

Agenda Item 4 No.

Report To:	The Planning Board	Date:	1 June 2011
Report By:	Head of Regeneration and Planning	Report No:	10/0223/IC Plan 06/11
Contact Officer:	Guy Phillips	Contact No:	01475 712462
Subject	Notification of Planning Annual: Proposed	change of use	from police house/station t

Subject: Notification of Planning Appeal: Proposed change of use from police house/station to restaurant at the Old Police House, Main Street, Inverkip

INTRODUCTION

In January 2011 planning permission was refused for the change of use from police house/station to restaurant at the Old Police House, Main Street, Inverkip. Planning permission was refused:

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.

NOTIFICATION OF APPEAL

Notification has been received that an appeal against the refusal of planning permission application has been lodged with the Scottish Government. The appeal is to be considered by written submissions.

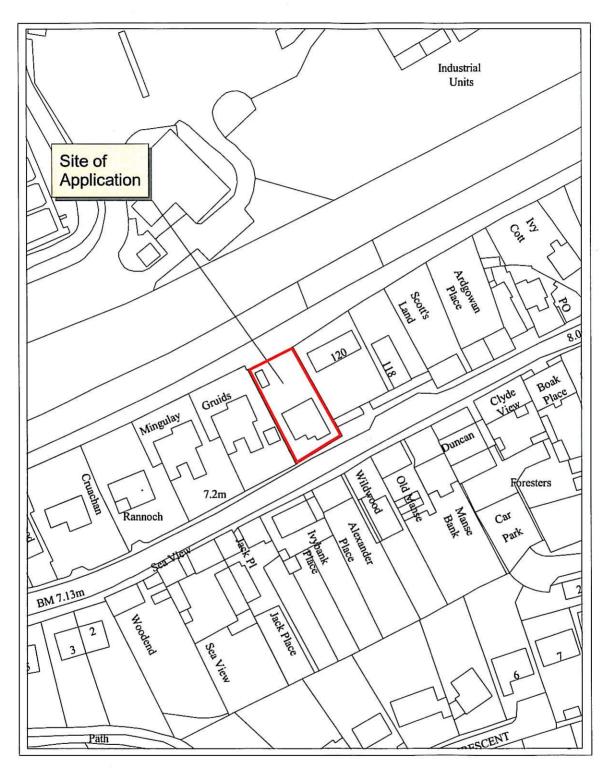
RECOMMENDATION

The Board notes the position.

Stuart Jamieson Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 10/0223/IC



Drawing No. 10/0223/IC Old Police House, Inverkip

Drawn by: JML

Date: 09:11:10



Inverclyde regeneration and planning

