
Report To:	The Planning Board	Date:	7th September 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0164/IC Plan 09/11 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Proposed Erection of a Prefabricated Building (Containing WC, Meeting Room and Store), widening of Pedestrian Entrance and Replacement of Fence at Wellington Allotments, Wellington Street, Greenock		

SITE DESCRIPTION

Allotment gardens, in Council ownership, are located on the south side of Wellington Street, Greenock, approximately 15m east of the junction with Mount Pleasant Street. The site extends to approximately 100 square metres. Adjoining to the west is an electricity sub station. A terrace of three storey houses lies opposite, on the north side of Wellington Street. The disused Princes Pier railway line runs below the site in a tunnel. Screening the site from the street is an approximately 1.4m high stone wall with a 2.4m high timber fence positioned behind.

PROPOSAL

It is proposed to site a 36 square metre, flat roofed, modular building to provide accommodation in association with the use of the allotments. The building has the appearance of a shipping container with a door and windows. 3.1m high weldmesh fencing is proposed to screen the building from Wellington Street. The proposed fencing replaces the existing timber fencing and is located behind the stone wall. Further proposed is an increase in the width of the pedestrian access from Wellington Street and the formation of a ramp.

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.

Local Plan Policy TA10 - Safeguarding Infrastructure for Freight Movement

In order to promote freight movement by sea and rail, Inverclyde Council will safeguard and support the development of:

- (i) Ocean Terminal, Greenock; and

(ii) Rail freight links to Ocean Terminal and the Great Harbour/Inchgreen area.

CONSULTATIONS

Head Of Environmental And Commercial Services – No objections.

Head Of Safer And Inclusive Communities - No objections subject to conditions regarding waste storage and lighting.

PUBLICITY

The application was advertised in the Greenock Telegraph on 1st July 2011 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.

While the application site is over a tunnel on the disused Princes Pier railway line, the proposed modular building is not directly above it. The application plans confirm the building would be placed on a hard standing (no foundations are required). As such there is no impact on the railway tunnel and consequently, no conflict between the proposal and policy TA10 which seeks to safeguard the railway line.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. While the proposed modular building is functional in appearance, screening by the proposed weldmesh fencing and existing stone wall determines that there is little visual impact from the public domain in Wellington Street or on the outlook from the houses on the north side of the street. Overall, I consider the proposal satisfies the aim of policy H1 of safeguarding residential amenity.

There are no objections from the Head of Environmental & Commercial Services on road safety grounds. Conditions suggested by the Head of Safer & Inclusive Communities regarding storage of waste and light pollution are matters appropriately controlled by separate legislation and I do not consider it is in order to attach such conditions. The site is also in Council ownership and it is appropriate that the issues raised by the Head of Safer & Inclusive Communities be controlled under the Council's powers as landlord.

While I have no objections to the principle of weldmesh fencing, I consider a condition should be attached reserving its colour.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted

Condition

1. No development shall commence until the colour of the fencing, hereby approved, has been agreed in writing with the Planning Authority: development thereafter shall proceed utilising the approved colour, unless the Planning Authority gives its prior written approval to any alternative.

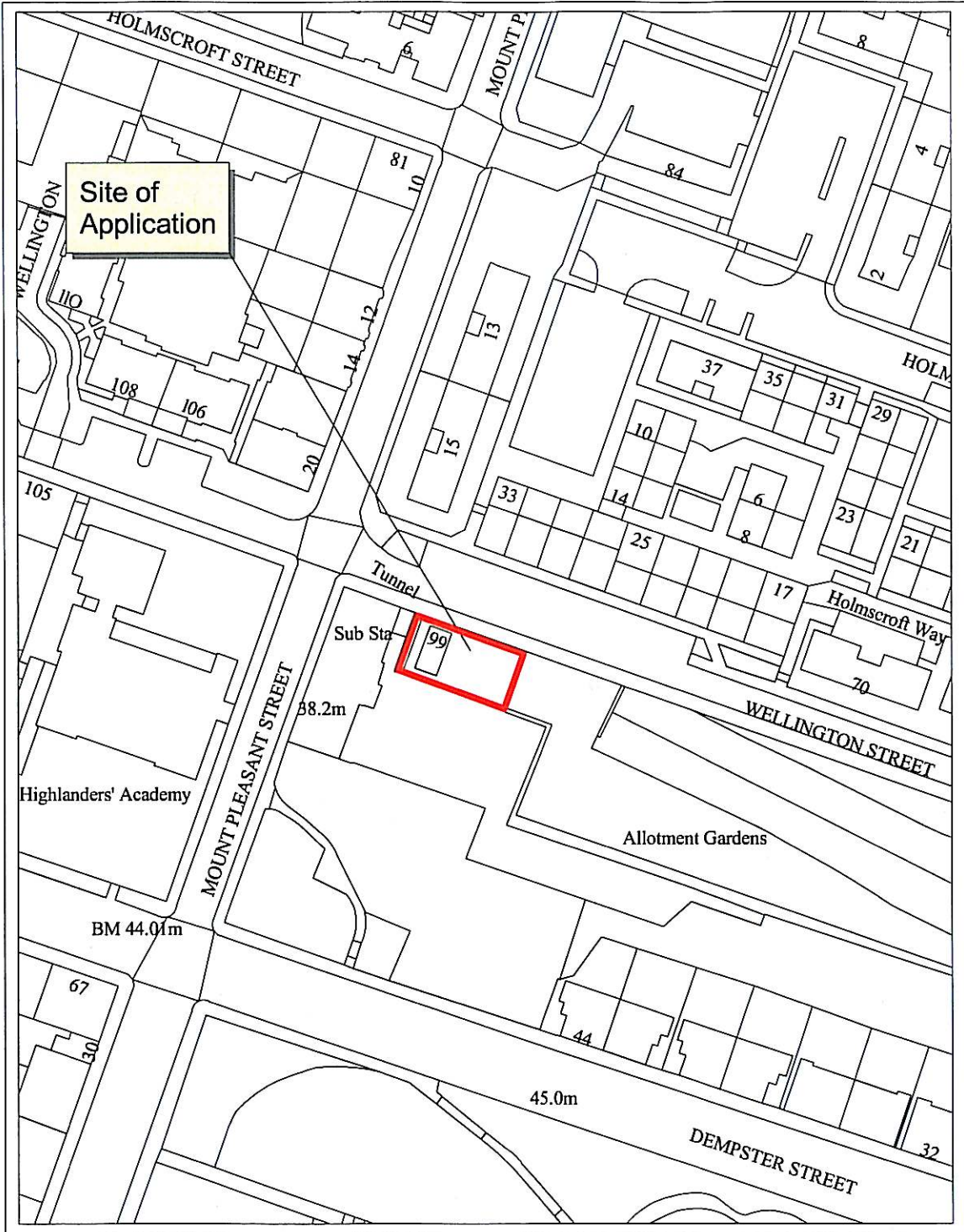
Reason

1. In the interests of visual amenity in Wellington Street.

Stuart Jamieson
Head of Regeneration and Planning

Background Papers

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



Drawing No. 11/0164/IC Wellington Allotments, Greenock.

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