

PLANNING BOARD - 7 DECEMBER 2011

Planning Board**Wednesday 7 December 2011 at 3.45 pm**

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, Moran, Nelson, Blair (for 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.

Apologies, Substitutions and Declarations of Interest

Apologies for absence were intimated on behalf of Councillors Grieve, McCallum and Rebecchi with Councillor Blair substituting for Councillor Rebecchi.

No declarations of interest were intimated.

PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION**Erection of two 20 Kw wind turbines on 15 metre masts:
Murdieston Farm, Old Largs Road, Greenock (11/0209/IC)**

There was submitted a report by the Head of Regeneration and Planning regarding an application by J & C Barbour and Sons for the erection of two 20 Kw wind turbines on 15 metre masts at Murdieston Farm, Old Largs Road, Greenock (11/0209/IC), consideration of which had been continued from the meeting on 2 November 2011 for a site visit.

The report recommended that planning permission be refused as the long views of the turbines from central Greenock, where the turbines are seen to break the skyline, their visual impact on the nearby Old Largs Road (designated as a core footpath route) and Whinhill Golf Course combined to create a dominant and excessively prominent feature within Inverclyde's countryside contrary to:-

- (a) Policy UT6 of the Inverclyde Local Plan (a) and (b);
- (b) the Council's interim policy on Wind Farms UT6A (c);
- (c) the Council's interim policy on Small Wind Turbine Development UT6B criterion (f); and
- (d) Policy LR6 of the Inverclyde Local Plan.

After discussion, Councillor Nelson moved that planning permission be granted in terms of Local Plan policy HR8. As an amendment, Councillor Fyfe moved that planning permission be refused for the reason detailed in the report. On a vote, 3 members voted for the amendment and 5 for the motion which was declared carried.

Decided: that planning permission be granted in terms of Local Plan policy HR8.

PLANNING APPLICATIONS

PLANNING BOARD - 7 DECEMBER 2011

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

(a) Change of use of Agricultural Ground to Domestic Ground together with the installation of free standing domestic solar panels:

West Kilbride Farm, Auchenbothie Road, Kilmacolm (11/0283/IC)

Decided: that planning permission be granted subject to the condition that in the event that the equipment becomes obsolete or redundant, it must be removed and the site reinstated within 2 months, to the satisfaction of the planning authority to minimise the visual effect on the locality and to ensure reinstatement works are of a satisfactory standard.

(b) Proposed Erection of Single Detached Dwellinghouse with Attached Carport and Dependant Person's Flat:

Plot 2, Houston Road, Kilmacolm (11/0220/IC)

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

- (1)** That the dependant person's flat shall only be occupied in association with the house hereby approved, to prevent sub division of the plot and the use of the dependant person's flat as a separate dwelling to the detriment of the established density of development in the Conservation Area;
- (2)** 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 a choice of materials appropriate to this part of the Kilmacolm Conservation Area.
- (3)** that no development shall commence until fully detailed landscaping proposals have been submitted to and approved in writing by the Planning Authority; the approved scheme of landscaping shall, thereafter, be implemented in the first planting season following completion of the house hereby approved, and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any alternative, to ensure the provision of a quality landscape setting;
- (4)** that all surface water run off shall be intercepted within the site. Details shall be submitted to and approved in writing by the Planning Authority; the approved drainage shall be implemented prior to the house, hereby approved, being occupied and shall thereafter be maintained in perpetuity, to prevent surface water run off onto Houston Road to the potential detriment of road safety;
- (5)** that a visibility splay of 2.4 x 43.0 x 1.05m high shall be achieved at the access onto Houston Road prior to the house, hereby approved, being occupied and shall thereafter be maintained in perpetuity, to ensure appropriate driver visibility when leaving the site, in the interests of road safety on Houston Road;
- (6)** that a minimum length of 2.0m of the driveway adjoining the public road shall be surfaced in impervious material. Details shall be submitted to and approved in writing by the Planning Authority; the approved surfacing shall be implemented prior to the house, hereby approved, being occupied and shall thereafter be maintained in perpetuity, in the interests of road safety on Houston Road;
- (7)** that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until

PLANNING BOARD - 7 DECEMBER 2011

- treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the potential spread of Japanese Knotweed in the interests of environmental protection;
- (8) that the development shall not commence until a risk assessment of all pollutant linkages, including any necessary remediation strategy with timescale for implementation, has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (9) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Planning Authority's satisfaction;
- (10) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately; and
- (11) that no material shall be imported onto the site until written details of the source of the imported material has been submitted for approval, in writing, by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include; the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination.
- (c) **Formation of Salt Storage Dome:**
Pottery Street Depot, Pottery Street, Greenock (11/0269/IC)
Decided: that planning permission be granted.
- (d) **Upgrade of Existing Play Area and Creation of Community Hub:**
11 Sir Michael Street Play Area, Sir Michael Street, Greenock (11/0245/IC)
Decided: that planning permission be granted subject to the condition that, prior to their use, details of the colour of the external render to be used on the walls and any staining/colour treatment of the seats and benches shall be submitted to and approved in writing by the Planning Authority, to ensure the appropriateness of these treatments.
- (e) **Formation of a Public Toilet:**
Lunderston Bay Car Park, Cloch Road, Gourock (11/0291/IC)

PLANNING BOARD - 7 DECEMBER 2011

The Head of Regeneration & Planning declared an interest in this matter as Client Officer and left the meeting.

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

- (1) That the temporary building hereby approved shall be removed at the expiry of a 5 year date from the date of its erection on site and any works required to reinstate the site completed 3 months thereafter, due to the temporary nature of the building and to ensure the proper reinstatement of the site;
- (2) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection; and
- (3) that no development shall commence until the colour of the temporary building, hereby approved, has been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved colour, unless the Planning Authority gives its prior written approval to any alternative, to ensure a choice of colour sympathetic to the countryside location.

