

PLANNING BOARD - 6 OCTOBER 2010

Planning Board

Wednesday 6 October 2010 at 3 pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr G Leitch (for Head of Environmental & Commercial Services), Mr H McNeilly (for Head of Legal & Democratic Services) and Corporate Communications Manager.

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

553 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 553

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

Councillors Ahlfeld, McKenzie and Wilson declared interests in agenda item 2(g) (demolish existing facilities and rebuild, new gymnasium and new changing facilities, Swimming Pool, Albert Road, Gourrock (10/0236/IC)).

554 PLANNING APPLICATIONS 554

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

**(a) Erection of fence (in retrospect):
14 School House, School Wynd, Quarrier's Village (10/0227/IC)**

Decided: that planning permission be refused for the following reasons:-

- (1) as the fence erected is to the detriment of the character and appearance of the existing building and is not an appropriate addition to the conservation area; and
- (2) as the application is contrary to Policies HR11 and HR12 of the Inverclyde Local Plan, the Scottish Government's Planning Advice Note 71 (Conservation Area Management), Historic Scotland's Scottish Historical Environment Policy and the Managing Change in the Historic Environment Guidance Notes.

**(b) Erection of garage complex including garages, workshop and storeroom and associated groundworks and landscaping:
The Corrie, Houston Road, Kilmacolm (10/0194/IC)**

It was noted that this item had been withdrawn from the agenda.

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- (c) **Change of use from shop to nursery including external play area:
19-21 Lynedoch Street, Greenock (10/0241/IC)**

Decided: that planning permission be granted.

- (d) **Proposed alterations to Municipal Buildings to provide additional office accommodation:
Municipal Buildings, Clyde Square, Greenock (10/0206/IC & 10/0016/LB)**

Decided:

(i) that planning permission be granted subject to the following conditions:-

(1) that no development shall commence until a sample of all finishing 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 finishes with the Grade A listed building and the William Street Conservation Area; and

(ii) that the listed building application be referred to Historic Scotland as required by Section 12 of the Planning (Listed Buildings in Conservation Areas) (Scotland) Act 1997 with a recommendation that listed building consent be granted subject to the following conditions:-

(1) that no development shall commence until samples of all finishing 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, in the interests of the integrity of the design of the Grade A listed building and to comply with the requirements of Historic Scotland; and

(2) that no development shall commence until drawings to demonstrate how the junction between the new glazed screen and the sandstone arcading will be articulated have been submitted to and approved in writing by the Planning Authority, in the interests of the integrity of the design of the Grade A listed building and to comply with the requirements of Historic Scotland.

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

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor Nelson moved (1) that planning permission be refused as the site is zoned for commercial use in the Inverclyde Local Plan and (2) that the Section 75 Agreement be retained. As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report. On a vote, 3 Members voted for the motion and 5 for the amendment, which was declared carried.

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

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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 has 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;

(7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details of the maintenance regime for the water detention areas details shall be submitted to and approved in writing by the Planning Authority to control runoff from the site to reduce the risk of flooding;

(8) that a sightline of 2.5m X 35m X 1.05m shall be provided at the junction of the access with Mearns Street and a sightline of 4.5m X 35m X 1.05m shall be provided at the junction of the access with Lynedoch Street, in the interests of safety on the public road;

(9) that written confirmation must be provided from Scottish Water relative to the foul and surface water being accepted into their system, to control drainage of water from the site and help prevent flooding;

(10) that samples of all facing and roofing materials shall be submitted to and approved by the Planning Authority in writing prior to work commencing, to ensure that the external finishes are appropriate for the site;

(11) that prior to work commencing a scheme of hard and soft landscaping shall be submitted to and approved by the Planning Authority. The scheme shall include:

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- (a) the height and design of all new walls, bin stores and fences,
 - (b) external finish to the parking areas, service area and landscaped areas,
 - (c) soft landscaping works to include the schedules of plants to comprise species, plant sizes and the proposed numbers/density,
 - (d) existing and finished ground levels in relation to a fixed datum preferably ordnance,
 - (e) existing landscape features and vegetation to be retained and in case of damage, restored,
 - (f) programme for completion and subsequent maintenance,
- to ensure that appropriate landscaping is incorporated within the development.

**(f) Erection of a dwellinghouse (in principle):
Lyle Grove, Greenock (10/0238/IC)**

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

(1) this permission is granted under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on an application for planning permission in principle and the further approval of the Council or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced:

(a) the siting, design and external appearance of any building(s) to which the planning permission or the application relates;

(b) details of the access arrangements;

(c) details of landscaping of the site, including play provision;

to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997;

(2) that all surface water shall be intercepted within the site, to control runoff from the site to reduce the risk of flooding;

(3) 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;

(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

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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 has 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.

**(g) Demolish existing facilities and rebuild, new gymnasium and new changing facilities:
Swimming Pool, Albert Road, Gourock (10/0236/IC)**

Councillors Ahlfeld, McKenzie and Wilson declared a non-financial interest in this matter as Members of the Board of Inverclyde Leisure and left the meeting. Councillor Fyfe assumed the Chair.

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

Decided: that planning permission be granted subject to the condition 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 the use of finishing materials appropriate to the building.

Councillors Ahlfeld, McKenzie and Wilson and the Head of Regeneration & Planning returned to the meeting following consideration of this item of business and Councillor Wilson resumed the Chair.

555 ADVERTISEMENT APPLICATION

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There was submitted a report by the Head of Regeneration & Planning on an application by Lidl UK GmbH for the display of a free standing illuminated sign at 1 Customhouse Way, Greenock (10/0048/CA).

After discussion, Councillor Nelson moved that advertisement consent be granted subject to the Council's standard conditions. As an amendment, Councillor Fyfe moved that advertisement consent be refused for the reasons detailed in the report. On a vote, 1 Member voted for the motion and 8 for the amendment, which was declared carried.

Decided: that advertisement consent be refused for the following reasons:-

(1) as the signage may cause distraction to drivers on the A8 trunk road, to the detriment of road safety; and

(2) as the signage is remote from the store entrance and building and will have an unacceptable impact on the visual amenity of Dalrymple Street.