
Report To:	The Planning Board	Date:	4 January 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0122/IC Plan 01/12
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Notification of Planning Appeal : Erection of a four storey building comprising a retail unit at ground floor level, associated storage area at lower ground floor level and office accommodation at first and second floor level at 32 - 36 Kempock Street, Gourrock		

INTRODUCTION

In September 2011 planning permission was refused for the erection of a four storey building comprising a retail unit at ground floor level, associated storage area at lower ground floor level and office accommodation at first and second floor level at 32 - 36 Kempock Street, Gourrock

. Planning permission was refused for the following reasons:

1. That the scale, siting, design and positioning of the proposed building is not in keeping with the established Kempock Street streetscene, and as it will overshadow existing adjacent properties, it will consequently not make a positive contribution to the quality of the urban environment and is therefore contrary to policies DS5 and R10(f) of the Inverclyde Local Plan.
2. That as the proposed development will generate demand for on-street and off-street parking associated with customers and servicing, resulting in congestion on Kempock Street, it will be detrimental to the operation of existing adjacent businesses and thus the vitality and viability of the town centre would be adversely affected, all contrary to Policy R10 (c) and (g) of the Inverclyde Local Plan.
3. That the additional traffic and congestion likely to occur as a result of the proposed development will be to the detriment of traffic safety on Kempock Street.

NOTIFICATION OF APPEAL

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

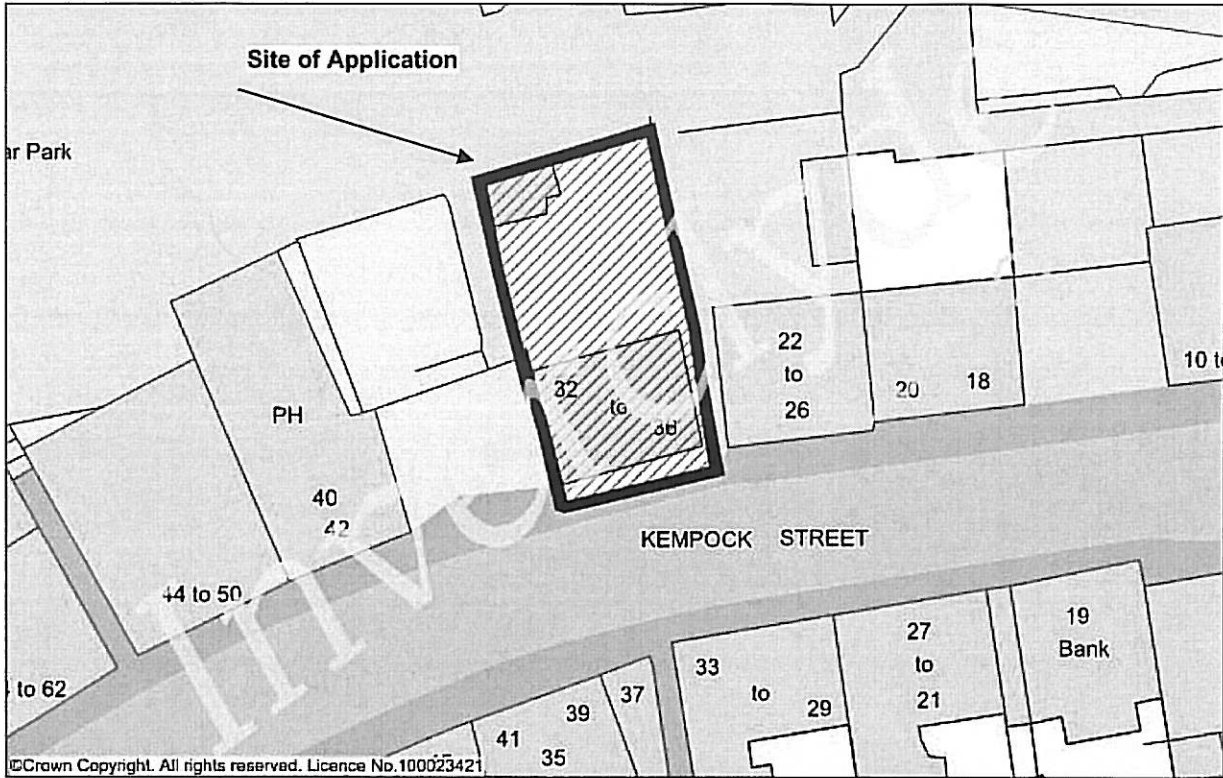
RECOMMENDATION

The Board notes the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 11/0122/IC



Application Number	11/0122/IC
Location	32 - 36 Kempock Street Gourrock PA19 1NA
Proposal	Erection of new four storey building comprising retail unit at ground floor level and associated storage area at lower ground floor level and office accommodation at first and second floor level



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