
Report To:	The Planning Board	Date:	1st February 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0306/IC Plan 02/12 Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Planning permission in principle for a public house, hotel and restaurant at Land North of Ardgowan Street, former Scott Lithgow and East Glen Yards (Part), Port Glasgow		

SITE DESCRIPTION

The application site consists of approximately 0.55 hectares of ground formerly associated with the Scott Lithgow and East Glen Yards, Port Glasgow. Two separate tracts of land form the application site. The larger of these is a 0.44 hectare pocket of land located between the diverted A8 and the spine road providing access to the existing Tesco development. The smaller 0.1 hectare site is located on the opposite side of the spine road.

PROPOSAL

The applicant seeks planning permission in principle for a hotel and restaurant (on the larger site) and a public house. These elements formed part of the original outline planning permission granted in August 2000 and the current application site is within the overall site boundary of the original outline planning permission. Progress in implementing the original permission stalled due to the economic recession. Over the last year, however, market conditions have improved to the extent that the applicant is now actively seeking to bring forward the development of the remainder of the site. Planning permission in principle is sought specifically for the proposed hotel, restaurant and public house to allow these proposals to progress.

LOCAL PLAN POLICIES

Policy SA2(j)(2) Port Glasgow Waterfront (Town Centre Extension)

Sub Area (j)(2) is identified on the Proposals Map as a 'Major Area of Potential Change' (AO).

Development of sites within the area will be acceptable where it conforms to a Masterplan/Development Brief, to be agreed in advance by the Council and where it is in accordance with the following planning policy framework.

Land Uses

- (a) Shops (Use Class 1) for food and non-food retail;
- (b) Food and Drink (Use Class 3);
- (c) Use as Residential Flats;
- (d) Business (Use Class 4);
- (e) Hotels and Hostels (Use Class 7);
- (f) Residential Institutions (Use Class 8);

- (g) Community uses (Use Class 10);
- (h) Assembly and Leisure (Use Class 11); and
- (i) Public open space and other general environmental improvements, including the extension of the Inverclyde Coastal Route, where practicable.

Built Environment and Design

Development will be required to have regard to the following principles:

- (j) the area immediately adjacent to the amended Town Centre boundary should be well integrated in land use and urban design terms with the existing Town Centre. There will be a requirement for strong physical linkages to be formed between the Town Centre and the new development and, in turn, between the new development and the coastal route;
- (k) an urban sense of place and scale to be created, compatible with the tenemental urban form of the Town Centre; and
- (l) the opportunity should be taken to create a new public open space/square as a focal point for the new development and to help integrate it with the existing Town Centre.

Access

(m) The realigned A8 trunk road will provide access for vehicles to this area, from three new roundabouts, as indicated in Schedule 5.1 and shown on the Proposals Map.

CONSULTATIONS

Transport Scotland – No objections.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

The original granting of outline planning permission indicates acceptance of the land uses. It only remains to be considered if there has been any change in circumstances since the earlier outline planning permission was granted. In this respect the only material consideration is the consultation reply from Transport Scotland.

I note that there is no objection to the proposal; I therefore consider that there has been no change of circumstances that would suggest that planning permission in principle should not be granted.

This application should be seen within the context of the application 11/0296/IC, separately reported to this meeting of the Planning Board, which seeks to extend the lifetime of the original outline planning permission. Approval of the current application would be consistent with my recommendation to the Planning Board on application 11/0296/IC and would allow the applicant to move forward to the submission of a subsequent detailed application. Although it is a duplication of some aspects of planning application 11/0296/IC, the applicant advises that a separate planning permission in principle will assist with marketing of the site.

RECOMMENDATION

That the application be granted subject to conditions:

Conditions

1. This permission is granted under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on an application for planning permission in principle and further approval of the Council or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced:
 - a. the siting, design and external appearance of any building(s) to which the planning permission of the application relates;
 - b. details of the access arrangements;
 - c. details of the landscaping of the site, including play provision
2. In the case of matters specified by conditions application for approval must be made before:
 - a. the expiration of 3 years from the date of the grant of planning permission in principle; or
 - b. the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - c. the expiration of 6 months from the date on which an appeal against such refusal was dismissed;

whichever is the latest, and provided only one such application may be made in the case after the expiration of the three year period mentioned in the sub paragraph a. above.
3. That the development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or within 2 years from the final approval of matters specified by conditions, whichever is the later.
4. That finished floor levels within the application site shall be set at or above 5.0 metres above Ordnance Datum.
5. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.

