

PLANNING BOARD - 4 JANUARY 2012

Planning Board

Wednesday 4 January 2012 at 3.00 pm

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

Chair: Councillor Wilson presided.

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

1 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 1

Apologies for absence were intimated on behalf of Councillors Grieve and White.

Councillor Wilson declared an interest in agenda item 2(f) (Use of Land as Farmers' Market: Land Adjacent to Community Centre, Lochwinnoch Road, Kilmacolm (11/0311/IC)).

2 PLANNING APPLICATIONS 2

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

(a) Change of Use from School to Film/TV Set and Production Facilities: Greenock Academy, Madeira Street, Greenock (11/0318/IC)

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

During the course of discussion, Members indicated that they wished the timescales for the circulation of representations received after the date of issue of the agenda to be reviewed post May 2012.

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

- (1) that the use of the building, hereby approved, shall cease at the expiration of three years from the date on this planning permission, due to the temporary nature of the proposal and in order to allow the condition of the former school on the neighbouring Conservation Area to be assessed; and
- (2) that there shall be no heavy goods vehicles entering or leaving the site outwith the hours of 7 am to 8.30 pm, in order to prevent disturbance to adjoining residential properties.

The Head of Regeneration & Planning returned to the meeting at this point.

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(b) **Conversion of Former Car Showroom to form 2 Retail Units:
Car Showroom, 21 Eldon Street, Greenock (11/0293/IC)**

It was noted that, at the applicant's request, this item had been withdrawn.

(c) **Proposed Erection of Sprinkler System Storage Tank with associated Switch Room:
St Lawrence's Primary, Ingleston Street, Greenock (11/0301/IC)**

Decided: that planning permission be granted subject to the condition that no permission is granted for a dark brown facing brick finish to the sprinkler enclosure hereby permitted. Prior to the commencement of works on site, samples of an appropriate alternative finishing material to be used on the enclosure must be submitted to and approved in writing 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 sprinkler enclosure is visually acceptable with reference to the refurbished school building.

(d) **Formation of Multi Use Games Area (MUGA) and Children's Play Area:
Dubbs Road, Port Glasgow (11/0310/IC)**

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

(1) 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 potential spread of Japanese Knotweed in the interests of environmental protection;

(2) that the presence of any previously unrecorded contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation shall not be implemented unless a strategy has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(3) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials have been submitted for approval in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. 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;

(4) that all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption", to protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption; and

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(5) that use of the floodlights shall only take place between the hours of 8 am and 10 pm, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

**(e) Installation of Replacement Flat Roof:
Kilmacolm Primary, Churchill Road, Kilmacolm (11/0314/IC)**

Decided: that planning permission be granted.

**(f) Use of Land as Farmers' Market:
Land Adjacent to Community Centre, Lochwinnoch Road, Kilmacolm
(11/0311/IC)**

The report recommended that planning permission be granted subject to the condition that permission be granted for a temporary period only and shall expire on 4 January 2013, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 and to enable the Planning Authority to assess the impact on general amenity of the development.

Councillor Wilson declared a non-financial interest in this matter as a Director of the Cargill Trust, vacated the Chair and left the Chamber. Councillor Brooks assumed the Chair for this item of business.

After discussion, Councillor McCallum moved that planning permission be granted subject to the condition detailed in the report. As an amendment, Councillor Fyfe moved that planning permission be granted subject to the condition that permission be granted for a temporary period only and shall expire on 1 December 2012, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 and to enable the Planning Authority to assess the impact on general amenity of the development. On a vote, 2 Members voted for the amendment and 4 for the motion which was declared carried.

Decided: that planning permission be granted subject to the condition that the permission hereby granted is for a temporary period only and shall expire on 4 January 2013, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 and to enable the Planning Authority to assess the impact on general amenity of the development.

Councillor Wilson returned to the meeting at this point.

3 PLANNING APPEAL - 32-36 KEMPOCK STREET, GOUROCK

3

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 7 September 2011 to refuse planning permission 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 (11/0122/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

4 PLANNING APPEAL - BARR'S BRAE, PORT GLASGOW

4

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 5 October 2011 to

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refuse planning permission for residential development in principle, including the formation of a new access road, at Barr's Brae, Port Glasgow (11/0169/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

5 PLANNING APPEAL - PRIESTSIDE FARM, AUCHENTIBER ROAD, KILMACOLM 5

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 7 September 2011 to refuse planning permission for the installation of a temporary 50m anemometer mast at Priestside Farm, Auchentiber Road, Kilmacolm (10/0371/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

6 PLANNING APPEAL - HIGH MATHERNOCK FARM, AUCHENTIBER ROAD, KILMACOLM 6

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 7 September 2011 to refuse planning permission for the erection of a wind turbine at High Mathernock Farm, Auchentiber Road, Kilmacolm (10/0340/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

7 PLANNING APPEAL - UPPER FLAT, 39 TOWER DRIVE, GOUROCK 7

There was submitted a report by the Head of Regeneration & Planning advising that following the refusal of listed building consent for the installation of a new front door, external lighting and a satellite dish (all in retrospect) at the upper flat, 39 Tower Drive, Gourrock (11/0005/LB) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal and grant planning permission.

Noted

8 PLANNING APPEAL - 18 CAMPBELL STREET, GREENOCK 8

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 1 June 2011 to refuse planning permission for the change of use of the attic area into two self-contained flatted dwellings at 18 Campbell Street, Greenock (11/0050/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal and grant planning permission.

Noted