
Report To:	The Planning Board	Date:	2nd February 2011
Report By:	Head of Regeneration and Planning	Report No:	10/0381/IC Plan 02/11 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Erection of 4No. temporary huts, security fence enclosure and additional car parking at St Stephen's High School, Southfield Avenue, Port Glasgow.		

SITE DESCRIPTION

St Stephens High School, Southfield Avenue, Port Glasgow is a 1970's building, up to 4 storey in height and set within extensive grounds.

PROPOSAL

It is proposed to site 4 temporary huts on a grassed area, within the school grounds, to the north east of the vehicular access from Southfield Avenue and to the rear (south) of houses on Castlehill Avenue. Three of the huts have a floor area of 135 square metres and the fourth is 178 square metres. The hutment is enclosed by 2.4m high security fencing and equipped with a pole mounted cctv camera. To the west of the proposed hutment, eight off street parking spaces are proposed. The temporary accommodation is required for a period of three years to accommodate additional pupils from Port Glasgow High School on a temporary basis.

LOCAL PLAN POLICIES

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

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

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections

Head Of Safer And Inclusive Communities - No objections

PUBLICITY

The application was advertised in the Greenock Telegraph on 17th December 2010 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance the character and amenity of residential areas. Schools are typically located within residential areas and the huts are required for educational purposes. Considering the location within the school grounds, the separation of the proposed hutment from the rear of properties in Castlehill Road is such that I consider impact on residential amenity to be neutral.

There are no objections from the Head of Environmental & Commercial Services on road safety grounds or from the Head of Safer & Inclusive Communities on public health grounds.

Given the temporary nature of the proposed buildings I consider it appropriate to limit the duration of planning permission to three years.

RECOMMENDATION

That the application be granted subject to condition.

Condition

That the development hereby approved shall be removed at the expiry of three years from the date on this planning permission and that any works required for the reinstatement of the site shall be completed three months thereafter.

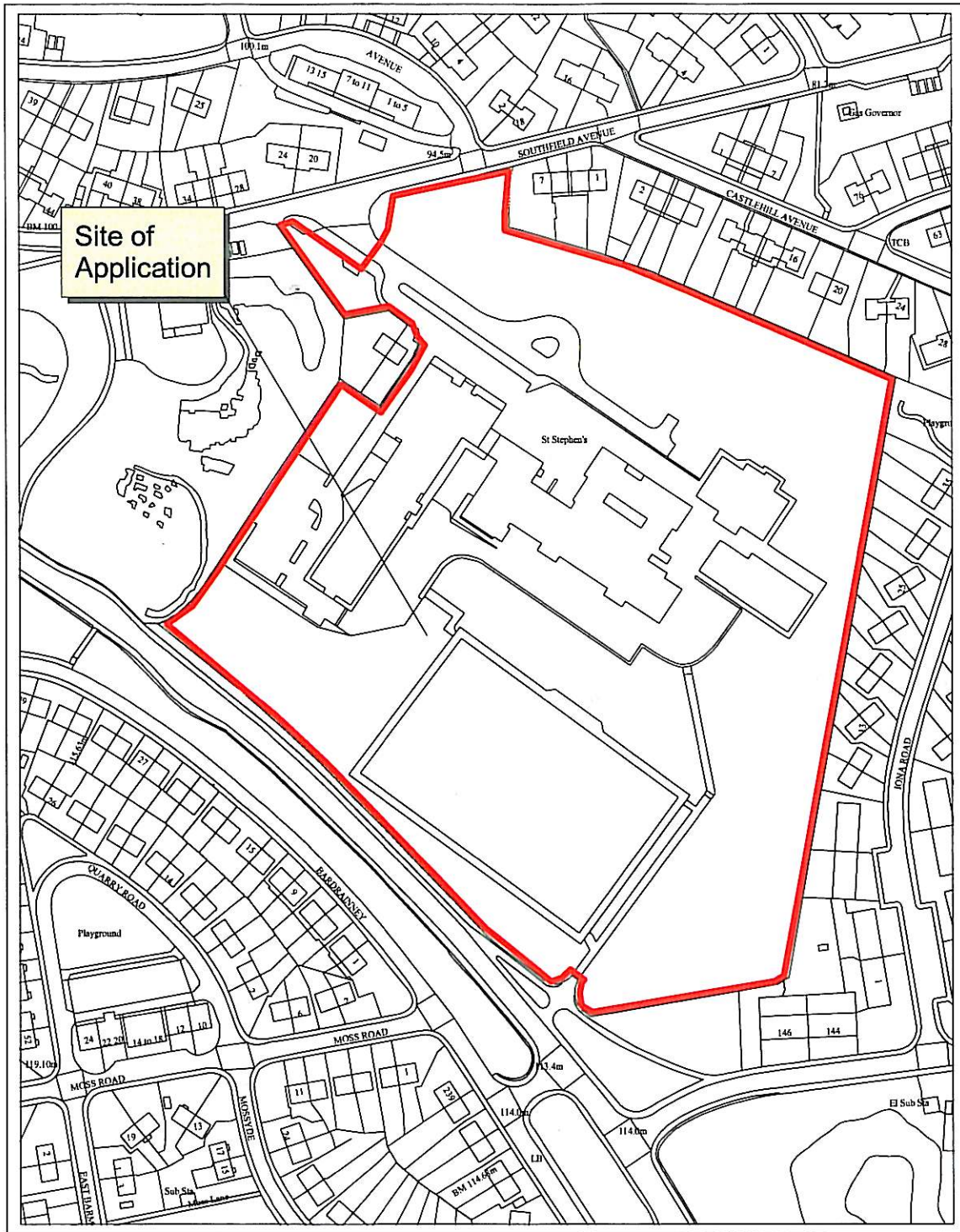
Reasons

Due to the temporary nature of the development and to safeguard the character and amenity of the area.

Stuart Jamieson
Head of Regeneration and Planning

Background Papers

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



Drawing No. 10/0381/IC St. Stephen's High School, Port Glasgow.

Drawn by: JML

Date: 12:01:11



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