

Local Review Body

6 October 2010

Planning Application for Review

Gourock Golf Club

**Construction of 3 Dwellinghouses (in Principle):
Golf Course, Cowal View, Gourock (09/0334/IC)**

Contents

- Planning Application and plans (NB plans circulated separately)
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- Further representation
- Suggested conditions should planning permission be granted on review

Planning and Housing
Development Management

Inverclyde
council

Head of Planning and Housing
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

FOR OFFICIAL USE ONLY

Reference No. 09/0334/IC
Date of Receipt 22/10/09
Fee Paid £1450.00
Date Fee Received 22/10/09
Date Valid
Receipt No. 309

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name G. GORROCK GOLF CLUB	Name CANATA & SECIE
Address COWAL VIEW, GORROCK	Address 7 UNION STREET,
Postcode PA16 1HD	GREENOCK Postcode PA16 8TH
Telephone Number	Telephone Number 0175 784 517
	Profession CHARTERED ARCHITECTS

see note 2

2. Description of Development	
PROPOSED ERECTION OF 3 NO DWELLING HOUSES	
Site Location G. GORROCK GOLF CLUB, COWAL VIEW, GORROCK	
Site Area (hectares) 0.51 HECTARES	Number of dwellinghouses proposed 3
	New gross floorspace (sq. metres) N/A

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Planning Permission in Principle <input checked="" type="checkbox"/>	(c) Detailed Permission <input type="checkbox"/>
(b) Approval of Matters Specified by Condition <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input type="checkbox"/>	(c) Tenant <input checked="" type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: PRIVATE OPEN SPACE

(b) Was the original building erected before 1st July 1948? N/A Yes/No

Has the original building been altered or extended N/A Yes/No

If yes, please indicate nature of alteration / extension and if possible approximate dates

If the land / buildings are vacant, please state last known use: PRIVATE OPEN SPACE

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

- (a) Not Applicable (b) New vehicular access proposed (c) Existing vehicular access to be altered / improved (d) Separate pedestrian access proposed (e) Number of existing on site parking places (f) Number of proposed on site parking places (g) Detail of any available off site parking

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

- (a) Not Applicable (b) Public Sewer (c) Connection to existing public sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc)

see note 8

8. Water Supply (Tick appropriate box/es)

- (a) Not Applicable (b) Public Main (c) Existing private supply (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements

see note 9

9. Building Materials (Complete as appropriate)

- (a) Not Applicable (b) Outside Walls (c) Roof Covering (d) Windows (e) Boundary Treatment

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out? (APPROX) £600,000.00

see note 12

12. Confirmation

Signature of applicant/agent..... (CANATA & SEGWIE)

on behalf of..... GOURCRES GOLF CLUB..... Date 21st Oct 09.

see note 13

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent (CANATA & SEC GIE)

On behalf of GOLFERS GOLF CLUBS

Date 21st OCT 09

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes

TWO APPLICATION FORMS

FOUR SETS OF PLANS

FEE (Where appropriate)

DESIGN & ACCESS STATEMENT
(National and Major applications only)

PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only)

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and County Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

REPORT OF HANDLING

Report By:	David Ashman	Report No:	09/0334/IC
			Local Application Development
Contact Officer:	01475 712416	Date:	17th May 2010
Subject:	Construction of three dwellinghouses (in principle) at Golf Course Cowal View Gourrock PA19 1HD		

SITE DESCRIPTION

The application site consists of part of the Cowal View frontage of Gourrock Golf Club including a section of the overspill car park and an area populated by mature trees. There is a significant difference in levels across the site with the car park considerably elevated relative to Cowal View. The site generally slopes northwestwards towards Cowal View.

The site is bordered by the golf course and club house and a private dwelling with a row of residential development on the opposite side of Cowal View.

PROPOSAL

The application seeks planning permission in principle for the construction of 3 dwellinghouses. The proposed position of the vehicular access, from which all three dwellings would take access, is adjacent to the driveway serving the residence at 31A Cowal View.

In a supporting statement the applicant refers to the refusal of planning permission in 2007 for the construction of four dwellinghouses on the same site on the grounds of it being a use contrary to the green belt designation of the site. The applicant considers that the site offers no significant benefit to the green belt and consists of poor quality shrub ground. The statement sets out the cost implications of a major refurbishment of the clubhouse intended to serve both members and the wider community and indicates that crucial capital funding would be released by granting planning permission to develop the application site.

LOCAL PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy H4 - Proposals for Development in the Green Belt and Countryside

Proposals for new dwellings in the 'Green Belt' and 'Countryside' identified on the Proposals Map, will be supported only if the proposed development is for a single or small group of dwellings, falls within one of the following categories and is acceptable with reference to the Planning Practice Advice Note, No. 5 regarding detailed guidance in relation to siting and design:

- (a) demolition and replacement of existing occupied dwelling houses which cannot otherwise be brought up to modern standards and where the new building reflects the scale and character of the existing one to be replaced; or
- (b) the conversion of existing buildings (see also Policy H18); or
- (c) justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where they will be located adjacent to those businesses or activities (the applicant will be required to enter into Section 75 Agreements regarding occupancy criteria) (See also Policy H19); or
- (d) the sub-division of an existing dwelling house (or houses) for the provision of one or more additional units where any new build element is clearly ancillary to the overall finished building; or
- (e) the re-use or redevelopment of large redundant institutions (see also Policy H17); or
- (f) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Plan and where the Council is satisfied that the housing is essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit the Council's support.

Local Plan Policy HR10 - Planting and Management of Trees and Woodlands

Inverclyde Council will ensure trees and woodland throughout Inverclyde are protected and enhanced through:

- (a) promoting the planting of broad leaved and native species;

- (b) protecting and promoting the positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of the area;
- (c) protecting and promoting the positive management of ancient and semi natural woodlands;and
- (d) encouraging the planting of appropriate trees as an integral part of new development.

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

Head Of Environmental And Commercial Services - The development will require to be served by a prospectively adoptable road constructed in accordance with the Council's Roads Development Guide. The road is to be 5.5 metres wide with a 2 metre wide footway on one side and a similar width verge on the other. A 2 metre wide footway will be required on Cowal View from the development site to the entrance to the golf club. A visibility of 2.5 metres by 35 metres by 1.05 metres is required at the access to the development with Cowal View. A flood risk and drainage impact assessment have been submitted but, if planning permission in principle is granted, the following additional information will be required: confirmation from Scottish Water that they will accept the foul and surface water from the development; drainage layout drawings, and calculations for the run-off and size of attenuation (if required), all in accordance with Council guidelines.

