

PLANNING BOARD - 6 APRIL 2011

Planning Board

Wednesday 6 April 2011 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 G Leitch (for Head of Environmental & Commercial Services), Ms V Pollock (for Head of Legal & Democratic Services) and Mr M Bingham (Corporate Communications & Public Affairs).

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

251 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 251

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

No declarations of interest were intimated.

252 PLANNING APPLICATIONS 252

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

- (a) Change of use from shop unit to office unit:
53 Belville Street, Greenock (11/0017/IC)**

Decided: that planning permission be granted.

- (b) Use of premises as business centre (Class 4) and cafe/bar, external alterations including erection of two galvanised metal external fire escape stairs, etc and formation of associated car parks:
Sugar Warehouse, East Hamilton Street, Greenock (10/0151/IC, 10/0291/IC & 10/0010/LB)**

After discussion, Councillor McKenzie moved that planning application 10/0151/IC, listed building application 10/0010/LB and planning application 10/0291/IC be granted subject to the conditions detailed in the report. As an amendment, Councillor Nelson moved (1) that consideration of planning application 10/0151/IC and listed building application 10/0010/LB be continued for further discussion with the applicant on the possibility of internal fire escapes being incorporated within the development instead of the external fire escapes proposed; and (2) that planning application 10/0291/IC be granted subject to the condition detailed in the report. On a vote, three Members voted for the amendment and four for the motion which was declared carried.

Decided:

- (i) that planning application 10/0151/IC be granted subject to the following

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conditions:-

- (1) that prior to the commencement of development, details of the colour treatment of the fire escape staircases shall be submitted to and approved in writing by the Planning Authority, to ensure that a colour appropriate to the Sugar Warehouse is used;
- (2) that there shall be no means of direct access, either vehicular or pedestrian, to the trunk road, to minimise interference with the safety and free flow of traffic on the trunk road;
- (3) that there shall be no drainage connections to the trunk road drainage system, to ensure that the efficiency of the existing drainage network is not affected;
- (4) that there shall be no advertising signage within or adjacent to the trunk road boundary, to minimise the distraction to drivers on the trunk road; and
- (5) that the parking spaces hereby permitted and those permitted by planning permission 10/0291/IC shall be surfaced and marked out prior to the café or business space being brought into use, to ensure the provision of adequate car parking spaces;
 - (ii) that, following formal referral to Historic Scotland, listed building application 10/0010/LB be granted subject to the condition that prior to the commencement of development, details of the colour treatment of the fire escape staircases shall be submitted to and approved in writing by the Planning Authority, to ensure that a colour appropriate to the Sugar Warehouse is used; and
 - (iii) that planning application 10/0291/IC be granted subject to the condition that the parking spaces hereby permitted shall be surfaced and marked out prior to the café or business space permitted by planning permission 10/0151/IC being brought into use, to ensure the provision of adequate car parking spaces.

**(c) Erection of dwellinghouse with ancillary flat:
Lukeston Farm, Branchal Road, near Quarrier's Village (11/0001/IC)**

Decided: that, subject to the applicants entering into a Section 75 Agreement under the Town & Country Planning (Scotland) Act 1997 restricting the occupancy of the house and flat to persons employed in agriculture, planning permission be granted.

253 PLANNING APPEAL – 1 CUSTOMHOUSE WAY, GREENOCK

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There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 6 October 2010 to refuse advertisement consent for the display of a free standing illuminated sign to Dalrymple Street at Lidl, 1 Customhouse Way, Greenock (10/0048/CA), an appeal against the refusal of advertisement consent had been made to the Scottish Government.

Noted