
Report To:	The Planning Board	Date:	1st February 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0296/IC Plan 02/12
			Major Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Variation to condition No. 1 part (C) of Outline Planning Permission IC/98/299 as amended to read "Application for the approval of Reserved Matters shall be made to the Planning Authority within 15 years of the date of this permission" at Former Scott Lithgow and East Glen Yards (Part), Port Glasgow		

SITE DESCRIPTION

The application site consists of ground formerly associated with the Scott Lithgow and East Glen Yards, Port Glasgow. It has been partly redeveloped with the construction of the Tesco Extra store and the diverted A8 trunk road. A large part of the site remains undeveloped other than the formation of a development platform in preparation for the development of a non-food retail park.

PROPOSAL

The applicant seeks to further extend the life of the original outline planning permission for the development of a range of food and non-food retail uses, granted in August 2000. The period of the original outline planning permission has been extended before, particularly in respect of non-food retail uses and, due to the difficult trading environment at the present time, it will not be possible for the applicant to submit all reserved matters before the current deadline of 29th August 2012. The applicant remains committed to delivering the remaining elements of the development and seeks to extend the validation of the permission to construct the non-food retail units and hotel, restaurant and public house.

As the application site area is in excess of 2 hectares, the proposal constitutes a "major" application, as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. It was subject to a pre-application public consultation process, including the holding of a public event in Port Glasgow Library in September 2011.

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

The nature of the proposal did not require consultation.

PUBLICITY

The application was the subject of neighbour notification. It was also advertised in the Greenock Telegraph on 4th November 2011 as there are no premises on neighbouring land and as the owner(s) of part of the application site could not be identified by the applicant.

SITE NOTICES

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

PUBLIC PARTICIPATION

One representation was received on behalf of the owner of the Oak Mall. The objector has asked that the letter be treated as a "holding" objection. It is considered that continued uncertainty over the delivery of further developments at the application site is having an unreasonable detrimental effect on Greenock town centre and the ability to secure investment. Although the objection indicated that further information was to be provided the grounds of objection have not been expanded upon.

ASSESSMENT

The principle of development was considered previously in detail, including full scrutiny at a public inquiry held at Port Glasgow Town Hall. The life of the outline planning permission has previously been extended with no noted adverse consequences and it only remains to be considered if there has been any change in circumstances suggesting that it should not be further extended. In this respect the key material consideration is the letter of objection.

I note the concerns over uncertainty being caused by delays in implementing development but these have been caused by factors outwith the applicant's control, primarily the economic impact of the recession. The only way to address the objector's concerns would be to refuse to grant permission; I do not regard this as sustainable and in the public interest. In planning terms the proposal continues to comply with the Development Plan and as such should be approved.

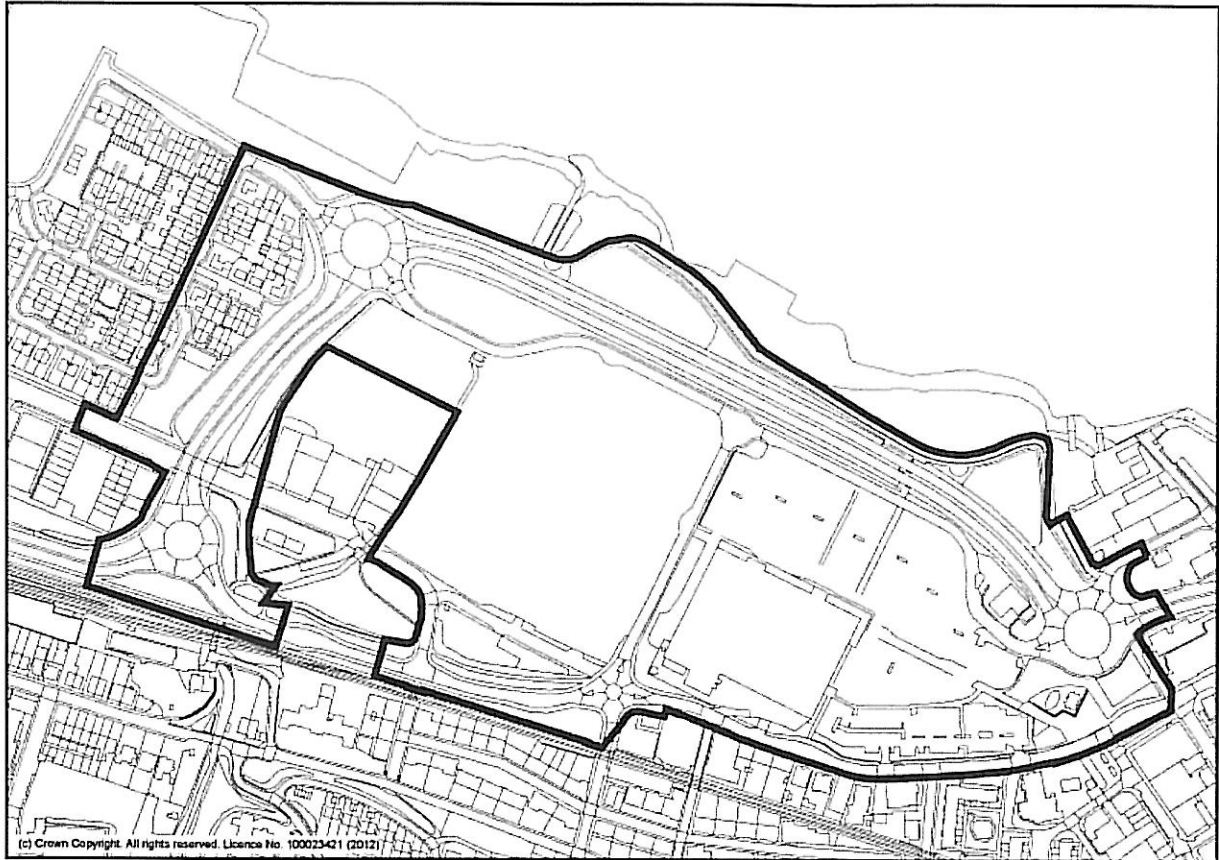
RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Applicant's supporting information.
3. Planning history of the site.
4. Inverclyde Local Plan.
5. Letter of objection.



Application Number 11/0296/IC

Location Former Scott Lithgow And East Glen Yards (Part) Port Glasgow

Proposal Variation to condition No. 1 part (C) of Outline Planning Permission IC/98/299 as amended to read "Application for the approval of Reserved Matters shall be made to the Planning Authority within 15 years of the date of this permission"



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