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| Report To: | The Planning Board | Date: | 4th April 2012 |
| Report By: | Head of Regeneration and Planning | Report No: | 12/0053/IC Plan 04/12 |
| | | | Local Application Development |
| Contact Officer: | David Ashman | Contact No: | 01475 712416 |
| Subject: | Formation of a temporary car park on existing grass open space of Shore Street at Gourock Railway Station, including a new permanent access off Shore Street, Gourock. | | |

SITE DESCRIPTION

The site was formerly occupied by the Bay Hotel at Shore Street, Gourock, and includes part of the footpath adjacent to the public toilets leading from Shore Street to the Gourock railway station.



PROPOSAL

It is proposed to construct a temporary car park as part of the advanced works ahead of a proposed major environmental improvement scheme affecting Kempock Street and the large public car park to the east of the swimming baths. Works on the major scheme, which will shortly be the subject of an application, will result in the temporary loss of some car parking spaces. The current application seeks to help address the anticipated temporary parking shortfall.

The proposed car park, which is to be finished in type 1 aggregate blinded with whindust, is designed to accommodate 47 car parking spaces. A dedicated new access, to be surfaced to adoptable standard, is to be provided from a point on Shore Street adjacent to the public toilets.

LOCAL PLAN POLICIES

Policy SA4 Central Coastal Gourock

Inverclyde Council, as Planning Authority, will support the development of sites within the Central Coastal Gourock Special Area, identified on the Proposals Map as SA4, subject to an agreed Masterplan. Any Masterplan should take cognisance of the Central Gourock Development Strategy (1999) and the following mixed use planning policy framework.

Comprehensive Development

The three key elements of the development framework for this area are the Gourock Pierhead development opportunity site; the public transport interchange; and the Kempock Street Relief Road. The development of all three of these elements will be required to ensure the regeneration of Gourock town centre.

Land Uses

The development of Gourock Pierhead will be required to include an integrated transport interchange, the Kempock Street Relief Road, improved highway access to the development opportunity sites and, provision for the Inverclyde Coastal Route.

In addition the following uses will be permitted:

- (a) Shops (Use Class 1) for food and non-food retail;
- (b) Food and Drink (Use Class 3) and Public House;
- (c) Hotel (Use Class 7);
- (d) Use as Residential flats; and
- (e) Visitor/Tourist facilities (Use Classes 10 or Class 11).

Development of the Gourock Bay/Admiralty Jetty area will be encouraged by permitting the following uses:

- (f) Hotel (Use Class 7);
- (g) Use as Residential flats;
- (h) Sports/Leisure/Tourist facilities (Use Classes 10 or Class 11); and
- (i) Marina and related commercial development, including ancillary retail, restricted to the servicing of the above tourism, leisure and sports facilities.

Built Environment and Design

Any scheme will be required to incorporate the following elements:

- (j) the retention and enhancement of views of the Firth of Clyde, the shoreline, loch entrances and hills from both across and within the Pierhead and from the adjacent shores, including open views across Cardwell Bay and Gourock Bay from Cove Road and Battery Park as identified in the 'Gourock Bay/Battery Park Study' 1991;
- (k) the provision of effective and quality pedestrian and cycle routes both through the site and as a waterfront esplanade, linking with Kempock Street, Kempock Place, Shore Street and Cardwell Road and, as part of the proposed Inverclyde Coastal Route, to Ashton Promenade and Cove Road;
- (l) a quality of urban design, detail and materials which reflects and complements the urban character of this prominent coastal location in Gourock Town Centre;
- (m) an attractive area of open space at the Pierhead, possibly as part of a harbour/pier feature; and
- (n) a pedestrian priority and environmental improvement scheme for Kempock Street and Kempock Place.

Access

Highways access to the area for vehicles should be from:

- (o) a western access at Albert Road/ Kempock Street as the western end of the Kempock Street Relief Road;
- (p) a northern access at Kempock Street/ Kempock Place/ Station Road, at the eastern end of the Kempock Street Relief Road, to serve the major development opportunity at Gourock Pierhead;
- (q) a central access at John Street/ Shore Street to serve the integrated transport interchange and site; and
- (r) a southern access from Taret Street to serve the Gourock Bay development area.

Local Plan Policy R9 - Gourock Town Centre Development Strategy

Inverclyde Council will seek to secure the improvement of Gourock Town Centre through the implementation of proposals set out in the 'Central Gourock Development Strategy', and any successor strategy, in accordance with Special Area Policy SA4.

Local Plan Policy UT8 - Proposals for Development within Hazardous Use Zones

Proposals for development within the consultation zones of the hazardous installations listed in Table 11.1 will only be permitted with Health and Safety Executive approval and where there is appropriate separation between the proposed development and the hazardous installation.

CONSULTATIONS

Head of Environmental and Commercial Services - Surface Water is to be managed as per surface water management guidelines. The footpath to the east of the site between Shore Street and the Railway Station car park is to be constructed to the specification in Table 10.3 of the Council's Roads Development Guidelines to allow easy access use by all. The relocation of any lighting columns is to be discussed and agreed with the Council's Lighting Team.

Health and Safety Executive – No comments.

PUBLICITY

The application was advertised in the Greenock Telegraph on 2nd March 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. No representations have been received.

ASSESSMENT

The material considerations in the determination of this application are the Local Plan and the consultation replies.



The application site was envisaged as forming an integral part of a major development and environmental improvement scheme under policies SA4 and R9 of the Local Plan. With the significant upgrading works to Gourrock Railway Station a waterfront regeneration scheme of the scale anticipated by the Local Plan is now unlikely to be delivered. Nevertheless, a significant environmental improvement scheme is pending and the proposed car park should be viewed as a facilitating development in the delivery of this. On this basis I consider that it accords with the built environment aims of policies SA4 and R9. With respect to policy UT8, the Health and Safety Executive has raised any objection.

No issues have been raised by the consultation responses which would suggest that planning permission should not be granted. As the development is temporary in nature, however, it is appropriate to only grant a temporary permission and require the ground to be reinstated unless forming an integral part of the wider environmental improvement scheme.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. That the car park shall be removed and the ground reinstated to its original condition, unless subject to another planning permission, within 2 years of the date of this permission.
2. That the new access hereby permitted shall be surfaced to sealed wearing course prior to the car park hereby permitted being brought into use.

Reasons

1. To ensure the long term visual amenity of the area.
2. To prevent deleterious material being carried onto the carriageway.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation responses.



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