

PLANNING BOARD - 4 APRIL 2012

Planning Board

Wednesday 4 April 2012 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Grieve, 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).

Prior to the commencement of business, Councillor Wilson paid tribute to the Elected Members on the Board and Officers for support over the past 5 years.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

243 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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No apologies for absence were intimated.

Councillor Wilson declared an interest in agenda item 2(g) (Formation of a Temporary Car Park on Existing Grass Open Space, Including a New Permanent Access Off Shore Street: Gourock Railway Station (Grass Open Space Off Shore Street), Gourock (12/0053/IC)).

244 PLANNING APPLICATIONS

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

**(a) Erection of dwellinghouse with ancillary flat:
Lukeston Farm, Branchal Road, near Quarriers Village (11/0001/IC)**

Decided: that planning permission be granted subject to the condition 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.

**(b) Demolition of house and construction of two new houses:
The Lodge, Hazelmere Road, Kilmacolm (12/0033/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 (1) as the proposed development would result in backland and/or tandem development and as such would have a detrimental impact on the adjacent category list B building at Nether Knockbuckle and (2) in the interests of road safety as there is restricted visibility at the

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junction of Florence Drive/Hazelmere Road.

As an amendment, Councillor Loughran moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener. On a vote, 4 Members voted for the motion and 7 for the amendment which was declared carried.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

**(c) Erection of a dwellinghouse:
Knapps, Houston Road, Kilmacolm (12/0030/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 (1) as the sub-division of the grounds of Knapps would set a precedent to the detriment of the character of the Conservation Area; (2) as the access to the site is within the Greenbelt which should not be developed further; (3) as the proposal would result in backland development; and (4) as the proposed development would have an undesirable impact on Knapps which is a category B listed building.

As an amendment, Councillor Moran moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

On a vote, 4 Members voted for the motion and 7 for the amendment which was declared carried.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

**(d) Change of use to hot food takeaway:
74B Belville Street, Greenock (11/0309/IC)**

Decided: that planning permission be refused as no satisfactory means for the dispersal of cooking odours has been submitted, to the detriment of the residential amenity of the flats above the proposed hot food take away, contrary to policy H1 of the Local Plan.

**(e) Alterations including formation of new access to facilitate conversion of library to offices:
7 - 8 Clyde Square, Greenock (12/0068/IC)**

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

After discussion, Councillor Wilson moved that planning permission be granted. As an amendment Councillor Fyfe moved that planning permission be refused as there is no parking strategy associated with the proposal. On a vote, 4 Members voted for the amendment and 6 for the motion which was declared carried.

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

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that prior to their use, details and/or samples of the new facing materials shall be

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submitted to and approved in writing by the Planning Authority, to ensure that the materials to be used are of appropriate quality and colour; and

(3) that prior to the use of the premises commencing, a Travel Plan shall be submitted to and approved in writing by the Planning Authority, in the interests of sustainability.

**(f) Erection of 7 houses with associated works:
Renton Road, Greenock (11/0111/IC)**

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

Decided: that consideration of the application be continued for a site visit, to which Scottish Water and other relevant bodies be invited, to be arranged by the Head of Legal & Democratic Services in consultation with the Convener.

**(g) Formation of a temporary car park on existing grass open space, including a new permanent access off Shore Street:
Gourock Railway Station, (Grass Open Space Off Shore Street), Gourock (12/0053/IC)**

Councillor Wilson declared a non-financial interest in this matter as a Director of Riverside Inverclyde, vacated the Chair and left the Chamber. Councillor Brooks assumed the Chair for this item of business.

Decided: that planning permission be granted subject to the following 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, to ensure the long term visual amenity of the area; and

(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, to prevent deleterious material being carried onto the carriageway.

Councillor Wilson returned to the meeting at this point and resumed the Chair.

**(h) Erection of extension and formation of balcony:
46 Dunvegan Avenue, Gourock (12/0038/IC)**

The report recommended that planning permission be granted subject to the condition that prior to the commencement of works on site, samples of all facing materials shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed on this basis unless any alternative is agreed in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity.

After discussion, Councillor White moved that planning permission be granted subject to the condition detailed in the report. As an amendment, Councillor Loughran moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Convener. On a vote, 4 Members voted for the amendment and 6 for the motion which was declared carried.

Decided: that planning permission be granted subject to the condition that prior to the commencement of works on site, samples of all facing materials to the extension hereby permitted shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed on this basis unless any alternative is agreed in writing by the Planning Authority, to enable the Planning Authority to retain effective

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control of facing and finishing materials in the interests of visual amenity.

- (i) **Amendment to woodland management plan:
Hill Farm, Inverkip (IC/06/008)**

Decided: that the amendment to the Woodland Management Plan be approved.