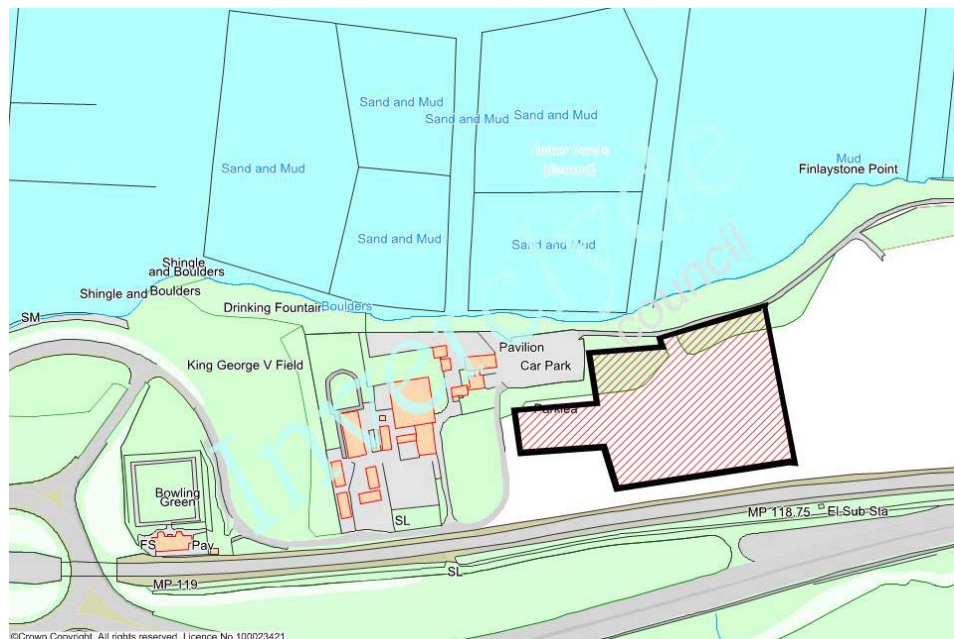


Report To:	The Planning Board	Date:	7th March 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0360/IC Plan 03/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of position and height of two lighting columns (amendment to 10/0228/IC) at Parklea, Parklea Road, Port Glasgow		

SITE DESCRIPTION

The site at Parklea, Port Glasgow, extends to approximately 1.56ha and is located immediately to the north of the Gourock railway line. The A8 trunk road is to the south of and parallel to the railway line. There are mature trees along the northern site boundary. The River Clyde lies approximately 10m to the north and is designated as a Special Protection Area for wintering Red Shanks. In February 2011 the Planning Board granted planning permission for a community sports facility, car parking, a 3G pitch with associated spectating for 200 and floodlighting. Development is close to completion.



PROPOSAL

It is proposed to reposition two of the eight floodlighting columns by approximately 4m. As approved, the columns are 13m high and in front of the spectator area. It is now proposed to

position them behind the terrace and to increase their height by approximately 3m. The proposed relocation will improve spectator views; the increase in height is necessary to retain floodlighting coverage.



LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and, where indicated on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and, where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map;
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

CONSULTATIONS

Transport Scotland - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 20th January 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the planning history of the site and the consultation responses.

Policy LR1 of the Local Plan advises that the Council will support, safeguard and, where practicable, enhance areas identified as open space on the Proposals Map. I consider the visual impact of the increase in height of the two floodlighting columns to be neutral and will contribute to maximising the use of this recreational facility. As such the proposal safeguards the open space at Parklea in accordance with policy LR1.

Policy HR1 advises that development that would adversely affect, directly or indirectly, the Special Protection Area (SPA) for birds will not normally be permitted. Exceptions will only be made in a range of instances, including where the Site of Special Scientific Interest (SSSI) will not be compromised and the developer has demonstrated that the impact of the development on the environment will be minimised. As part of the planning application for the community sports facility, a Method Statement for the site works was produced in order to mitigate the impact on the SPA. The Method Statement was accepted by Scottish Natural Heritage and a condition was attached to the planning permission requiring the site works to be carried out in compliance. If the same condition is attached this proposal shall accord with policy HR1 and the interests of the protected birds satisfied.

There are no objections to the proposal from Transport Scotland on road safety grounds.

RECOMMENDATION

That the application be granted subject to condition

Condition

1. Development shall be carried out in accordance with Appendix 4 of Land Use Consultants Supporting Information for Appropriate Assessment at Parklea (January 2011).

Reason

1. To protect wintering Redshanks in the Clyde Special Protection Area and to satisfy the requirements of Scottish Natural Heritage.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Application form
Plans
Consultation response
Planning application 10/0228/IC



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