

**PLANNING BOARD - 6 JUNE 2012**

---

**Planning Board**

**Wednesday 6 June 2012 at 3.00 pm**

**Present:** Provost Moran, Councillors Brooks, Campbell-Sturgess, Dorrian, Jones, Loughran, McColgan, McIlwee, Nelson, Rebecchi 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.**

**304 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 304**

No apologies for absence were intimated.

Councillor Wilson declared a non-financial interest in agenda item 3(d) (partial demolition and conversion of former car showroom to form retail units: 21 Eldon Street, Greenock (12/0083/IC)).

**305 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 305**

**(a) Formation of Car Park and Boat Marshalling Area:  
Royal Gourock Yacht Club, Ashton Road, Gourock (11/0019/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Royal Gourock Yacht Club for the formation of a car park and boat marshalling area at the Royal Gourock Yacht Club, Ashton Road, Gourock (11/0019/IC), consideration of which had been continued from the meeting of 1 February 2012 for a site visit.

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

(1) that full details and/or samples of the granular surface and the revetment materials shall be submitted to and approved in writing by the Planning Authority prior to their use to assess the suitability of these materials;

(2) that prior to the commencement of construction, the applicant shall submit for the approval of the Planning Authority, SEPA's acceptance of the materials to be used in the construction of the car park/boat marshalling area to confirm SEPA's acceptance of drainage and possible leaking of contaminants;

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

**PLANNING BOARD - 6 JUNE 2012**

---

- (4) 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;
- (5) 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;
- (6) that prior to the car park/boat marshalling area hereby permitted being brought into use, crash barriers of a specification to be submitted to and approved in writing by the Planning Authority, shall be erected as directed by the Planning Authority in the interests of driver safety;
- (7) that prior to the car park/boat marshalling area being brought into use a sign, the details of which are to be submitted to and approved in writing by the Planning Authority, shall be erected to warn drivers leaving the car park that they are crossing a cycle track and should give way to cyclists in the interests of the safety of cyclists;
- (8) that prior to the car park/boat marshalling area being brought into use, the access ramp shall be surfaced in a hard surface, the details of which are to be submitted to and approved in writing by the Planning Authority to prevent deleterious material being carried onto the carriageway;
- (9) that prior to the commencement of development, a scheme showing provision for the existing National Cycle Route to remain open during the construction process shall be submitted to and approved in writing by the Planning Authority. The scheme shall, thereafter, remain in force until the completion of construction to ensure continuity of access for users of the National Cycle Route;
- (10) that prior to the commencement of development, full drainage details and details of the treatment of surface water shall be submitted to and approved in writing by the Planning Authority to help to prevent flooding and possible contamination of the river;
- (11) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas to control runoff from the site to reduce the risk of flooding;
- (12) that prior to the commencement of development, details of the proposed planting on the verge between the application site and Ashton Road shall be submitted to and approved in writing by the Planning Authority. The planting shall thereafter be carried out during the first planting season following the commencement of construction of the car park/boat marshalling area to ensure the suitability of the planting and secure its provision;
- (13) that any of the planting approved in condition 11 above that dies, becomes diseased, is damaged or removed within 5 years of the date of planting shall be replaced within the first following planting season with others of a similar size and species to ensure retention of the approved landscaping scheme; and
- (14) that any clearance of vegetation within the application site shall take place outwith the bird breeding season of mid-March to mid-August in the interests of ecology.

**(b) Erection of 7 Houses with Associated Works:  
Renton Road, Greenock (11/0111/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr M McNeil for the erection of 7 houses with associated works at Renton Road, Greenock (11/0111/IC), consideration of which was continued from the meeting of 4 April 2012 for a site visit.

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

**Decided:** that consideration of the application be continued to allow officers to carry out further discussion on the position of the bond relating to maintenance of the water culvert.

**(c) Erection of a Dwellinghouse:  
Knapps, Houston Road, Kilmacolm (12/0030/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr and Mrs Diffin for the erection of a dwellinghouse at Knapps, Houston Road, Kilmacolm (12/0030/IC), consideration of which was continued from the meeting of 4 April 2012 for a site visit.

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

After discussion, Councillor Loughran moved that planning permission be granted. As an amendment, Councillor Nelson moved that planning permission be refused for the following reasons:-

- (1) as the siting of the house in dense woodland setting would not comply with local plan policy H8 (residential areas);
- (2) as sub division of the grounds of Knapps would set a precedent to the detriment of the character of the conservation area; and
- (3) as the visibility for accessing the A8 Bridge of Weir Road was unacceptable.

On a vote, 3 Members voted for the amendment and 7 for the motion which was declared carried.

