

Report To: The Planning Board

Date: 1 August 2012

Report By: Head of Regeneration and Planning

Report No: 12/0116/IC
Plan 08/12

Major Application
Development

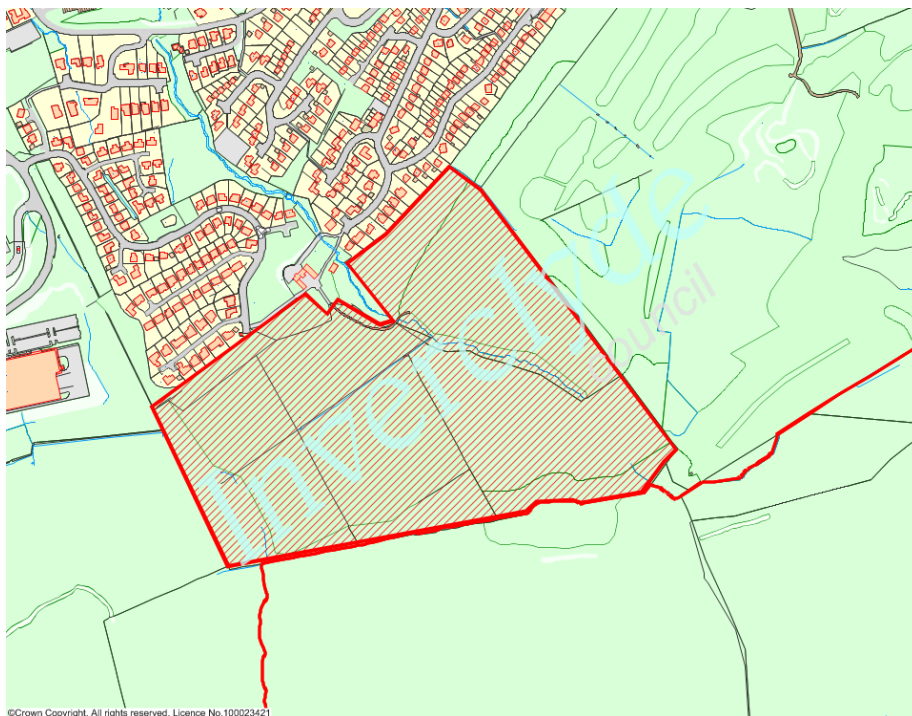
Contact Officer: Guy Phillips

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Subject: Section 42 Application - Variation of Condition 2 attached to Planning Permission 09/0162/IC to extend the time period for submission of Reserved Matters for a further 3 years at
Land At Levan Farm, Gourrock

SITE DESCRIPTION

The site extends to approximately 22ha and lies to the south east of the residential development at Finbracken Drive, Gourrock. Outline planning permission was granted for residential development in October 2006. In July 2009 planning permission was granted to vary condition 2 of the outline planning permission and extend it by three years until October 2012.



PROPOSAL

It is proposed to further vary condition 2 of the 2006 outline planning permission and extend it until October 2015.

LOCAL PLAN POLICIES

Local Plan Policy H5 - Housing Development Opportunities

Inverclyde Council, as Planning Authority, will support and encourage residential development on the sites, indicative locations and 'New Neighbourhoods' included in Schedule 7.1 and indicated on the Proposals Map.

Local Plan Policy H8 - The Character and Amenity of Residential Areas

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

Local Plan Policy H11 - Residential Development Proposals and Open Space Provision

Inverclyde Council, as Planning Authority, requires developers of new housing to make provision for public open space, play areas and private garden ground, or a comparable financial contribution towards either the provision of, or maintenance and improvement of, existing play equipment in a park or play area in the vicinity of the development, in accordance with the Inverclyde Council Planning Practice Advice Note 3.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated on the Proposals Map will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

CONSULTATIONS

None required.

PUBLICITY

The application was the subject of Pre Consultation by the applicant. A public exhibition/ drop in session was held in the Gamble Halls in Gourrock in January. The exhibition was advertised to the public in the Greenock Telegraph one month in advance. No members of the public attended the event.

On receipt by the Council the application was advertised in the Greenock Telegraph on 1st June 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

One written representation has been received.

The objector is concerned that the road network and schooling facilities cannot support any further increases in population. Traffic volume in Gourrock is too high at peak times as a result of movements from Faulds Park and increased use of the McInroys Point ferry terminal. Clydeview Academy is under size for the size of its catchment and there shall be a lowering of academic standards.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the planning history of the site, the applicant's Pre-Application Report and the written representation.



The Local Plan is the same as when outline planning permission was granted in 2006. Policy H5 continues to support and encourage residential development with an indicative capacity of 150 units.

The applicant's Pre Application Report confirms that there was no public response to his exhibition of the proposal.

The written representation objects to the principle of residential development on the basis that the roads network and school facilities do not have capacity to accommodate the expectations of future residents. These issues were, however, considered at the time when the land was allocated for housing and this development has been factored into subsequent assessments of road capacity and school provision.

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
2. Application plans
3. Outline planning permission IC/01/003
4. Planning permission 09/062/IC
5. Pre Application Report
6. Written representation



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