

PLANNING BOARD - 1 DECEMBER 2010

Planning Board

Wednesday 1 December 2010 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McKenzie, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr D Greenslade (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.

708 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 708

Apologies for absence were intimated on behalf of Councillors Grieve, McCallum and Moran.

There were no declarations of interest intimated prior to the commencement of the meeting.

709 PLANNING APPLICATIONS 709

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

- (a) Change of use from offices (class 4) to dwellings (class 9). Conversion and extension of former ARP station to form 6 dwellings:
Former ARP Station, 84 Lochwinnoch Road, Kilmacolm (10/0237/IC)**

The report recommended that planning permission be granted subject to a number of conditions. After discussion, Councillor Fyfe moved that planning permission be refused as the proposed development is inappropriate for this countryside location within the greenbelt. 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 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 finishes consistent with the countryside location;
- (2) that notwithstanding the information in the docketed drawings, no development shall commence until details of bin storage have been submitted to and approved in writing by the Planning Authority, in order to provide satisfactory measures for the storage and uplift of waste materials; and
- (3) that if works are to be undertaken between March and October inclusive, roofing felt shall be removed by hand prior to renovation/demolition. If bats are subsequently found to

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be present SNH shall be contacted to advise on necessary licensing requirements, in order to avoid any offence being committed under the habitats regulations 1994.

- (b) Change of use from vacant shop unit (class 1) to licensed restaurant with ancillary takeaway (class 3) with erection of rear ventilation flue:
12-14 West Blackhall Street, Greenock (10/0324/IC)**

Decided: that planning permission be granted.

- (c) Removal of façade retention system and construction of diaphragm wall to former police station:
Municipal Buildings, 107-109 Dalrymple Street, Greenock (10/0309/IC & 10/0021/LB)**

The Head of Regeneration & Planning advised that reason (2) relative to the recommendation to refer the application for listed building consent to the Scottish Ministers with a recommendation that listed building consent be granted subject to conditions should read "to ensure that the finish provides a satisfactory alternative to the listed building's fenestration".

Decided:

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

(1) that the applicant shall provide Transport Scotland with a method statement for approval prior to works commencing on site, to ensure that the safety of Trunk Road users is not diminished during the construction period; and

(2) that no development shall commence until a sample of the black render finish has been submitted to and approved in writing by the Planning Authority, to ensure that the finish provides a satisfactory alternative to the listed building's fenestration;

(ii) that it be remitted to the Head of Regeneration & Planning to formally refer the application for listed building consent to the Scottish Ministers with a recommendation that listed building consent is granted subject to the following conditions:-

(1) that the applicant shall provide Transport Scotland with a method statement for approval prior to works commencing on site, to ensure that the safety of Trunk Road users is not diminished during the construction period; and

(2) that no development shall commence until a sample of the black render finish has been submitted to and approved in writing by the Planning Authority, to ensure that the finish provides a satisfactory alternative to the listed building's fenestration.

- (d) Installation of replacement telecommunications pole together with associated equipment cabinet:
Cloch Road, adjacent to McInroy's Point, Gourock (10/0325/IC)**

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 of the date of this consent, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;

(2) that within two months of the equipment hereby permitted being brought into use, the existing equipment adjacent shall be removed and the site reinstated to the satisfaction of the Planning Authority, to minimise the visual effect on the locality and to ensure reinstatement works are of a satisfactory standard;

(3) that in the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated within 2 months, to the satisfaction of the Planning

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Authority, to minimise the visual effect on the locality and to ensure reinstatement works are of a satisfactory standard;

(4) that development shall not be commenced until such time as it has been demonstrated to the satisfaction of the Planning Authority that the power line required to serve the proposed equipment shall be constructed underground with no electricity infrastructure being visible above ground on Cloch Road, to minimise visual intrusion within the Cloch Road streetscape; and

(5) that no symbols, signs, letters or logos shall be displayed on any part of the structure. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display, to minimise visual intrusion within the Cloch Road streetscape.

**(e) Proposed change of use from police house/station to restaurant:
Old Police House, Main Street, Inverkip (10/0223/IC)**

The report recommended that planning permission be granted subject to a number of conditions. After discussion, Councillor Dorrian moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener. As an amendment, Councillor Rebecchi moved that planning permission be refused as the proposals would exacerbate existing parking difficulties in the vicinity of the application site. On a vote, 1 Member voted for the amendment and 5 for the motion which was declared carried.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

**(f) Erection of decking (in retrospect):
48 Leapmoor Drive, Wemyss Bay (10/0293/IC)**

Decided: that planning permission be granted subject to the condition that within 28 days of the date hereof the approved privacy screening shall be installed within and thereafter retained in perpetuity, to comply with the design guidance in the Council's PPAN 15 and to safeguard the privacy of neighbouring properties.

710 ADVERTISEMENT APPLICATION

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There was submitted a report by Head of Regeneration & Planning on an application for advertisement consent for the erection of 2 hoardings by Mrs C Lawson Robb on behalf of Lidl Foodstore at 1 Customhouse Way, Greenock (10/0054/CA).

Decided: that advertisement consent be refused on the grounds that the two proposed advertising hoardings would create advertisement clutter, out of scale and character with Customhouse Way, contrary to the advice in the Council's PPAN 13 and to the detriment of the quality of visual amenity in this part of Greenock's waterfront renewal.