

**PLANNING BOARD - 1 AUGUST 2012**

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**Planning Board**

**Wednesday 1 August 2012 at 3.00 pm**

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

**Chair:** Councillor Wilson presided.

**In attendance:** Head of Regeneration & Planning, Development & Building Standards Manager, Mr G Leitch (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.**

**405 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 405**

No apologies for absence were intimated.

Councillor Wilson declared an interest in agenda item 2(d) (Partial Demolition and Conversion of Former Car Showroom to form Retail Unit at 21 Eldon Street, Greenock (12/0083/IC)).

**406 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 406**

**(a) Erection of a Dwellinghouse:  
Holy Family Church, Parkhill Avenue, Port Glasgow (12/0059/IC)**

There was submitted a report by the Head of Regeneration and Planning regarding an application by Mr and Mrs Cairns for the erection of a dwellinghouse at Holy Family Church, Parkhill Avenue, Port Glasgow (12/0059/IC), consideration of which had been continued from the meeting of 6 June 2012 for a site visit.

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

- (1) that prior to their use, samples of all facing and surfacing materials shall be submitted to and approved in writing by the Planning Authority, to ensure the appropriateness of the materials to the local context;
- (2) that the gradient of the driveway hereby permitted shall not exceed 1% to ensure that the driveway may be safely used;
- (3) that the driveway shall be finished in a hard sealed surface to be approved in writing by the Planning Authority prior to the dwellinghouse hereby permitted being occupied, to prevent deleterious material being carried onto the carriageway;
- (4) that a visibility splay of 2.5 metres by 35 metres by 1.05 metres high shall be provided at the vehicular entrance to the site before the dwellinghouse hereby permitted is occupied, in the interests of vehicular and pedestrian safety;
- (5) that details of the soft landscape planting along the northern and eastern boundary of the application site shall be submitted to and approved in writing by the Planning Authority prior to planting. The planting shall thereafter be carried out during the first planting season following occupation of the dwelling, to ensure the provision of appropriate boundary treatment;

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(6) that any of the planting approved in terms of condition 5 above which dies, is damaged, removed or becomes diseased within five years of planting shall be replaced during the following planting season with others of a similar size and species, to ensure the long term retention of a soft landscaped boundary in the interests of amenity; and

(7) that the existing hedge along the boundary with the existing dwelling to the west shall be protected at all times during construction. Details of protection measures shall be submitted to and approved in writing by the Planning Authority prior to the commencement of construction and shall remain in place thereafter throughout the construction process, as the hedge provides an appropriate and natural barrier between the application site and the neighbouring property which should be retained in the interests of amenity.

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

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr T Mehmood for change of use of shop to shop and hot food takeaway at the former Woolworths, 48-50 Princes Street, Port Glasgow (12/0084/IC), consideration of which had been continued from the meeting of 6 June 2012 for a site visit.

The report recommended that planning permission be granted subject to the condition that the hot food takeaway hereby approved shall not be brought into operation until the flue, catalytic converter and vent grille shown on docquetted drawing 1206/02 RevA have been completed and thereafter the flue, catalytic converter and vent grille shall be maintained in place in perpetuity, to prevent nuisance from odour.

After discussion, Councillor Wilson moved that planning permission be granted subject to the condition detailed in the report. As an amendment, Provost Moran moved that planning permission be refused as the proposal would have an adverse effect on the residents of King Street, whose properties back on to the proposed site, by virtue of smells and noise emanating from the premises. On a vote, 4 Members voted for the motion and 7 for the amendment which was declared carried.

**Decided:** that planning permission be refused as the proposal would have an adverse effect on the residents of King Street, whose properties back on to the application site, by virtue of smells and noise emanating from the premises.

**(c) 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 had been continued from the meeting of 6 June 2012 to allow officers to carry out further discussion on the position of the bond relating to maintenance of the water culvert.

The Head of Regeneration & Planning advised the Board that a solution in respect of a drainage maintenance scheme had now been reached and, accordingly, that it was proposed to amend condition 7 should the Board agree to grant planning permission.

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

- (1) that prior to their use, samples of all facing materials to the dwellinghouses and retaining walls together with paving shall be submitted to and approved in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity;
- (2) that prior to the commencement of works on site, a landscaping scheme together with maintenance plan and programme for implementation shall be submitted to and approved in writing by the Planning Authority for the open areas of the site. The landscaping scheme shall then be implemented and maintained as approved at all times thereafter, to ensure the provision of an appropriate landscaping scheme;
- (3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;
- (4) that development shall not commence until full details of the containers to be used to store waste materials and recyclable materials produced on the premises and how they will be stored on site have been submitted to and approved in writing by the Planning Authority. These containers shall then be stored as approved at all times thereafter, to ensure the provision of suitable refuse and recycling storage and a visually acceptable environment;
- (5) that development shall not commence on site until full drainage details and drainage impact assessment have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the drainage details submitted shall include field drains to stop the new houses becoming flooded and show all surface water being intercepted within the site, to ensure the adequacy of drainage arrangements;
- (6) that the field drains approved under condition 5 above shall then be formed to the satisfaction of the Planning Authority prior to the occupation of each dwellinghouse and shall be maintained on site at all times thereafter, to ensure the adequacy of drainage arrangements;
- (7) that development shall not commence on site until a maintenance scheme and bond for the existing burn and culvert grille is submitted to and approved in writing by the Planning Authority. Maintenance shall then be undertaken in accordance with the approved scheme, to ensure an appropriate maintenance scheme for the burn and culvert and to prevent flooding;
- (8) that following the occupation of the last house hereby permitted, the footway fronting the site on Renton Road shall be reconstructed to a sealed wearing course and to a width of 2 metres, to the satisfaction of the Planning Authority, in the interests of pedestrian safety;
- (9) that driveways shall not exceed a gradient of 10%, to ensure use of the driveways in the interests of traffic safety;
- (10) 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;