Biodiversity Officer - Planning permission should be refused in order to safeguard the habitat (developing woodland and scrub of conservation concern and part of a wildlife wedge), open space and green belt value of the site. Conditions are suggested in case permission is granted contrary to recommendation.

West Of Scotland Archaeology Service - No objections

PUBLICITY

The application was advertised in the Greenock Telegraph on 26th February 2010 as it is contrary to the development plan.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application has been the subject of neighbour notification and press advertisement. One letter of representation has been received, objecting to the proposal. The points of objection may be summarised as follows:-

- 1) The site is within the green belt.

- 2) Concerns over traffic safety due to road geometry and the implications during the construction phase as well as for longer term occupants of the site and other road users.
- 3) The site will not be able to accommodate parking due to its elevated nature, leading to parking on Cowal View to the detriment of public safety.
- 4) Costs of excavation and the north facing aspect make the site unattractive for development.

ASSESSMENT

The material considerations in determination of this application are the Local Plan, the Scottish Planning Policy, the applicant's supporting statement and the letter of representation. The determining issue is whether or not the release of the site from the Green Belt can be justified.

As development within the Green Belt, approval of the proposal would not accord with policy DS8. Assessment under policy DS10 is also required. The houses are not required for agriculture or forestry, the development is not directly recreation, leisure or tourism related, there is no specific locational requirement, it does not entail the re-use of vacant buildings and it is not part of an establishment in extensive grounds.

In terms of the relevant criteria of policy HR1, there are other suitable sites for residential development elsewhere within the Local Plan area, there are no social or economic benefits associated with the development outweighing the loss of environment, and no attempt has been made to demonstrate that the impact of the development on the environment will be minimised. The applicant's failure to do so is most likely related to their interpretation of the appearance and value of the site.

With respect to policy H4, the proposal does not involve demolition or sub-division of existing dwellings, the conversion of existing buildings, is not related to the operational needs of farms or other businesses inherently rural in nature, and is not part of an integrated project with significant employment and/or economic benefits. As residential development is not regarded as directly compatible with the purposes of leisure, recreation and sport, as required for support offered by policy LR1, the proposal does not accord with this policy.

I conclude from my assessment of the above policies that none support development in the Green Belt in this instance. It follows that a departure from policy DS8 cannot be justified under policy DS10. It also follows that the proposal is contrary to policy DS1 in that it does not constitute a brownfield site.

Turning to the Scottish Planning Policy (SPP), the purpose of the Green Belt and the Green Belt boundaries were reviewed through the adoption of the Local Plan. There are no planning reasons to review the boundary further at this stage. The advice provided in the SPP with respect to proposals for uses not conforming to Green Belt policy suggests that the circumstances put forward by the applicant for favourable consideration of the proposal are not material to planning and, therefore, I find nothing in national policy to support the proposed development.

I therefore conclude that, with respect to national and local planning policy, there are no material planning grounds on which to support the proposed development.

With respect to the comments made by the Head of Environmental and Commercial Services, these matters could be addressed by condition on any planning approval. Assessing the comments by the Council's Biodiversity Officer, I note that the site is regarded as of conservation concern and part of a wildlife wedge with developing woodland. On this basis there are also biodiversity reasons to retain the existing flora.

The objector's first point that the site is within the Green Belt has been addressed above. Although I note the concerns over traffic safety, the Head of Environmental and Commercial Services has not indicated that there are any issues in this respect. Whether or not the site could accommodate

the required parking provision is a matter of conjecture at this stage. The same applies to concerns over the costs of excavation. I note from my site observations, however, that considerable land engineering work would need to be carried out to ensure that the site was suitable for development. This would be a matter for any subsequent detailed application to address. Although the site would have a north facing aspect, this in itself does not impact on whether the land could be developed.

I therefore consider that there are no other material considerations that lead me to alter my conclusion that the proposal is a departure from the development plan that cannot be justified.

DECISION

That the application be refused on the following grounds:

Reasons

1. The proposal is a departure from policies DS1 and DS8 of the Local Plan in that it would involve residential development within the Green Belt.
2. It is a departure from policies DS10, HR1, H4 and LR1 of the Local Plan in that there is insufficient justification to permit a departure from the above Green Belt policies.
3. It is contrary to the aims of the Scottish Planning Policy, which are to direct planned growth to the most appropriate locations and support regeneration, to protect and enhance the character, landscape setting and identity of towns and cities, and to protect and give access to open space within and around towns and cities, as part of the wider structure of green space.

Signed:

Case Officer: David Ashman

Stuart Jamieson
Head of Regeneration and Planning

Flood Risk Assessment Criteria	Application Reference:	09/0334/IC
<p>Development:</p> <p>Golf Coarse Cowal View. Construction of three dwellinghouses</p>		
		YES / NO
1) Is any part of the site within 50m of a known flood location?	No	
2) Does a watercourse* pass through the site or is there one within 50m?	YES	
3) Is there a reservoir, loch or pond within 50m of the site?	NO	
4) Is there a sewerage storm overflow within 50m of the site?	NO	
5) For coastal developments, does the site lie below 5m above ordnance datum?	NO	
6) Does the developer propose to pipe or divert a watercourse?	NO	
7) Is the site bounded by an existing flood protection measure?	NO	
8) Have objections on grounds of flooding been raised?	YES	
9) For some developments, ** has the developer submitted a Drainage Impact Assessment with their outline application?	NO	
<p>* A watercourse includes a river, stream, burn and any ditch, drain, cut, canal, culvert, sluice or passage carrying or designed to carry water. It does not include any sewer or watermain.</p> <p>** All developments except household applications, developments of less than 10 houses, non household extensions under 100 square metres and changes of use not involving new build or hardstanding.</p> <p>If any item 1 - 9 is identified, a Flood Risk Assessment (to varying degrees) will be required.</p> <p>Guidelines on the submission of Drainage Impact Assessments and Flood Risk Assessments may be obtained from the Environmental Services.</p>		
<p>Additional Comments:</p> <p>Flood Risk Assessment and Drainage Impact Assessment required a burn is within 50m of the site.</p> <p style="text-align: center;">09/03/10</p>		

David Ashman

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 22 February 2010 10:43
To: Audrey-Alaria Lever
Subject: FW: Consultation Request - 09/0334/IC

From: petrina.brown
Sent: 22 February 2010 10:36
To: Devcont Planning
Subject: Consultation Request - 09/0334/IC

Consultation Request - 09/0334/IC- Proposed Erection of 3 Dwelling Houses on Private Open Space within Gourrock Golf Course.

