

PLANNING BOARD - 5 JANUARY 2011

Planning Board

Wednesday 5 January 2011 at 3 pm

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

Chair: Councillor Wilson presided.

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

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

1 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 1

Apologies for absence were intimated on behalf of Councillors Grieve and McKenzie.

No declarations of interest were intimated.

2 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION 2

**Proposed Change of Use from Police House/Station to Restaurant:
Old Police House, Main Street, Inverkip (10/0223/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr S Darroch for the proposed change of use from police house/station to restaurant at Old Police House, Main Street, Inverkip (10/0223/IC), consideration of which had been continued from the meeting of 1 December 2010 for a site visit.

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

After discussion, Councillor Nelson moved that planning permission be refused for the following reasons:-

(1) as there is currently insufficient parking on Main Street, Inverkip. The application shows the provision of 10 car parking spaces to the rear of the property, which would be insufficient for 6 staff and the 40 customers, this would result in the loss of on street parking which could adversely affect the efficiency, safety and effectiveness of the existing roads network contrary to Local Plan Policies TA6 and TA14;

(2) as it would not be possible to provide a 35m visibility splay within the application site which would compromise road safety, contrary to Local Plan Policy TA14, and would not comply with the 1995 Roads Development Guide;

(3) as there is no provision of a pavement on the narrow access road to the car park at the rear of the property to safely accommodate pedestrian access, contrary to Local Plan Policies TA14 and TA1;

(4) as the proposal would have a detrimental impact on the historical street pattern and the building form within this residential area contrary to Local Plan Policies HR13, HR12, H8 and H9;

(5) as the development will involve noisy processes and/or extended hours of

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operation, which will affect the amenity of this noise sensitive residential area contrary to PAN56 Planning and Noise and Local Plan Policy UT10;

(6) as the area is zoned for residential not commercial use in the Inverclyde 2005 Local Plan the proposal contravenes Local Plan Policies H1 and H9 and will have a detrimental impact on the character and amenity of this residential area; and

(7) as deliveries to the premises would compromise road safety given the narrow width of Main Street, contrary to Local Plan Policies TA6 and TA14 and the Roads Development Guide.

As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report.

On a vote, 2 Members voted for the amendment and 5 for the motion which was declared carried.

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

(1) as there is currently insufficient parking on Main Street, Inverkip. The application shows the provision of 10 car parking spaces to the rear of the property, which would be insufficient for 6 staff and the 40 customers this would result in the loss of on street parking which could adversely affect the efficiency, safety and effectiveness of the existing roads network contrary to Local Plan Policies TA6 and TA14;

(2) as it would not be possible to provide a 35m visibility splay within the application site which would compromise road safety, contrary to Local Plan Policy TA14, and would not comply with the 1995 Roads Development Guide;

(3) as there is no provision of a pavement on the narrow access road to the car park at the rear of the property to safely accommodate pedestrian access, contrary to Local Plan Policies TA14 and TA1;

(4) as the proposal would have a detrimental impact on the historical street pattern and the building form within this residential area contrary to Local Plan Policies HR13, HR12, H8 and H9;

(5) as the development will involve noisy processes and/or extended hours of operation, which will affect the amenity of this noise sensitive residential area contrary to PAN56 Planning and Noise and Local Plan Policy UT10;

(6) as the area is zoned for residential not commercial use in the Inverclyde 2005 Local Plan the proposal contravenes Local Plan Policies H1 and H9 and will have a detrimental impact on the character and amenity of this residential area; and

(7) as deliveries to the premises would compromise road safety given the narrow width of Main Street, contrary to Local Plan Policies TA6 and TA14 and the Roads Development Guide.

3 PLANNING APPLICATIONS

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

- (a) **Installation of wind turbine:
Field at Kellybank Cottage, Kelly Road, Wemyss Bay (10/0282/IC)**

Decided: that planning permission be granted.

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- (b) **Variation to condition 3 attached to planning permission IC/03/470:
44 Murdieston Street, Greenock (10/0355/IC)**

Decided: that the application be refused on the grounds that the proposed increase in hours of operation beyond 21.00 hours would have a detrimental impact on the established amenity of the nearby residential properties by virtue of the potential generation of noise, disturbance and nuisance, contrary to Policy H1 of the Inverclyde Local Plan.

- (c) **Approval of matters specified by conditions in planning permission 09/0182/IC and non-compliance with condition 15 of planning permission 09/0182/IC:
James Watt Dock/Garvel Island and Great Harbour Embankment, Greenock (10/0234/IC)**

The report recommended that the application be granted subject to a number of conditions.

Decided: that consideration of the application be continued to allow the Head of Regeneration & Planning to discuss the formation of a public slipway access to the dock, harbour or river in terms of condition 27 attached to planning permission 09/0182/IC with the applicant.