

PLANNING BOARD - 4 MAY 2011

Planning Board

Wednesday 4 May 2011 at 3 pm

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

Chair: Councillor Wilson presided.

In attendance: Development & Building Standards Manager, Mr G Leitch (for Head of Environmental & Commercial Services), Ms V Pollock (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.

325 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 325

An apology for absence was intimated on behalf of Councillor Grieve.

No declarations of interest were intimated.

326 PLANNING APPLICATIONS 326

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

**(a) Extension of existing care home:
Marchmont Home, Alderwood Road, Port Glasgow (11/0057/IC)**

Decided: that planning permission be granted subject to the following conditions:-

(1) that prior to the commencement of works on site, samples of all external materials to be used in the construction of the extension hereby permitted be submitted to and approved by the Planning Authority. Works shall then proceed utilising the approved materials, or any alternative agreed in writing with the Planning Authority, to ensure the proposed materials are acceptable in terms of the existing premises, in the interest of visual amenity; and

(2) that no permission is granted for the car parking layout as detailed in plan 6268/03 revision D. Prior to the commencement of development on site an alternative parking layout shall be submitted in writing to and approved by the Planning Authority. The approved car parking layout shall thereafter be implemented, available for use prior to the occupation of the approved building extension and maintained in perpetuity unless otherwise permitted in writing by the Planning Authority, to maximise the potential for on site car parking in the interests of road safety on Alderwood Road.

**(b) Proposed flatted development:
Killochend Drive, Greenock (08/0300/IC)**

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

During the course of discussion, it was noted that in terms of the Council's Roads

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Development Guide, 1.65 car parking spaces per flat should, in fact, be provided.

Decided: that consideration of the application be continued for a further report from the Head of Regeneration & Planning with particular regard to the requirements of the Council's Roads Development Guide.

**(c) Extension and alterations to community centre:
Community Centre, Binnie Street, Gourock (10/0382/IC and 10/0001/LB)**

Decided:

(i) 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 an appropriate finishing material for this historic building;

(2) that the parking layout detailed in drawing 09 215 201 D shall be completed prior to the completion of the building works hereby approved, to ensure an appropriate level of on site parking;

(3) that no development shall commence until full details of bin storage have been submitted to and approved in writing by the Planning Authority, to protect the amenity of the immediate area and prevent the creation of nuisance due to odours, insects, rodents or birds; and

(ii) that it be remitted to the Head of Regeneration and Planning to formally refer the application for listed building consent to Historic Scotland recommending that listed building consent be granted subject to the condition 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 an appropriate finishing material for this historic building.