Generally I would have concerns about this proposed development because the land is not strictly speaking open; it is developing woodland and scrub, both of which are habitats of conservation concern, in the Inverclyde Local Biodiversity Plan.

Policy HR2 Safeguarding Biodiversity, states that Inverclyde Council, in conjunction with its partners, and Renfrewshire and East Renfrewshire Councils, will contribute to the preparation of a Local Biodiversity Action Plan, to facilitate the management of species and habitats and enhance the biodiversity of the Inverclyde area.

One of the main objectives of these Habitat Plans is to prevent further loss of these habitats.

The proposed development site is zoned as Green Belt and under Policy DS8 Green Belt, there is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

I am not aware of any supporting evidence to justify the need for this development in the Greenbelt.

Furthermore the proposed development site is also zoned as Open Space. Under 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.

This area could definitely be described as part of a wildlife wedge when it is neighbouring highly managed grassland of the golf course.

Consequently I would recommend that planning permission is not granted in order to safeguard the habitats, open space and green belt value of the site.

If however the overall benefit from this development is considered to be greater than the loss to biodiversity, open space and green belt, I would recommend that planning permission is the following conditions.

- Felling licence from the Forestry Commission required
- Bat roost survey of mature trees and appropriate mitigation if found, to insure compliance with the Conservation (Natural Habitats etc) Regulations 1994

- No disturbing investigatory works e.g. bore holes during birds breeding season (mid March to mid August) to insure compliance with the Wildlife and Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004
- No vegetation clearance during bird breeding season (mid March to mid August) to insure compliance with the Wildlife and Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004

I would also recommend mitigation by way of compensatory tree and scrub planting in a suitable nearby location, such as Cloch Road Woodlands.

regards

Petrina Brown
Biodiversity Officer

Inverclyde, East Renfrewshire & Renfrewshire LBAP Partnership

c/o Renfrewshire Council
Department Planning & Transport
Renfrewshire House
Cotton Street
Paisley
PA1 1LL

Tel
Fax

www.spananglefish/biodiversity

Renfrewshire Council Website - <http://www.renfrewshire.gov.uk>

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Our ref: 7/3/6/Cons 22181
Your ref: 09/0334/IC
WoSASdoc: 09_00034.doc
Date: 17 March 2010
Contact: Martin O'Hare
Direct dial:

WEST of SCOTLAND
ARCHAEOLOGY
SERVICE



Head of Planning Services
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

20 India Street, Glasgow G2 4PF
Tel: 0141 287 8330
Fax: 0141 287 9529
enquiries@wosas.glasgow.gov.uk

Dear Sir or Madam,

**Planning Application 09/0334/IC: Construction of three dwellinghouses (in principle),
Golf Course, Cowal View, Gourrock PA19 1HD**

I refer to the above planning application, which appeared on the list of applications registered in the week ending the 15th of February 2010. I have downloaded details of the proposal from the Council's online planning website, and having compared these against information contained in the Sites and Monuments Record, available historical mapping, current aerial photographs and previous planning casework, would like to make the following comments.

As you will be aware, we commented on a previous application for the erection of four dwelling houses on this site (Planning Ref: IC/07/077). In relation to this application, we advised that a condition should be attached to planning consent requiring that a programme of archaeological works should take place in advance of development, in order to assess the potential for buried archaeological deposits to survive within the site. In assessing the current application, however, I have been able to take information that was unavailable in 2007 into account. This indicates that the area proposed for development is largely under mature tree cover, which is likely to have had a detrimental effect on any buried deposits that may have been present, and which would also make evaluation difficult. In addition, the site appears to slope down to the north-east, which would tend to minimise the potential for past settlement. For these reasons, I would consider that archaeological work is not necessary in relation to the current application, and that any archaeological condition issued in relation to planning reference IC/07/077 may also be discharged.

Yours faithfully

18 MAR 2010

West of Scotland Archaeology Service

5691

24 Rosemount Place Gourock PA19 1HQ 17-03-10

Inverclyde Council, Planning and Housing,, Greenock PA15 1LS

Dear Sirs

Planning application number 09/0334/IC; three dwelling houses (in principle);
Golf course at Cowal View PA19 1HD

As near neighbours, we object to the above application, and append our comments:

Greenbelt

This application for breach of greenbelt for three (unnecessary) houses is generally similar to repeated earlier refused applications (for four houses). This application is an attempt by a private organisation to generate cash for the benefit of a few, many of whom do not live in the immediate neighbourhood, at the expense of greenbelt which is an amenity possessed, valued and enjoyed by the whole local community. Approval could therefore be viewed more like a rubber stamp on a commercial deal benefiting a few, rather than an instrument of positive planning benefitting all.

Safety

Access to the site is in a dangerous position near to a downhill bend in the road with high ground on the corner obscuring the access until it is near. That corner is usually taken by vehicles at 30mph or more; there is no place for safe crossing; and safer places elsewhere are controlled or have lights. Lorries requiring access to the site would, because of inadequate space, probably have to reverse back out on to this downhill bending road at a point of limited visibility. Local residents were puzzled by an earlier (2007) failure of Head of Environmental Services to object on traffic grounds.

Vehicles On Site

Single track road, cul de sac, roadside parking by residents to avoid steep driveways, bin lorries, delivery vans etc etc – that lot will have all the problems; and will NEVER (30 years experience) be gritted/cleared in winter snow. The access gradient and the inevitable surface water flowing on it will make vehicular access virtually impossible in freezing weather. One likely result of all this mayhem will be habitual parking year round on Cowal View, adding yet one more site of awful traffic management.

