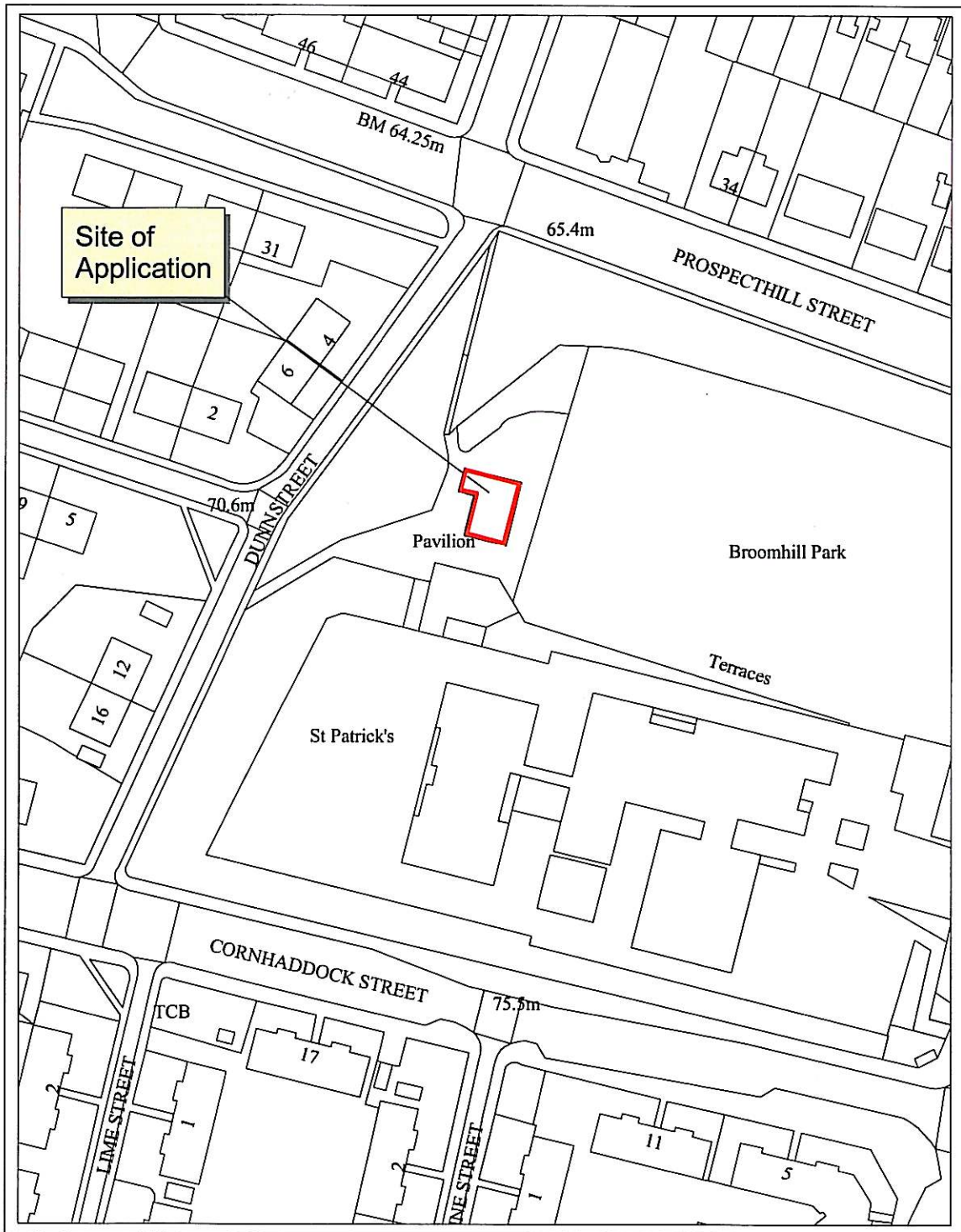
Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure the suitability of these materials with respect to visual amenity.

N.McLaren
Development & Building Standards Manager

BACKGROUND PAPERS

1. Application form
2. Application plans.
3. Inverclyde Local Plan



Drawing No. 10/0094/IC Broomhill Pavilion, Greenock

Drawn by: JML

Date: 18:05:10



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