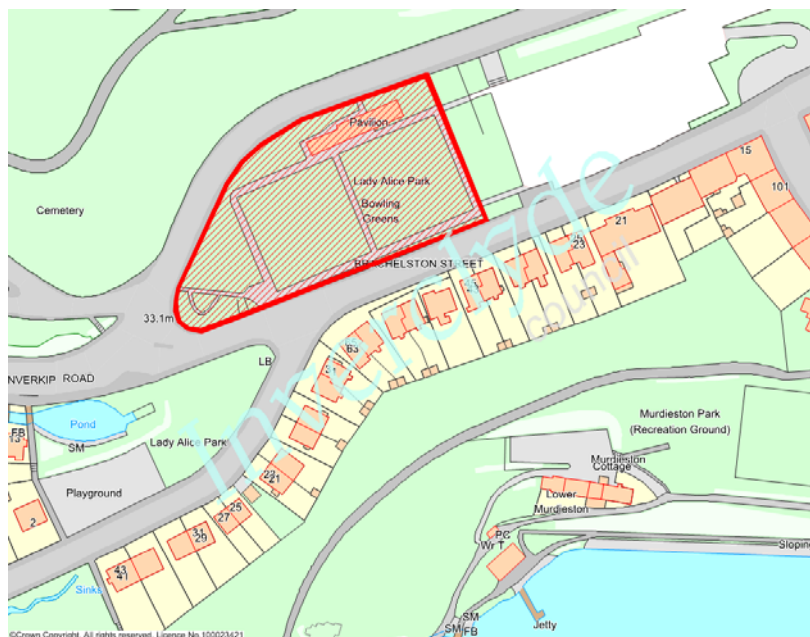


Report To:	The Planning Board	Date:	6 June 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0110/IC Plan 06/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Installation of ramp at Lady Alice Bowling Club, Inverkip Road, Greenock		

SITE DESCRIPTION

The Lady Alice Bowling Club clubhouse on the south side of Inverkip Road (the A78 Trunk Road), Greenock. It is a split level, pitched roof building, set back approximately 6m from Inverkip Road. Greenock Cemetery lies opposite on the north side of Inverkip Road. To the west is the junction of Brachelston Street and Inverkip Road and to the east the cleared site of the former Hector McNeil Baths. Approximately 45metres to the south is Brachelston Street, onto which face residential properties overlooking the bowling green.



PROPOSAL

It is proposed to install a disabled access ramp to the clubhouse where it fronts the bowling green. The proposed ramp is approximately 4.5metres long edged by an approximately 1metre high guardrail.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

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 30th 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

No written representations have been received.

ASSESSMENT

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

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. I consider that the proposed ramp has a neutral impact on the design of the clubhouse and on the views from the public domain, across the bowling green from Brachelston Street.



Policy LR1 seeks to safeguard areas of open space identified on the Proposals Map. There is no conflict between the proposal and this policy.

There are no objections from Transport Scotland, which requires to be consulted due to the proximity of the trunk road.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



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