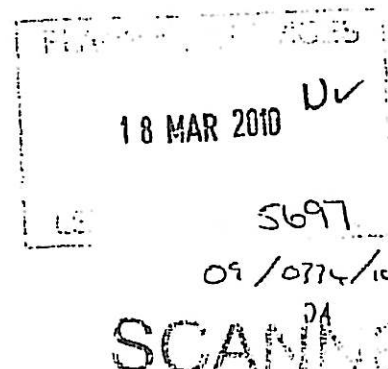
General

Apart from Clyde views which may be obtained by some residents this is basically an unattractive north-facing site which will be congested by three houses built on a partially excavated slope with restricted south-facing sunshine, poorly served by minimal roadway. Costly rock excavation and other site works for three relatively small houses will distort cost/value considerations with the inevitable consequences.

A photograph (March 2010) is submitted herewith for the benefit of members to provide a visual idea of the gradient involved: non-technical members may not easily imagine the reality from a mere list of measurements. The required flat area of about 5m at the kerb will of course make the gradient to be climbed even steeper.

William and Anne C Anderson

Enclosed Photographs





Transcribed from original

Application 09/0334/IC

March 2010

Cowal View, Gourrock
(at/adjacent to 31A Cowal View)
which is adjacent to the site
of the application

Gradient of access to subject of 09/0334/IC

DECISION NOTICE

Planning Permission in Principle- Refusal

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock PA15 1LS

09/0334/IC

*TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008*

Gourock Golf Club
Golf Course
Cowal View
Gourock
PA19 1HD

Canata & Seggie
Chartered Architects
7 Union Street
Greenock
PA16 8JH

With reference to your application dated 22.10.2009 for planning permission under the abovementioned Act and Regulation for the following development:-

**Construction of three dwellinghouses (in principle) at
Golf Course, Cowal View, Gourock, PA19 1HD**

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission in principle for the said development in accordance with the plan(s) docketted as relative hereto and the particulars given in the application subject however to the following reason(s):-

1. The proposal is a departure from policies DS1 and DS8 of the Local Plan in that it would involve residential development within the Green Belt.
2. It is a departure from policies DS10, HR1, H4 and LR1 of the Local Plan in that there is insufficient justification to permit a departure from the above Green Belt policies.
3. It is contrary to the aims of the Scottish Planning Policy, which are to direct planned growth to the most appropriate locations and support regeneration, to protect and enhance the character, landscape setting and identity of towns and cities, and to protect and give access to open space within and around towns and cities, as part of the wider structure of green space.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 18th day of May 2010

Head of Regeneration and Planning



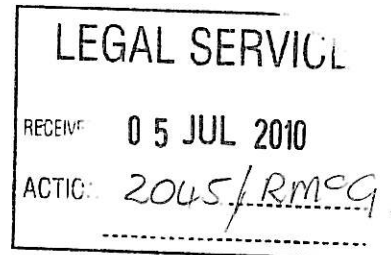
- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months from the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans:

Drawing No:	Version:	Dated:
1629-LP		21.10.2009
1629-PL-001		21.10.2009
1629-PL-002		21.10.2009

1629/VC

INVERCLYDE COUNCIL
HEAD OF LEGAL AND ADMINISTRATION
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LY
FOR THE ATTENTION OF RONA McGHEE



01 July 2010

Dear Sirs,

APPEAL TO INVERCLYDE COUNCIL LOCAL REVIEW BOARD ON THE REFUSAL OF PLANNING PERMISSION FOR THE PROPOSED ERECTION OF THREE DWELLINGHOUSES (IN OUTLINE) AT GOLF COURSE, COWAL VIEW, GOUROCK PA19 1HD

We enclose the following documentation in connection with the above Appeal.

1. The Appeal Statement and attached documents.
2. A completed Notice of Review Form.

We trust that you find this all in order and await your acknowledgement.

Yours faithfully,

V. A. CANATA. DIP ARCH. ARIAS. RIBA.

\\theserve\projects\1600-1649\1629 - gourock golf club\letters\covering letter with notice of review form.doc



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web: www.canseg.co.uk

INTERIOR DESIGNERS • PROJECT MANAGERS • CDM CO-ORDINATORS

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NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

WE BELIEVE THAT THERE ARE ISSUES THAT HAVE NOT BEEN TAKEN INTO CONSIDERATION IN THE REPORT ON HANDLING.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFER TO APPEAL STATEMENT AND ATTACHED DOCUMENTATION DATED 25th JUNE 2010

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

THERE WAS NO OPPORTUNITY TO RAISE OR DISCUSS THESE ITEMS PRIOR TO THE DECISION TO REFUSE BENEFIT ISSUED.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

STATEMENT AND ATTACHED DOCUMENTATION DATED
 25th JUNE 2010
 LOCATION PLAN

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

CANARA S SRAJAN
 ALCOHOLIC BEVERAGES

Date

25th JULY '10

1629/VC

**INVERCLYDE COUNCIL
HEAD OF LEGAL AND ADMINISTRATION
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LY**

25th June 2010

Dear Sir,

**APPEAL TO INVERCLYDE COUNCIL LOCAL REVIEW BOARD ON THE REFUSAL OF PLANNING PERMISSION
FOR THE
PROPOSED CONSTRUCTION OF THREE DWELLINGHOUSES (IN PRINCIPLE) AT GOLF COURSE, COWAL VIEW,
GOUROCK, PA19 1HD**

Planning Consent for the above proposal was refused under delegated powers by the Planning and Housing Department on the 18th May 2010.

The Department's views are fully explained and argued in their Report of Handling dated the 17th May 2010 prepared by David Ashman.

The reasons for refusal are:

1. The proposal is a departure from policies DS1 and DS8 of the Local Plan in that it would involve residential development within the Green Belt.
2. It is a departure from policies DS10, HR1, H4 and LR1 of the local plan in that there is insufficient justification to permit a departure from the above Green Belt Policies.
3. It is contrary to the aims of the Scottish Planning Policy, which are to direct growth to the most appropriate locations and support regeneration, to protect and enhance the character, landscape setting and identity of towns and cities and to protect and give access to open space within and around towns and cities, as part of the wider structure of green space.

Grounds for Appeal:

Policies DS1, DS8

Although the site is not a brown field site it is not a site that could be considered crucial to the landscape setting of the area. The development of three houses is insignificant in terms of land area and housing numbers. In addition its position constrained between the golf club house and adjoining residential development, would support its development as an extension to the built up area.

