

PLANNING BOARD - 7 MARCH 2012

Planning Board

Wednesday 7 March 2012 at 3 pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr M Higginbotham (Environmental & Commercial Services) and Ms V Pollock (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.

186 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 186

An apology for absence was intimated on behalf of Councillor Grieve.

No declarations of interest were intimated.

187 PLANNING APPLICATIONS 187

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

- (a) Formation of new play area:
Land Adjacent to Upper Larkfield Community Hall, Lochin Road, Greenock
(12/0005/1C)**

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

- (1) that prior to the commencement of works on site, full details of a pedestrian safety guardrail at the access points to Burns Road and Angus Road must be submitted to and approved in writing by the Planning Authority. The pedestrian safety guardrail shall then be installed as approved prior to the use of the play park, in the interests of road and pedestrian safety;
- (2) 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 spread of Japanese Knotweed in the interests of environmental protection;
- (3) that the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground

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condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(4) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Planning Authority's satisfaction;

(5) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately; and

(6) that no material shall be imported onto the site until written details of the source of the imported material has been submitted for approval, in writing by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. 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.

**(b) Upgrade to foyer and toilets (partially in retrospect):
Municipal Buildings, Clyde Square, Greenock (11/0027/LB)**

Decided: that planning permission be granted.

**(c) Change of use of former church to theatre and academy of music and drama with associated café:
Orangefield Baptist Church, Orangefield Place, Greenock (11/0352/IC)**

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor McCallum moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor Books moved that planning permission be refused as the proposal would generate additional traffic which would exacerbate the existing traffic congestion in the vicinity. On a vote, 4 Members voted for the amendment and 5 for the motion which was declared carried.

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

(1) that there shall be no live music, performances, rehearsals and classes undertaken between the hours of 23:00 and 07:00 on any day, to prevent harm to nearby residential properties from noise;

(2) that any noise from performances, rehearsals and classes shall not exceed 35dB LAeq within St Patrick's Church during hours of worship, and shall not exceed 45dB LAeq(16 hours) within any other noise sensitive property, to prevent harm to nearby residential properties from noise; and

(3) that there shall be no means of direct vehicular access to the trunk road, to

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minimise interference with the safety and free flow of traffic on the trunk road.

(d) Change of position and height of two lighting columns (amendment to 10/0228/IC):

Parklea, Parklea Road, Port Glasgow (11/0360/IC)

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

Decided: that planning permission be granted subject to the condition that development shall be carried out in accordance with Appendix 4 of Land Use Consultants Supporting Information for Appropriate Assessment at Parklea (January 2011), to protect wintering redshanks in the Clyde Special Protection Area and to satisfy the requirements of Scottish Natural Heritage.

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

(e) Erection of a satellite dish (in retrospect):

Former Mount Zion Church, Church Road, Quarriers Village (11/0019/LB)

Decided: that planning permission be granted subject to the condition that the glass reinforced plastic door recess, hereby approved, shall be installed within two months of the date hereof, in order to safeguard the integrity of the design of the Grade B listed building and to secure the removal of the unauthorised chipboard door recess.

(f) Erection of farm workers cottage and cow shed:

Auchenbotchie Farms, Kilnacolm (11/0353/IC)

The report recommended that planning permission be granted subject to a number of conditions.

After discussion, Councillor Fyfe moved that planning permission be refused as the application site is within the designated Greenbelt and as there is sufficient alternative accommodation for farm workers in the vicinity of the site. As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report. On a vote, 3 Members voted for the motion and 7 for the amendment which was declared carried.

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

- (1) that occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or to a widow or widower of such a person and to any dependants, to ensure that the approval of planning permission is in compliance with policies DS10 and H4 of the Inverclyde Local Plan;
- (2) that prior to the occupation of the house, the cow shed hereby approved shall be constructed and in use for the sheltering of cattle and/or sheep, to support the sustainable and effective use of the farm unit prior to the occupation of a house on site;
- (3) that the external walls of the house shall be finished in wet dash render. Development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to comply with the design guidance detailed in the Council's Planning Practice Advice Note No. 5 (Design and Siting of Houses in the Countryside);
- (4) that the basecourse of the house shall be finished in smooth cement render, to comply with the design guidance detailed in the Council's Planning Practice Advice Note No. 5 (Design and Siting of Houses in the Countryside);
- (5) that land drainage shall be provided to prevent water run-off to public roads. Details shall be submitted to and approved in writing by the Head of Regeneration and

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Planning prior to completion of the development. Development thereafter shall proceed in accordance with the approved details unless the Planning Authority gives its prior written approval to any alternatives, to ensure that any water run off from the development does not impact on road safety;

(6) that a visibility splay of 2.5m x 120m shall be provided at the site entrance, to ensure that drivers leaving the site have clear visibility when entering the public road;

(7) that a junction corner radii of 6m shall be provided at the entrance to the site, to ensure that vehicles entering and exiting the site may do so safely;

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

(9) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately; and

(10) 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.

188 PLANNING APPEAL - PRIESTSIDE FARM, AUCHENTIBER ROAD, KILMACOLM 188

There was submitted a report by 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) 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.

Noted

189 PLANNING APPEAL - HIGH MATHERNOCK FARM, AUCHENTIBER ROAD, KILMACOLM 189

There was submitted a report by 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) 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 subject to a number of conditions.

Noted

190 PLANNING APPEAL - BARR'S BRAE, PORT GLASGOW**190**

There was submitted a report by Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 5 October 2011 to refuse planning permission in principle for residential development, including the formation of a new access road, at Barr's Brae, Port Glasgow (11/0169/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 dismiss the appeal.

Noted