

**PLANNING BOARD - 2 NOVEMBER 2011**

**Planning Board**

**Wednesday 2 November 2011 at 3 pm**

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

**Chair:** Councillor Wilson presided.

**In attendance:** Head of Regeneration & Planning, Development & Building Standards Manager, Mr G Leitch (Environmental & Commercial Services) 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.**

**738                    APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST                    738**

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

Councillors Fyfe, Loughran and Rebecchi declared an interest in agenda item 2 (construction of 42 terraced and semi-detached houses including new access road at the vacant former school site between Banff Road and Nairn Road, Greenock (11/0172/IC)).

**739                    PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION                    739**

**Construction of 42 terraced and semi-detached houses including new access road:**

**Vacant Former School Site between Banff Road and Nairn Road, Greenock (11/0172/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by River Clyde Homes for the construction of 42 terraced and semi-detached houses including new access road at the vacant former school site between Banff Road and Nairn Road, Greenock (11/0172/IC).

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

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

After discussion, Councillor McCallum moved that planning permission be refused for the following reasons:-

- (1) as the height of the proposed houses would be detrimental to the amenity of existing residents in the vicinity of the proposed development;
- (2) as there is a history of flooding in the area which may be exacerbated by the proposals to the detriment of the amenity of existing residents and the residents of the new houses; and
- (3) as the increased traffic generated by the development and the consequent requirement for additional on-street parking on a length of road which is presently subject to high demand for on-street parking would lead to congestion and confrontation to the detriment of road safety.

As an amendment, Councillor Moran moved that planning permission be granted subject to the conditions detailed in the report. On a vote, 3 Members voted for the

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amendment and 4 for the motion which was declared carried.

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

- (1) as the height of the proposed houses would be detrimental to the amenity of existing residents in the vicinity of the proposed development;
- (2) as there is a history of flooding in the area which may be exacerbated by the proposals to the detriment of the amenity of existing residents and the residents of the new houses; and
- (3) as the increased traffic generated by the development and the consequent requirement for additional on-street parking on a length of road which is presently subject to high demand for on-street parking would lead to congestion and confrontation to the detriment of road safety.

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

**740 PLANNING APPLICATIONS**

**740**

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

**(a) Erection of two 20Kw wind turbines on 15m masts:  
Murdieston Farm, Old Largs Road, Greenock (11/0209/IC)**

The report recommended that planning permission be refused for the reason detailed in the report.

The Head of Regeneration & Planning advised the Committee that should planning permission be refused minor amendments would be required to the reason for refusal to reflect late information received.

After discussion, Councillor Nelson moved that planning permission be granted in terms of Local Plan Policy HR8. As an amendment, Councillor Brooks moved that consideration of the application be continued for a site visit. On a vote, 4 Members voted for the motion and 6 for the amendment which was declared carried.

**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.

**(b) Mixed use "urban village" development including residential, business, community use and small scale retail:  
Inverkip Power Station (09/0175/IC)**

It was noted that this application had been withdrawn from the agenda.

**741 PLANNING APPEAL - UPPER FLAT, 39 TOWER DRIVE, GOUROCK (11/0005/LB)**

**741**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 2 March 2011 to refuse planning permission and listed building consent for the installation of a new front door and the erection of a garden shed (all in retrospect) at the upper flat, 39 Tower Drive, Gourouck (11/0005/LB), an appeal against the refusal of listed building consent had been made to the Scottish Government.

**Noted**