Policy DS8 should be viewed against the exceptional mitigating circumstances that Gourock Golf Club as a local leisure, sports and youth development facility offers to the local community.

The Club is an ambassador in assisting and promoting tourism.

It has 840 members, the majority of whom are local people who would all welcome the additional facilities the club would provide for them and their families if funding were made available.



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web: www.canseg.co.uk

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Policies DS10, HR1, H4 and LR1

These policies should be viewed against the contribution that the provision of vital funds raised for the Club by the sale of this ground will make to the social, youth, leisure and tourism development of the area. Refer to section (b) of DS10. The injection of this funding will be crucial in delivering the club's strategic vision without it becoming an insurmountable financial burden in these troubled economic times.

Scottish Planning Policy

The development of this site is insignificant when viewed against the aims of the Scottish Planning Policy. The Planning Policy is designed to protect significant departure from good management of land use. This site does little to enhance or protect the neighbourhood. It does not give access to open space as it is a small confined area that in reality is an anomaly and should not have been designated as part of the Green belt.

The development of three houses is insignificant in terms of land area and housing numbers. Its accessibility to local facilities, bus routes and its sheltered aspect all offer advantages in terms of sustainability.

Conclusion

There are clear mitigating circumstances supporting the principle of development of this site. Any decision made should therefore be carefully balanced and not subject to refusal based on policies that were not designed for situations such as this, but viewed against the clear and significant contribution an approval would make to the social benefit the Club brings to the area.

There is justification for Inverclyde Council to provide assistance and effectively partner sustainable local groups such as Gourock Golf Club, who make a valuable contribution to the local community.

Finally this development will also provide much needed employment in the local building industry at a time when every job saved or provided is vital to the local economy. We estimate that the project will contribute in the region of £1 million towards local businesses.

We trust that this statement will be of assistance to you in determining the Review Application.

Yours faithfully

V. A. CANATA. DIP ARCH. ARIÀS. RIBA.

On behalf of Gourock Golf Club

Attached documents:

- Supporting statement by Club Captain Allan Warwick.
- Gourock Golf Club Strategic Vision 2010 – 2014.
- Location plan.

\\theserve\projects\1600-1649\1629 - gourock golf club\letters\review statement.doc

Gourock Golf Club - Planning Application

Construction of three Dwelling Houses at Golf Course, Cowal View, Gourock PA19 1HD

We note the 18th May 2010 decision of the Planning Authority to reject the above application on the basis that the ground lies within the greenbelt and there do not appear to be sufficient reasons to permit a departure from the recognised policies. Whilst as a club we respect the decision, we are strongly of the view that this application merits being seen in a much wider context – one that will accrue significant benefits for our 840 members, our visitors and the wider community of Inverclyde.

A 20 page document that outlines this strategic vision and how it will be achieved is available on request, the key points of which are outlined below for consideration.

(1) Gourock Golf Club is a major employer within the town.

The club has an annual turnover of over £500,000 and employs up to 30 people on a full and part time basis. An annual Capital investment programme of £50000 is required to ensure our clubhouse and course continues to develop.

(2) Gourock Golf Club - the land adjacent to the 10th tee.

The piece of Gourock Golf Club land adjacent to our 10th tee, that is the subject of the planning application, is considered poor quality shrub land. As such, it is difficult to envisage what other purpose, complementary to the golf club aims, it could be used for e.g. it is not suitable for recreational or sporting benefit.

We also note that there was only one public objection to the proposal.

(3) Gourock Golf Club has a strong community focus.

The club has over 840 members and has recently run a number of membership initiatives to ensure we retain and grow our membership. There has been a particular focus on Ladies and Juniors with over 30 ladies recently joining under an innovative summer offer and over 100 boys and girls from the local youth organisations attending recent 'try and buy' sessions.

We have strong connections with local schools and we are seeing an increasing use of our catering facilities by local organisations including church, badminton and curling groups.

We are active members of the Greenock Chamber of Commerce and Discover Inverclyde.

The club actively markets itself as a tourist attraction (using its spectacular views over the Clyde as a strong selling point) and attracts over 1000 visitors to the course and therefore the town during the season.

We have donated over £50000 to local charities over recent years and will run another charity day on 16th July 2010.

The club are looking to evolve to a Community Amateur Sports Club (CASC).

(4) Gourock Golf Club has a thought through Strategic Vision – 2010/14

Although run by a volunteer committee of 12 people, the club take a very business-like approach so that we continually strive to improve the undoubted asset we have. We have well thought through plans covering a 3 to 4 year period that will see us develop our course and clubhouse, retain and grow our membership across all groups, increase the level of visitors to our course and town and further strengthen our links with the local community. In the short term we have identified our top 10 priorities and six months into this plan we are on or ahead of track in all areas. Some recent indicators of success:

- £22000 investment in the course to improve drainage
- £23000 investment in clubhouse furniture and fittings
- Appointment of a new Caterer with resultant significant upturn in trade
- Appointment of a Director of Golf to oversee the whole business operation of the club

Supporting Summary

The club will deliver on its top 10 priorities and will achieve its Strategic Vision but to do this we need the support of the Planning Authority and Inverclyde Council. In the current financial climate we need to ensure we do not over burden our members and price our visitors' fees competitively. To allow us to accelerate the tangible progress we have made, and allow us to continue to invest in the club and the course, we need to access the capital funds that 'releasing' this piece of land will achieve.

The club committee are strongly of the view that Gourock Golf Club is an important asset to the community and has enormous potential. By partnering with Inverclyde Council we can tap into that potential and:

- grow our membership and build on the success of our current drive to increase our youth membership
- completely modernise our inefficient and under-utilised locker room that was first built in the 1960s, at an estimated cost of £150,000
- develop coaching and practice facilities
- continue to upgrade the condition of the course and invest in course equipment
- investigate expansion into other sports on the same site – linked to CASC
- increase the use of the club and the course by the local community.

We note that the rejection makes reference to there being no social or economic benefit associated with the development of the land, nor is it for the purposes of leisure, recreation and sport. Whilst we can accept this may not directly be the case, we would strongly contend that from the achievements and plans outlined above,

there is a direct link between granting this approval and the club being able to make further and accelerated progress in all these vital areas.