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

- (1) that the driveway gradient shall not exceed 10% to ensure that the driveway is capable of being used;
- (2) that the re-planting scheme shown in the "landscape appraisal", hereby approved, shall be carried out, in full, during the first planting season following the commencement of construction of the dwelling to ensure the provision of the proposed planting in the interests of retaining the long term character of the Conservation Area;
- (3) that any of the trees and other planting which dies, is damaged, diseased or is removed within 5 years of planting shall be replaced in the first available planting season with others of a similar size and species to ensure the retention of the proposed planting in the interests of retaining the long term character of the Conservation Area;
- (4) that prior to their use, samples of the facing materials shall be submitted to and approved, in writing, by the Planning Authority to ensure the appropriateness of the facing materials to the character of the Conservation Area;
- (5) that prior to the start of construction, tree protection measures, in accordance with British Standard BS 5837:2005, shall be implemented and retained in place until completion of construction to ensure the protection of trees on the site;
- (6) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing,

**PLANNING BOARD - 6 JUNE 2012**

---

by the Planning Authority of the maintenance regime for the water detention areas to control runoff from the site to reduce the risk of flooding;

(7) that no trees shall be removed during the main bird breeding season of March to June in the interests of nature conservation; and

(8) that details of the entrance wall and gates shall be submitted to and approved in writing by the Planning Authority, prior to the construction of this feature, to allow assessment of the visual impact of the appropriateness of these structures.

**(d) Demolition of House and Construction of Two New Houses:  
The Lodge, Hazelmere Road, Kilmacolm (12/0033/IC)**

There was submitted a report by the Head of Regeneration & Planning on an application by Mr and Mrs Perry for the demolition of a house and the construction of 2 new houses at The Lodge, Hazelmere Road, Kilmacolm (12/0033/IC), consideration of which was continued from the meeting of 4 April 2012 for a site visit.

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

After discussion, Councillor Nelson moved that planning permission be refused (1) due to visibility issues at the access road to the property and (2) as the sub division of the grounds would set a precedent, to the detriment of the character of the conservation area. As an amendment Councillor McColgan moved that planning permission be granted. On a vote, 5 Members voted for the motion and 6 for the amendment 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 samples of all wall materials to be used on the dwellinghouses hereby permitted shall be submitted to and approved, in writing, by the Planning Authority prior to their use to ensure the appropriateness of these materials;

(3) that the roof shall be finished in slate, samples of which shall be submitted to and approved, in writing, by the Planning Authority prior to their use to ensure the appropriateness of these materials;

(4) that the first of the dwellinghouses hereby permitted shall not be occupied until the hard surfaced section of the driveway shown on the approved plans is completed. Details of the proposed hard surfacing shall be submitted to and approved, in writing, by the Planning Authority prior to use to prevent deleterious materials being carried outwith the application site;

(5) that before development commences, full details of the soft landscaping scheme, hereby approved in principle, shall be submitted to and approved, in writing, by the Planning Authority. Thereafter, the scheme shall be implemented in full before the end of the first planting season following occupation of the first of the dwellinghouses hereby permitted to ensure the provision of the landscaping scheme in the interests of visual amenity;

(6) that any of the landscaping scheme which dies, becomes diseased, is damaged or removed within 5 years of planting taking place shall be replaced by the end of the next planting season with others of a similar size and species to ensure retention of the approved landscaping scheme;

(7) that prior to the start of construction, tree protection measures, in accordance with British Standard BS 5837: 2005, shall be implemented and retained in place until the completion of construction to ensure the protection and retention of those trees not identified for removal, in the interests of visual amenity;

**PLANNING BOARD - 6 JUNE 2012**

---

(8) that details of all proposed site boundary treatments shall be submitted to and approved, in writing, by the Planning Authority and shall be implemented in full, all prior to the first of the dwellinghouses hereby permitted being occupied, to help protect the privacy of adjacent residents;

(9) that prior to the commencement of development, a Drainage Impact Assessment shall be submitted to and approved, in writing, by the Planning Authority to help ensure drainage from the site is adequately addressed;

(10) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing, by the Planning Authority of the maintenance regime for the water detention areas to control runoff from the site to reduce the risk of flooding; and

(11) that the driveway gradient shall not exceed 10% to ensure that the driveway is capable of safely being used.

