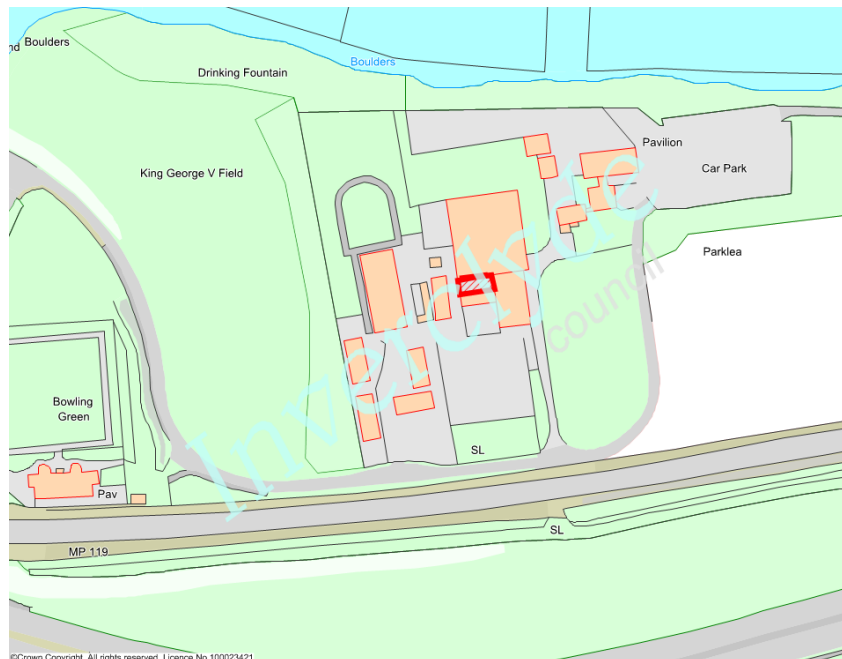


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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>6th June 2012</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>12/0027/IC Plan 06/12</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Erection of a plantroom for greenhouse at Parklea, Parklea Road, Port Glasgow</b>		

## SITE DESCRIPTION

The Parklea Branching Out premises are at Parklea, Port Glasgow. The site is located between the entrance to Parklea from the Woodhall roundabout and the playing fields.



## PROPOSAL

This retrospective application is for a self contained plantroom building to house mechanical plant required for the operation of the adjacent greenhouse. The building has a 23 sq.metre rectangular footprint and a 3 metre high monopitch roof. External materials comprise a buff coloured render walls and a grey felt roof.

## 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

None required.

## PUBLICITY

The nature of the proposal did not require advertisement.

## SITE NOTICES

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

## PUBLIC PARTICIPATION

The application was subject of neighbour notification. No representations were received.

## ASSESSMENT

The material considerations in the determination of this application are the Inverclyde Local Plan the visual impact and the impact on residential amenity.



The site is covered by policy LR1 of the Inverclyde Local Plan which seeks to safeguard open space. This minor development does not impact on the wider areas of open space at Parklea and presents no conflict with Policy LR1.

Considering the design and materials of the building, these are appropriate for the site which features a wide variety of building types and designs. The building is located within an enclosed central area of the site, adjacent to the existing greenhouses and is unseen from any public vantage point.

The building is sufficiently removed from housing and has no impact on residential amenity.

## **RECOMMENDATION**

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form and plans.
2. Inverclyde Local Plan.



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