At Gourock Golf Club we have a vibrant membership from the ages of 9 to 85, we have a strong sense of teamwork and commitment from our staff and we have a very forward thinking, driven and motivated General Committee. We feel we have a club that Inverclyde can be proud of and we are absolutely determined to take the club to the next level - but we need help to achieve this.

We therefore request that our Planning Application be seen against the Gourock Golf Club Strategic Plan that we have put in place and against which we see meaningful progress as each month goes by. We are extremely confident if this planning request were approved, the local community would see a significant return for many generations to come.

Further details – including the Full Strategic Plan 2010/2014 can be obtained from Club Captain, Allan Warwick – telephone



Gourock Golf Club

**STRATEGIC VISION
2010-2014**

Gourock Golf Club

THE OBJECTIVE

***“To outline the 2010-2014
Strategic Vision for Gourock Golf
Club and its Partnership with
Inverclyde District Council”***



Gourock Golf Club



CONTENTS

1. **Mission Statement / Background & History**
2. **Committee Structure**
3. **Club Staffing**
4. **Financial Trends**
5. **Membership Trends**
6. **Financial Environment**
7. **2010-2014 Objectives**
8. **Membership Promotions**
9. **Links with Local Community of Inverclyde**
10. **Junior Charter**
11. **Junior 2010 Action Plan**
12. **2010-2011 Investment Plans**
13. **Gents Locker Room**
14. **Vision**
15. **Capital Funding**
16. **Inverclyde District Council Partnership**





MISSION STATEMENT

To provide and continually strive to improve a first class Gourock Golf Course and associated clubhouse facilities for the benefit of all our membership categories, visitors and the wider local community.

BACKGROUND & HISTORY

Gourock Golf Club has been established for over 113 years and is situated on the moorland above the west end of Gourock. It is generally regarded as a well maintained and challenging course with spectacular views over the Clyde. With a total membership of over 850 people it has vibrant playing and social sections for Gents, Ladies and Juniors.

The club are proud to be strongly linked with the community of Gourock and Inverclyde with a number of well established connections - something that recent committees have successfully reinforced.

The club are determined to continue to improve the course and clubhouse facilities that it has to offer and have well thought through business plans across all of its activities.





COMMITTEE STRUCTURE

Gourock Golf Club is run by a member elected volunteer committee consisting of :-

Captain

Vice Captain

Hon. Secretary

Hon. Treasurer

9 Committee Members

The committee formally meets once per month

Sub-committees

Also meeting monthly, control the following areas:-

- Greens • House Maintenance • House Services • Juniors • Ladies
 - Match and Handicap • Social • Development • Business Operations -
- (Finance, Marketing, Sponsorship, Branding, Communications & Membership)



Gourock Golf Club



CLUB STAFFING

Employing over 30 people :-

Assistant Treasurer -

4 to 5 hours per week

Secretary -

16 hours per week

Professional -

1 full time, 1 assistant and 2 support staff

Greenkeeping -

1 head greenkeeper and 5 staff

Bar -

1 full time, 1 part-time and 3 hourly staff

Catering -

Outsource to Clubclass Catering Ltd – supported by bank of

3 chefs and 7 waitresses and support staff.



Gourock Golf Club



FINANCIAL TRENDS



	05/06	06/07	07/08	08/09 Draft	09/10 Budget
FINANCIALS (£k)					
Total Income	375	405	407	387	396
o/w Subscription Income	272	285	297	290	300
o/w Visitor Income	16	20	16	12	15
o/w Other Income	87	100	94	85	81
Surplus/(Deficit)	8	12	(5)	(13)	0
Capital Investment	45	35	54	56	50
Net Current Assets	30	35	54	26	25
Full Gents Annual Fee (£)	507	516	525	545	566

Gourock Golf Club



MEMBERSHIP TRENDS



	05/06	06/07	07/08	08/09 Draft	09/10 Budget
MEMBERSHIP					
Full Gents	415	446	457	420	410
Ladies	58	61	68	58	58
Junior	105	101	120	85	85
Social	129	172	193	185	180
Other	105	106	98	102	107
Total	812	886	936	850	840

Gourock Golf Club



FINANCIAL ENVIRONMENT

Over the last 5 years the Gourock Golf Club committee has deliberately followed a policy of -

- Ongoing capital investment particularly in our prime asset - the golf course
- Holding our annual subscription increase below the rate of inflation
- Pursuing a revitalised marketing/branding strategy to attract new members, visitors & sponsorship link

The current financial climate is impacting the club -

- Membership growth has stalled / declined
- Reduced bar income
- Number of visitors down from prior years (50% fall in 2009 summer visitor income)
- Sponsorship income under threat

This period of unpredictability is restricting our improvement and growth plans and therefore makes it essential that we realise and utilise any assets we have, thereby ensuring :-

- We do not financially overburden our members
- We can continue to improve our course and clubhouse
- We can expand our link and support to the local community - an asset Inverclyde can be increasingly proud of.





2010-2014 OBJECTIVES

**TOP 10 OBJECTIVES WE HAVE OVER THE NEXT 4 YEARS
AND HOW WE WILL MEASURE OUR SUCCESS.**

- 1. Grow membership across all categories – Gents, Ladies, Juniors and Social**
- 2. Increase variety and number of social events – increased use by members reflected in restaurant and bar activity**
- 3. Revitalise whole area of Juniors – increased membership and increased activity level**
- 4. Develop and execute on a cohesive 5 year business plan - course and clubhouse development with practice facilities and new locker room**
- 5. Improve condition of course – capital works and cosmetics. Major focus on course drainage**
- 6. Improve communication to all members with a particular focus on e-mail communication and informative website**
- 7. Ensure financial stability of club continues - drive increase in non member income - visitors, bar, sponsors**
- 8. Improve internal and exterior décor of clubhouse by a phased approach to repairs and capital investment**
- 9. Ensure improved performance and teamwork across all staff levels including more effective communication with the committee**
- 10. Improve overall operation of committee – faster speed of action, more effective sub-committees, clarity on ownership, more effective execution of agreed actions**



Gourock Golf Club



MEMBERSHIP PROMOTIONS

MEMBERSHIP DRIVE PROJECTS IN THE LOCAL COMMUNITY
IN THE LAST 3 YEARS

Summer 2007

Golf Club Open day offering Membership discounts across all categories. Advertised through 2000 house leaflet drops, posters in town shops etc and 2 page Greenock Telegraph promotional article - highly successful outcome with over 80 new members - Gent, Lady, Junior, Social - joining.