Reasons

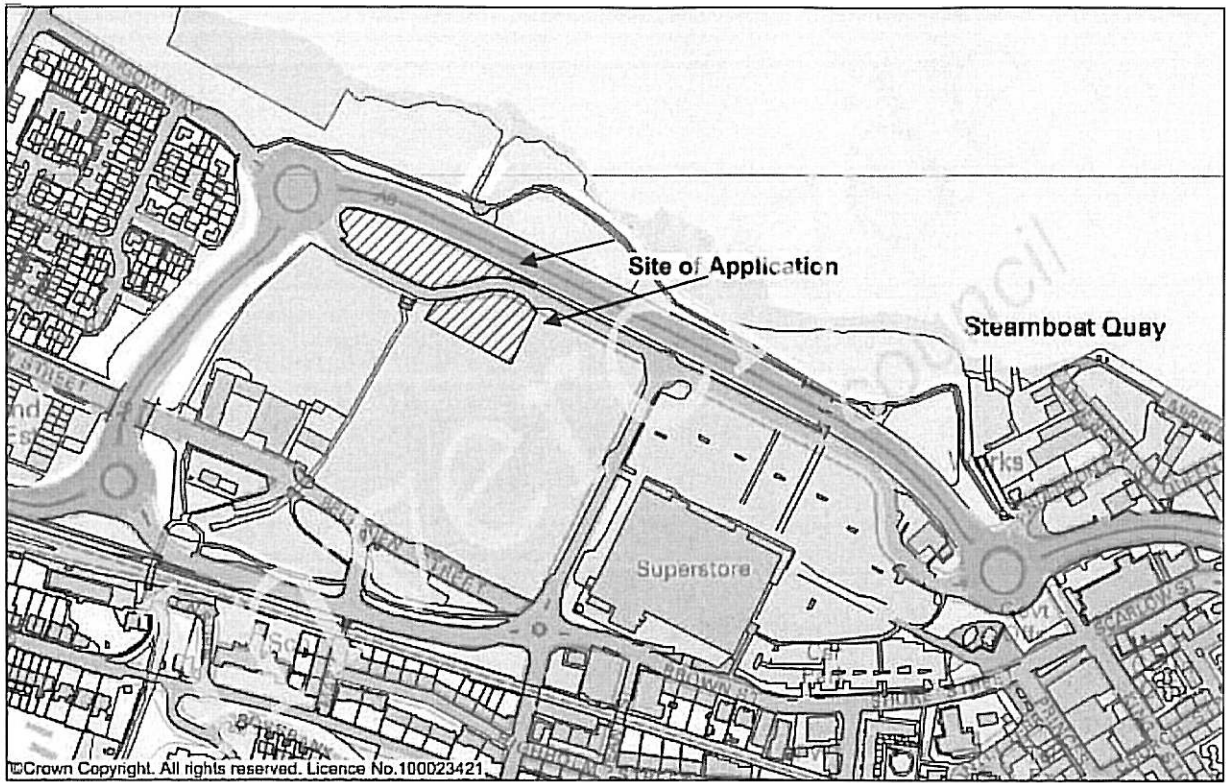
- 1-3. To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
4. To prevent flooding of the premises.
5. To control runoff from the site to reduce the risk of flooding.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.

2. Supporting statement.
3. Inverclyde Local Plan.
4. Consultee reply.



Application Number	11/0306/IC
Location	Land North Of Ardgowan Street Former Scott Lithgow And East Glen Yards (Part) Port Glasgow
Proposal	Planning permission in principle for a public house, hotel and restaurant



Crown Copyright. All rights reserved
(1000023421) 2010

Inverclyde
council
regeneration and planning