**306 PLANNING APPLICATIONS**

**306**

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

- (a) **Proposed Replacement of Windows, Screens and Exit Doors:  
Moorfoot Primary School, Moorfoot Drive, Gourock (12/0119/IC)**  
**Decided:** that planning permission be granted.
- (b) **Erection of 6 Semi-Detached Houses and 4 Flats:  
Larkfield Water Station, Weymouth Crescent, Gourock (12/0067/IC)**  
**Decided:** that planning permission be granted subject to the following conditions:-
- (1) that no development shall commence until samples of all external materials have been submitted to and approved, in writing, by the Planning Authority: development thereafter shall proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a choice of materials sympathetic to this part of Gourock;
  - (2) that no development shall commence until details of the management of surface water, site drainage details and confirmation of Scottish Water and SEPA's approval of the drainage arrangements have been submitted to and approved, in writing, by the Planning Authority to prevent surface water run off onto Bournemouth Road;
  - (3) 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;
  - (4) that the development shall not commence until an environmental investigation and 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 condition report and should include an appraisal of options to satisfactorily address potential contamination issues in the interests of environmental safety;

**PLANNING BOARD - 6 JUNE 2012**

---

(5) 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 shall 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 authority's satisfaction;

(6) 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;

(7) 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 has been submitted to and approved, 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; and

(8) that none of the houses and flats hereby approved shall be occupied until the off street parking, detailed in docquetted drawing 0924/P02rev1, has been completed to ensure that appropriate levels of off street parking is available to residents and visitors and to reduce the potential for obstructive parking on Bournemouth Road.

**(c) Formation of 2 Ventilation Louvres (in retrospect):  
Municipal Buildings, Clyde Square, Greenock (12/0069/IC and 12/0003/LB)**

**Decided:** that planning permission be granted.

**(d) Partial Demolition and Conversion of Former Car Show Room to Form Retail Unit:  
21 Eldon Street, Greenock (12/0083/IC)**

The report recommended that planning permission be granted subject to conditions. Councillor Wilson declared a non-financial interest in this matter, vacated the Chair and left the Chamber. Councillor Brooks assumed the Chair for this item of business.

**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.

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

**(e) Installation of Ramp: Lady Alice Bowling Club, Inverkip Road, Gourock (12/0110/IC)**

**Decided:** that planning permission be granted.

**(f) Change of Use of Shop to Shop and Hot Food Takeaway: Former Woolworths Store, 48/50 Princes Street, Port Glasgow (12/0084/IC)**

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

**Decided:** that consideration of the application be continued for a site visit to be arranged

**PLANNING BOARD - 6 JUNE 2012**

---

by the Head of Legal & Democratic Services in consultation with the Convener.

- (g) Formation of Car Park:  
Former Highholm Primary School, Highholm Avenue, Port Glasgow (12/0129/IC)**  
**Decided:** that planning permission be granted subject to the following conditions:-
- (1) that no development shall commence until full details of surfacing, boundary treatment, landscaping and lighting have been submitted to and approved, in writing, by the Planning Authority to ensure the provision of a quality design to safeguard the amenity and character of the area;
  - (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 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
  - (4) 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 has 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.
- (h) Erection of a Dwellinghouse:  
Holy Family Church, Parkhill Avenue, Port Glasgow (12/0059/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 be arranged by the Head of Legal & Democratic Services in consultation with the Convener.
- (i) Erection of a Plant Room for Greenhouse (in retrospect):  
Parklea, Parklea Road, Port Glasgow (12/0027/IC)**  
**Decided:** that planning permission be granted.

**307 ADVERTISEMENT APPLICATION**

**307**

There was submitted a report by the Head of Regeneration & Planning on an application by James Watt dock LLP for the display of signboard at entrance to James Watt Dock, East Hamilton Street, Greenock (12/0001/CA).

The report recommended that advertisement consent be refused. After discussion, Councillor Nelson moved that the application be refused. As an amendment, Councillor

**PLANNING BOARD - 6 JUNE 2012**

---

Wilson moved that consent be granted. On a vote, 3 Members voted for the amendment and 9 for the motion which was declared carried.

**Decided:** that advertisement consent be refused for the following reasons:-

(1) as the proposal would have an adverse impact upon visual amenity and townscape and, as such, is contrary to (a) Policy HR1 of the Local Plan; and (b) the guidance contained within the Council's Planning Practice Advice Note no.13 (Signage and Advertisements); and

(2) as the proposal would directly obstruct the implementation of the approved comprehensive landscaping scheme for the areas of the James Watt Dock and the former Sugar Warehouse, to the overall detriment of the locality.

**308 PLANNING APPEAL - VALLEY FARM VIEW, DOUGLIEHILL ROAD, PORT GLASGOW 308**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 1 February 2012 to refuse planning permission to discharge a Section 75 Agreement relating to planning permission IC/03/446 and IC/07/727 were refused, an appeal against refusal of planning permission had been made to the Scottish Government.

**Noted**

**309 PLANNING APPEAL - KILLOCHEND DRIVE, GREENOCK 309**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 5 October 2011 to refuse planning permission for the erection of a flatted development at Killochend Drive, Greenock (08/0300/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 and refuse planning permission.

**Noted**