Autumn 2009

Social Membership offer - £35 for 18 months building on the appointment of new caterer offering a more extensive menu over longer opening hours. Leaflet drop to local catchment area - 10 new members

Winter 2009

Delayed payment and 33% discount on joining and annual fee across all membership categories. Publicised through advert in Greenock Telegraph - offer ongoing



Greenock Golf Club



LINKS WITH LOCAL COMMUNITY OF INVERCLYDE



- Coaching link to schools through club professional
- Club Open Days / Gala Days
- Family Fun Nights
- Support to local charities - over £50,000 donated to local Charities over the last 5 years
- Increasing use of clubhouse facilities by local community groups - Church, Boys' Brigade, Scouts, Curling Club, Teachers, Chamber of Commerce
- Over 30 Sponsorship links with local businesses - annual sponsors day used as networking opportunity
- Use of local suppliers
- Benefit to local tourism through visitors to course - link to local hotel
- Considering becoming a Community Amateur Sports Club
- Member of the Greenock Chamber of Commerce

Greenock Golf Club



JUNIOR CHARTER

SGU JUNIOR CHARTER AWARD
GOUROCK GOLF CLUB 2007



The SGU Junior Charter is run in partnership with the member clubs of the 'Scottish Golf Union' and the 'Scottish Ladies Golfing Association' and aims to promote golf as a positive and beneficial experience for young people.

November 2007 - Gourock GC awarded 'Junior Charter' - only the third Club within the Renfrewshire Golf Union to have received it.

Award recognises that a number of key processes and policies are in place to ensure that Junior Players of all backgrounds and abilities are given 'easy access' to enjoy the challenges and rewards the game of golf affords - and in a safe environment.

Specifically, Gourock GC had to demonstrate that it could offer the following key elements to its Junior Members -

- a) Basic Teaching**
Encompassing safety, etiquette, rules and technique
 - b) Environment**
Where the game can be enjoyed at all levels of ability
 - c) Systems**
In place to allow measured skill level progression based on the achievement of targets
 - d) Club Membership**
Which has the minimum of constraints in terms of initial entry and affordable fees
- In return, the Junior Members are expected to commit to Attendance at Basic Teaching Sessions, Adhere to Club Rules both on and off the course and Participate in competitions.**





JUNIORS 2010 ACTION PLAN



The current recession has disproportionately impacted our Junior membership and we have therefore developed a detailed 2010 Action Plan to revitalise this section, including :

- **link with schools, youth groups etc – coaching and membership drive**
- **coaching with our professional mentoring of our younger members**
- **more direct involvement of Juniors in the running of their section**
- **family involvement**
- **strengthen the support and supervision through the direct involvement of our Professional and a more active Junior subcommittee**
- **extending junior playing hours eg. Medals on Sunday mornings**

Gourock Golf Club



2010-2011 INVESTMENT PLANS



Action	Estimated Cost
Continued drainage improvements	£40,000
Investment in greens, plant and equipment	£15,000
Upgrade clubhouse function/restaurant furniture	£17,000
Improve décor of clubhouse – external and interior	£25,000
Upgrade gents locker room – lockers, toilets, showers, disabled and visitor facilities	£140,000
TOTAL	£237,000

