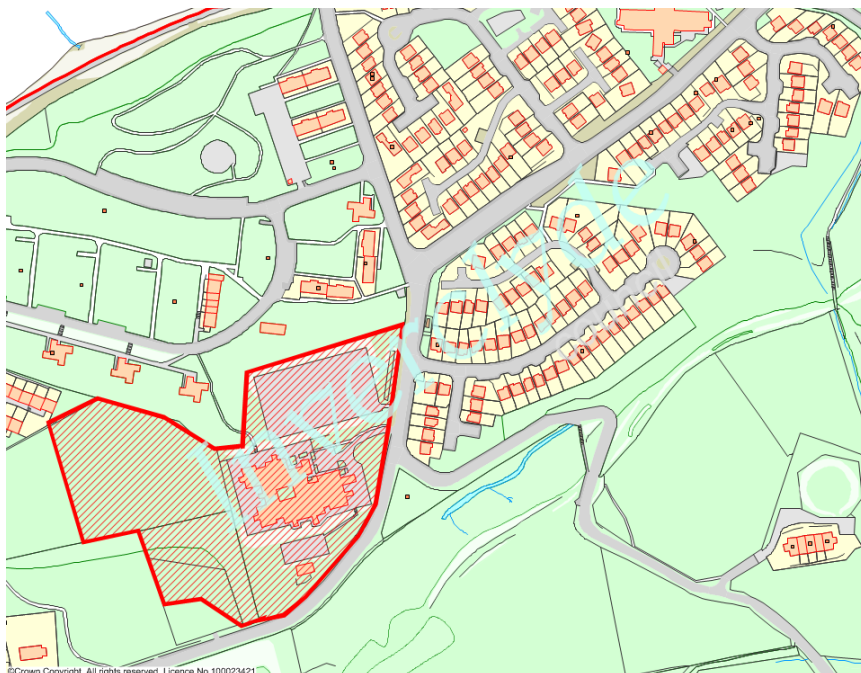


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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>1 August 2012</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>12/0135/IC and 12/0195/IC Plan 08/12</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>David Ashman</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Alternative landscaping proposals and regrading of the existing slope adjacent to the school (partly in retrospect) and enclosure of open space as school grounds at Overton Primary, Drumfrochar Road, Greenock</b>		

## SITE DESCRIPTION

Overton Primary School is set within a residential area with housing to the east and west. Residential flats, which are in the process of being vacated, are located to the north with open ground to the south.



## PROPOSAL AND BACKGROUND

Planning permission was granted in September 2010 for the refurbishment and extension of the school and work subsequently began on site. During implementation of the planning permission there was unexpected earth movement and a large deposit of black ash was discovered on the western part of the site. As a consequence a geotechnical design change was required to stabilise the slope and the approved landscaping scheme has been altered where the slope changes have impacted on it.

The applications seek planning permission for an amendment to both the configuration of the slope and the landscaping scheme. Planning application 12/0135/IC covers the School and its associated grounds. Planning application 12/0195/IC relates to an additional 0.42 hectare area of ground to the south west of the school grounds which is affected by the proposed geotechnical design change. This former area of open space has had to be incorporated within the school grounds by means of a boundary fence to help ensure future protection of the landscaping scheme.

As stabilisation of the slope has been necessary to address safety issues, the application is mainly in retrospect.

## **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 H9 - Non-Residential Development Proposals within Residential Areas**

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

### **Local Plan Policy H3 - Support for Designated Renewal Areas**

Inverclyde Council will support, in principle, residential and community development in Inverclyde's Social Inclusion Partnership (SIP) areas, and other designated renewal areas, in particular the "New Neighbourhoods", identified on the Proposals Map, where the proposals support the Council's corporate and agreed partnership priorities and satisfy other relevant policies of the Local Plan.

### **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.

## **CONSULTATION**

**Head of Safer and Inclusive Communities** - No objections.

## **PUBLICITY**

The nature of the proposals did not require advertisement.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The applications were the subject of neighbour notification. No comments have been received.

## ASSESSMENT

The material considerations in determination of these applications are the Local Plan, the consultation responses and the recent planning history of the site.

The principle of development of the school grounds was considered and accepted under the previous planning permission. With respect to the Local Plan, it is only remains to be considered if the proposed works extending beyond the grounds of the school are acceptable.



These works are mostly concentrated on ground covered by Policy LR1 (safeguarding open space). As the works will address an existing despoilation and ground stability issue, and as a soft landscaping scheme including mixed woodland planting is to be implemented, I consider that they accord with the aims of policy LR1. Although the erection of a new boundary fence will incorporate the open space into the school grounds, as it was previously populated by an unmaintained tree belt it will not result in the loss of actively used open space.

There are no objections raised in the consultation replies.

I consider that positive benefits are to be gained through approval of the applications but consider that the landscaping scheme and its long term retention be secured by condition.

## RECOMMENDATION

That both applications be granted subject to the following conditions:-

### Conditions

1. That the landscaping scheme detailed on drawing L301 issue D shall be implemented in full prior to the end of the 2012/13 planting season.
2. That any of the trees, shrubs or other areas of planting that die, become diseased, are damaged or are removed within the first 5 years of planting shall be replaced with others of a similar size and species, unless alternatives are agreed in writing with the Planning Authority, during the next planting season.

## Reasons

1. To secure the approved landscaping scheme.
2. To ensure retention of the approved landscaping scheme.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS.

1. Application form and plans.
2. Planning permission 10/0215/IC.
3. Inverclyde Local Plan.
4. Consultation replies.



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