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(11) that the development shall not commence until a 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;

(12) 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 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 Planning Authority's satisfaction;

(13) 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

(14) that no material shall be imported onto the site until written details of the source of the imported material have 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.

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

There was submitted a report by the Head of Regeneration & Planning regarding an application by Kelvinside Developments for the partial demolition and conversion of the former car showroom to form a retail unit at 21 Eldon Street, Greenock (12/0083/IC), consideration of which had been continued from the meeting of 6 June 2012 for a site visit.

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

Councillor Wilson declared a non-financial interest in this matter as an acquaintance of one of the applicants.

Councillor Wilson vacated the Chair and left the Chambers. Councillor Brooks assumed the Chair for this item of business.

Councillor Shepherd was present as ward councillor and with consent spoke on the matter.

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**Decided:** that planning permission be refused for the following reasons:-

- (1) as the proposed use of the premises would be likely to generate increased vehicular and pedestrian activity which would be detrimental to the character and amenity of the area and, therefore, contrary to Inverclyde Local Plan Policies H1, H9 and R13;
- (2) as the proposed use of the premises would be likely to generate levels of parking and vehicular manoeuvres close to the junction of Eldon Street and Fox Street which would be detrimental to traffic and pedestrian safety;
- (3) as the lack of off-street parking, at only 6 spaces, is below that required for a 287 square metre retail space and therefore contrary to SPP17, the Council's Roads Development Guide and Local Plan Policy R13 with reference to R10; and
- (4) as environmental noise will be created 24 hours a day caused by food chillers running, deliveries being made and customer movements, contrary to PAN56 and Local Plan Policy UT10.

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

**407 PLANNING APPLICATIONS**

**407**

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

- (a) Increase in Existing Door Opening within Municipal Building Carriageway to Form DDA Compliant Staff Entrance to Customer Contract Centre: Greenock Town Hall, Clyde Square, Greenock (12/0012/LB & 12/0147/IC)**

**Decided:**

- (1) that the listed building application be referred to Historic Scotland as required by Section 12 of the Planning (Listed Buildings in Conservation Areas) (Scotland) Act 1997 with a recommendation that listed building consent be granted; and
- (2) that planning permission be granted.

- (b) Parapet Repairs: McLean Museum & Library, 15 Kelly Street, Greenock (12/0013/LB)**

**Decided:** that the application be referred to Historic Scotland as required by Section 12 of the Planning (Listed Buildings in Conservation Areas) (Scotland) Act 1997 with a recommendation that listed building consent be granted subject to the condition that, where possible, metal tie rods shall be fixed into the mortar joints to minimise damage to masonry.

- (c) Alternative Landscaping Proposals and Regrading of Existing Slope Adjacent to School (partly in retrospect) and Enclosure of Open Space as School Grounds:**

**Overton Primary, Drumfrochar Road, Greenock (12/0135/IC & 12/0195/IC)**

**Decided:** that planning applications 12/0135/IC & 12/0195/IC be granted, both subject to the following 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, to secure the approved landscaping scheme; and

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(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, to ensure retention of the approved landscaping scheme.

**(d) Extension and Alteration to Community Centre (Amendment to Planning Permission 10/0382/IC and Listed Building Consent 11/0001/LB):  
Community Centre, Binnie Street, Gourock (12/0178/IC & 12/0014/LB)**

**Decided:** that planning permission and listed building consent be granted subject to the condition that no development shall commence until a sample of all the proposed glazed brick has been submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved brick, unless the Planning Authority gives its prior written approval to any alternatives, to ensure an appropriate finishing material for this historic building.

**(e) Variation of Condition 2 Attached to Planning Permission 09/0162/IC to Extend Time Period for Submission of Reserved Matters for a further 3 years:  
Land at Levan Farm, Gourock (12/0116/IC)**

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

**408 PLANNING APPEAL - VACANT FORMER SCHOOL SITE BETWEEN BANFF ROAD AND NAIRN ROAD, GREENOCK**

**408**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 2 November 2011 to refuse planning permission for the construction of 42 terraced and semi-detached houses, including a new access road, at the vacant former school site between Banff Road and Nairn Road, Greenock (11/0172/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 uphold the appeal and grant planning permission subject to a number of conditions.

**Noted**