

PLANNING BOARD - 5 SEPTEMBER 2012

Planning Board

Wednesday 5 September 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.

503 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

503

No apologies for absence or declarations of interest were intimated.

The Chair being of the opinion that the undernoted report by the Corporate Director Environment, Regeneration & Resources was relevant, competent and urgent moved its consideration in terms of the relevant Standing Order to allow the Board's views to be reported to the Environment & Regeneration Committee at the earliest opportunity. This was agreed unanimously.

504 REPRESENTATIONS ON PLANNING APPLICATIONS - REMIT FROM ENVIRONMENT & REGENERATION COMMITTEE

504

There was submitted a report by the Corporate Director Environment, Regeneration & Resources on a remit from the Environment & Regeneration Committee of 30 August 2012 relative to the Council's current practice of accepting written representations up to the date of the Planning Board at which an application is to be considered and seeking the views of the Board in relation to the timescales for the submission of written representations.

After discussion, Councillor Wilson moved that the Board support the recommendation in the report to the Environment & Regeneration Committee that, except in the case of applications being presented to the Planning Board, any written representations or applications submitted under Planning and Listed Building legislation and received after the date for representation specified in either the neighbour notification form or newspaper notice, whichever is later, be accepted if the application is undetermined and, where an application is to be presented to the Planning Board, any representation received within 14 clear days of the date of the Planning Board at which the application is first to be considered not be accepted.

As an amendment, Councillor Nelson moved that in addition to Councillor Wilson's motion it be recommended to the Environment & Regeneration Committee that, where an application is to be presented to the Planning Board, any representation received outwith the 14 clear day period be circulated to Elected Members but not form part of the report to the Planning Board.

On a vote, 3 Members voted for the amendment and 8 for the motion which was declared carried.

PLANNING BOARD - 5 SEPTEMBER 2012

Decided: that the Board support the recommendation in the report to the Environment & Regeneration Committee that, except in the case of applications being presented to the Planning Board, any written representations or applications submitted under Planning and Listed Building legislation and received after the date for representation specified in either the neighbour notification form or newspaper notice, whichever is later, be accepted if the application is undetermined and, where an application is to be presented to the Planning Board, any representation received within 14 clear days of the date of the Planning Board at which the application is first to be considered not be accepted.

505 PLANNING APPLICATIONS

505

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

**(a) Creation of New Drop Off/Car Park:
Mallard Crescent/Partridge Road, Greenock (12/0132/IC)**

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

After discussion, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor McIlwee moved 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 Chair. On a vote, 2 Members for the motion and 9 for the amendment which was declared carried.

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 Chair.

**(b) Change of Use of Open Space to Garden Ground together with the Erection of a Fence (in retrospect):
12 Weymouth Crescent, Gourock (12/0209/IC)**

Decided: that planning permission be granted.

**(c) Increase in Height of Retention Wall to Rear of Plots 76-93 (amendment to planning permission IC/05/287) (partly in retrospect):
East Street, Plots 76-93, Gibshill, Greenock**

Decided: that, following alteration to the landscape bond currently in place for this site to include reference to this application, planning permission be granted subject to the following conditions:-

(1) that within 28 days of the date of this planning permission a landscaping scheme shall be submitted to and approved in writing by the Planning Authority for the area of ground between plots 76 to 93 and Mitchell Street and the narrow verge area to the east of plot 93. This shall include details of the planting of creeping ivy to the top, bottom and within the criblock wall, drainage details and arrangements for its management and maintenance. For the avoidance of doubt this shall include semi-mature tree planting, to allow for assessment of the visual impact of the proposed landscaping;

(2) that the landscaping scheme approved in terms of condition 1 above shall be implemented in full before the end of March 2013, to ensure provision of the approved landscaping scheme in the interests of visual amenity; and

PLANNING BOARD - 5 SEPTEMBER 2012

(3) that any areas of the landscaping approved in terms of condition 1 above that are removed, become damaged, diseased or die within 5 years of planting shall be replaced within the following year with others of a similar size and species unless otherwise agreed in writing with the Planning Authority, to ensure the long term retention of the planting scheme in the interests of visual amenity.

- (d) Construction of Diaphragm Retaining Wall to East of Plot (amendment to planning permission IC/05/287) (in retrospect):
Plot 93, East Street, Greenock**

Decided: that planning permission be granted

- (e) Discharge of Planning Obligation - Section 75 Agreement:
Lukeston Farm, Branchal Road, Quarriers Village (12/0001/MP)**

Decided: that the Section 75 Agreement in respect of planning permission IC/07/252 be discharged.

506 ADVERTISEMENT APPLICATIONS

506

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

- (a) Erection of 2 Non-illuminated Free-standing Advertising Hoardings Adjacent to Southeast Boundary Fence:
1 Customhouse Way, Greenock (12/0017/CA)**

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

- (1) as the proposal will have a detrimental impact on visual amenity when viewed from East Breast; and
- (2) as the proposal, by virtue of the existing level of signage on site, will result in an over provision and clutter of advertisements to the detriment of visual amenity.

- (b) Installation of Illuminated Signage and Non-illuminated Signage:
Unit 2, 13 Customhouse Way, Greenock (12/0013/CA)**

The report recommended that advertisement consent be refused as the erection of 4 poster boards and the fitting of printed window advertising is contrary to the Council's approved signage regime for the Waterfront Retail Park resulting in a clutter of advertisements at the shop entrance in conflict with the building design and to the overall visual detriment of the Waterfront Retail Park.

After discussion, Councillor Campbell-Sturgess moved that advertisement consent be granted. As an amendment, Councillor Dorrian moved that advertisement consent be refused for the reason detailed in the report. On a vote, 3 Members voted for the motion and 7 for the amendment which was declared carried.

Decided: that advertisement consent be refused as the erection of 4 poster boards and the fitting of printed window advertising is contrary to the Council's approved signage regime for the Waterfront Retail Park resulting in a clutter of advertisements at the shop entrance in conflict with the building design and to the overall visual detriment of the Waterfront Retail Park.

PLANNING BOARD - 5 SEPTEMBER 2012