Gourock Golf Club



GENTS LOCKER ROOM



Current

Shabby/tired lockers, unattractive to Members/Guests

Regular maintenance and repairs required

No Disabled facilities

Limited visitor facilities

Under-utilised showers

Inefficient use of space and light

Non-income generating

Planned

Natural oak lockers, new carpets, toilets

Upgraded electrics, plumbing, lighting and fire safety

Disabled toilet and access ramp to rear of Locker Rooms

Visitor valuables lockers

Modern, more efficient showers

Modern lighting and maximised space

New revenue stream from locker rental

Gourock Golf Club

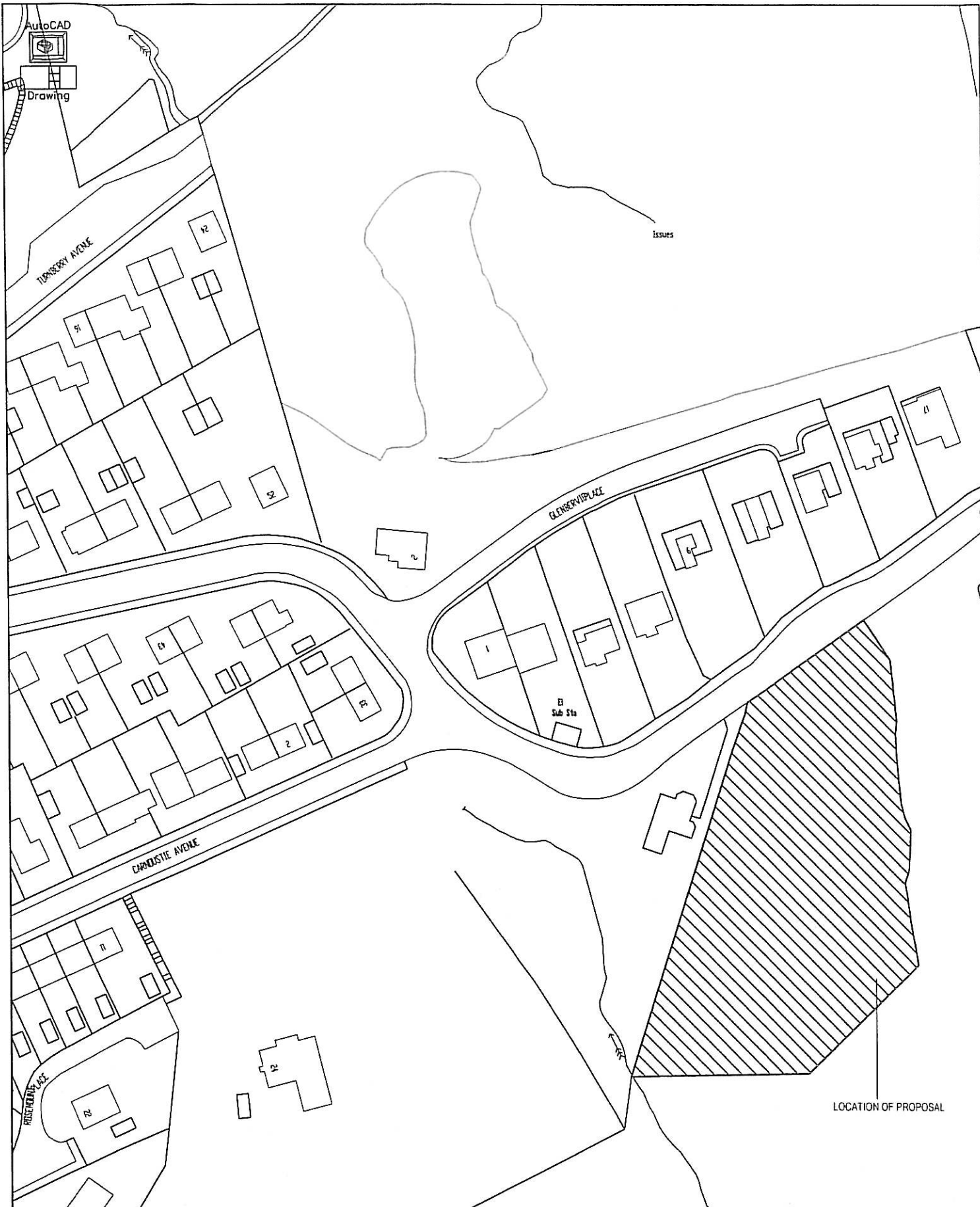


VISION



- 1. Continue to invest to upgrade the course**
- 2. Improve practice facilities, including an indoor facility**
- 3. Change and expand layout and footprint of club to improve overall facilities and expand the variety of offerings we provide to members, visitors and the community**
- 4. Diversify the sports / activities the club offers, eg. bowling, fitness gym – thereby increasing membership and club utilisation 365 days per year**
- 5. Employ a general manager to accelerate progress and improve club structure**

Gourock Golf Club



INTERIOR DESIGN • PROJECT MANAGEMENT • PLANNING SUPERVISION

Canata / Seggie

CHARTERED ARCHITECTS

7 UNION STREET, GREENOCK, PA16 8JH TEL: 01475 784517 FAX: 01475 888344
 e mail : info@canseg.co.uk website : www.canseg.co.uk

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PROJECT PROPOSED ERECTION OF 3 No. DWELLING HOUSES ON PRIVATE OPEN SPACE WITHIN GOUROCK GOLF COURSE.

CLIENT GUROCK GOLF CLUB.

DETAILS PROPOSED SITE LAYOUT.

DWG No 1629-LP	SCALE 1:1250 @ A4	DATE 21st October 2009	DRAWN R. Gregson	CHECKED V. Canata
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24 Rosemount Place Gourock PA19 1HQ; 29-07-10

Inverclyde Council Planning and Housing, Greenock PA15 1LS (Rona McGhee)

Dear Sirs

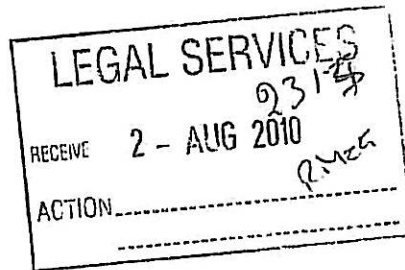
Review of Decision re Application 09/0334/IC (Gourock Golf Club)

Thank you for your letter RMcG/A1/ECO1 194, dated 16 July 2010

This 'Further Comment' to the Local Review Body is to - 'emphasise the environmental importance of not even appearing to leave any possible precedent for breach of greenbelt which could later provide leverage for other similar applications relating to Gourock Golf Club'.

Yours faithfully

W and Mrs AC Anderson



Planning Application 09/0334/IC

Should planning permission in principle be granted the following conditions should be attached:

1. In compliance with Section 59 of the Town and Country Planning (Scotland) Act 1997, the development granted may not commence until matters required to be approved by conditions imposed have been so by the Planning Authority.
2. The application for the approval of those matters referred to in conditions must be made before whichever is the latest of the following-
 - (i) the expiration of 3 years from the date of the grant of the permission
 - (ii) the expiration of 6 months from the date on which an earlier application for the requisite approval was refused, and
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed and may be made for
 - (a) different matters, and
 - (b) different parts of the development, at different times,

but, in relation to any matter, only one application may be made by virtue of (ii) and (iii) after the expiration of the 3 year period mentioned in (i) above.

3. Planning permission in principle lapses on the expiration of 2 years from the requisite approval being obtained (or, in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained) unless the development to which the permission relates is begun before that expiration.
4. 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 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.
5. That any application for matters specified by conditions shall not be submitted until a bat roost survey of the application site has taken place. The results of the survey shall be submitted with an application for matters specified by condition.
6. That no clearance works shall take place during the bird breeding season (mid March to mid August).

- 7. That a visibility splay of 2.5 metres by 35 metres by 1.05 metres high shall be provided at the access point with Cowal View prior to any dwellinghouse being occupied.**
- 8. That the road serving the development shall be 5.5 metres wide with a 2 metre wide verge on one side and a 2 metre wide footway on the other.**
- 9. That the road and footway serving the dwellinghouses hereby permitted shall be finished in a hard sealed surface before the first of the dwellings is occupied.**
- 10. That samples of facing materials to be used in the construction of the dwellinghouses shall be submitted to and approved in writing by the Planning Authority prior to their use.**
- 11. That details of all walls (including retaining walls) and fences shall be submitted to and approved in writing by the Planning Authority prior to their erection.**

Reasons

- 1-4. To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997.**
- 5. In the interests of nature conservation in accordance with the Conservation (Natural Habitats etc) Regulations 1994.**
- 6. In the interests of nature conservation in accordance with the Wildlife and Countryside Act 1981, as amended by the Nature Conservation (Scotland) Act 2004.**
- 7. In the interests of vehicular safety.**
- 8. To ensure the provision of adequate access facilities.**
- 9. To ensure the provision of adequate access facilities.**
- 10. To ensure the suitability of these materials.**
- 11. To ensure the suitability of the appearance of these with respect to streetscene and any retaining function they are to perform.**