

PLANNING BOARD - 5 OCTOBER 2011

Planning Board

Wednesday 5 October 2011 at 3 pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Building Standards Manager, Mr G Leitch and Ms V Pollock (for Head of Legal & Democratic Services).

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

616 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 616

Apologies for absence were intimated on behalf of Councillors Brooks, Fyfe and Grieve.

Councillors Loughran and Nelson declared an interest in Agenda Item 3(b) (Construction of 42 Terraced and Semi Detached Houses including New Access Road and all Ancillary Works: Vacant School Site between Banff Road and Nairn Road, Greenock (11/0172/IC)).

617 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 617

(a) Proposed Flatted Developments:

Killochend Drive, Greenock (08/0300/IC)

There was submitted a report by the Head of Regeneration & Planning regarding an application by ECOS Construction Ltd for a proposed flatted development at Killochend Drive, Greenock (08/0300/IC), consideration of which had been continued from the meeting of 4 May 2011 for clarification on the number of parking spaces proposed, from the meeting of 1 June 2011 for a site visit and from the meeting of 3 August 2011 to allow the Head of Regeneration & Planning to explore with the developer the level of car parking and play provision associated with the development.

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

After discussion, Councillor Wilson moved that planning permission be granted subject to conditions detailed in the report. As an amendment, Councillor Nelson moved that the application be refused for the following reasons (1) as the development's incompatibility as a domineering flatted development is not fitting with the character and amenity of the existing dwellinghouses in the area, contrary to Local Plan Policies H1 and H8; (2) as the splays required to safely exit the site, as laid down in the Council's Road Development Guide, cannot be achieved due to land on each side of the road not being in the control of the developer, contrary to Local Plan Policy H8(f); and (3) as there is insufficient and inadequate provision for parking within the vicinity of the development to take any surplus or overflow parking from the development.

On a vote, 1 Member voted for the motion and 7 for the amendment which was declared carried.

Decided: that planning permission be refused for the following reasons:-

(1) as the development's incompatibility as a domineering flatted development is not

PLANNING BOARD - 5 OCTOBER 2011

fitting with the character and amenity of the existing dwellinghouses in the area contrary to Local Plan Policies H1 and H8;

(2) as the splays required to safely exit the site, as laid down in the Council's Road Development Guide, cannot be achieved due to land on each side of the road not being in the control of the developer, contrary to Local Plan Policy H8(f); and

(3) as there is insufficient and inadequate provision for parking within the vicinity of the development to take any surplus or overflow parking from the development.

(b) Residential development in principle, including the formation of a new access road:

Barr's Brae, Port Glasgow (11/0169/IC)

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr G Timoney for a residential development in principle, including the formation of a new access road at Barr's Brae, Port Glasgow (11/0169/IC) consideration of which had been continued from the meeting of 7 September 2011 for a site visit.

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

Decided: that planning permission be refused for the following reasons:-

(1) as the development will have an adverse impact on the enjoyment of users of the Sustrans cycle track, which is part of the core path network as referred to in Local Plan Policies LR6 and LR7;

(2) as the development is located on land within the green network of open spaces that provides a physical and attractive buffer between an area of brownfield land and the road on Barr's Brae; and

(3) as the development is located on land identified in the Local Plan as open space, development of which would be contrary to Local Plan Policy LR1, Safeguarding Open Spaces.

618 PLANNING APPLICATIONS

618

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

**(a) Change of use of carpet shop to café (class 3):
46 Inverkip Street, Greenock (11/0198/IC)**

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

After discussion, Councillor McCallum moved that planning permission be refused on the grounds of the likely adverse affect on road safety. As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report along with the applicant agreeing to a further condition restricting trading hours to 9 am to 10 pm, daily.

On a vote, 3 Members voted for the amendment and 4 for the motion which was declared carried.

Decided: that planning permission be refused as the development would lead to an increase in vehicular and pedestrian activity together with an additional demand for on street parking all of which will result in congestion and confrontation to the detriment of road safety.

PLANNING BOARD - 5 OCTOBER 2011

- (b) Construction of 42 terraced and semi detached houses including new access road and all ancillary works:
Vacant School Site between Banff Road and Nairn Road, Greenock (11/0172/IC)**

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

Councillors Loughran and Nelson declared a non-financial interest in this matter as members of the Board of River Clyde Homes and left the Chambers.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

Councillors Loughran and Nelson returned to the meeting following consideration of this item of business.

- (c) Partial demolition and alterations to former primary school buildings to facilitate re-use, together with new parking provision and erection of MUGA (Multi Use Games Area) court:
St Lawrence's Primary, Ingleston Street, Greenock (11/0190/IC)**

Decided: that planning permission be granted subject to the condition that prior to the commencement of works on site, samples of the external cladding to be used on the building must be submitted to and approved by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed, in writing, by the Planning Authority, to ensure the proposed cladding is visually acceptable.

- (d) Change of use of retail to community drop-in and information centre:
24 Moss Road, Port Glasgow (11/0177/IC)**

The report recommended that planning permission be granted.

After discussion, Councillor Wilson moved that the application be refused due to being located in close proximity to schools, play parks and housing. As an amendment, Councillor McCallum moved that the application be granted.

On a vote, 2 Members voted for the motion and 4 for the amendment which was declared carried.

Decided: that planning permission be granted.

619 PLANNING APPEAL - 18 CAMPBELL STREET, GREENOCK

619

There was submitted a report by the Head of Regeneration & Planning intimating the notification of a planning appeal at 18 Campbell Street, Greenock (11/0050/IC).

Noted