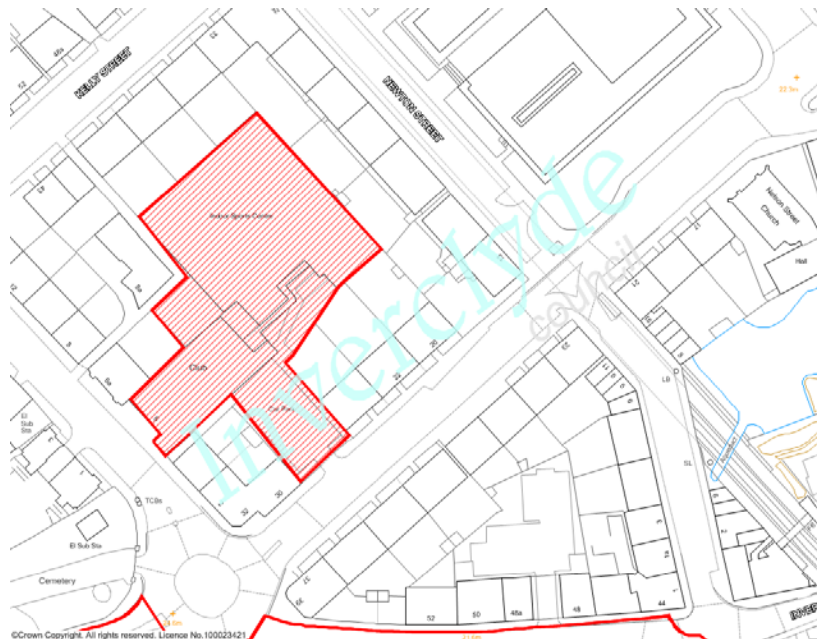


Report To:	The Planning Board	Date:	7th November 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0271/IC Plan 11/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	External alterations including installation of condenser units at Greenock Sports Centre, 26 Nelson Street, Greenock		

SITE DESCRIPTION

Greenock Sports Centre is located on the north west side of Nelson Street, approximately 25m to the north east of the South Street roundabout. The Sports Centre is irregularly shaped, of varying height and with flat and pitched roofs. A car park intervenes between the main entrance and Nelson Street. The building also has a frontage to South Street. Tenement back greens adjoin to Kelly Street, Newton Street, Nelson Street and South Street. To the north west is a business premises, accessed via lanes from South Street and Kelly Street. There are two shop premises at the ground floor of the tenements adjoining on Nelson Street. The tenements adjoining are predominantly three and a half storey, with some three storey on Kelly Street.



PROPOSAL

It is proposed to fix six air conditioning units to the north east side of the building. The units are to be attached to a wall above a flat roof and set back approximately 32m from the rear of the adjoining tenement on Newton Street. Two pitched roofs intervene between the air handling units and the tenement.

LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow;
- (c) Gourock; and

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (k) By Station/Pier, Wemyss Bay.

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;
- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;
- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;
- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

Local Plan Policy R3 - Town Centre Uses

The following town centre uses will be directed towards the Central Shopping Area of Greenock, the other two Town Centres (Port Glasgow and Gourock) and the Local Centres:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) Related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Outside these designated Centres, the above uses will be permitted in principle in the Outer Mixed/Commercial Area around the Central Shopping Area of Greenock Town Centre, according to the specification in Policy R5. Applications for any of the uses listed will be considered subject to the criteria outlined in Policy R10. Proposals for other uses in designated Centres will be considered on their merit.

Local Plan Policy R5 - Greenock Town Centre: Outer Mixed/Commercial Area

Inverclyde Council, as Planning Authority, will seek to protect the character, both existing and potential, of the different divisions of the Outer mixed/Commercial Area of Greenock Town Centre, as defined on the Proposals Map and below. In addition to development in keeping with the existing character of the area, the following town centre uses will also be permitted in the identified divisions (G) to (L).

- (G) CLARENCE STREET MIXED-USE AREA:
 - Use Class 2 (Financial, Professional and Other Services);
 - Use Class 3 (Food and Drink);
 - Use Class 10 (Community Uses);
 - Use Class 11 (Assembly and Leisure); and
 - Related uses, including public house, hot food take away or taxi office, and the sale of motor vehicles.
- (H) WEST END OFFICE AND CIVIC AREA
- (I) SIR MICHAEL STREET/KING STREET RESIDENTIAL AREA
 - Use Class 2 (Financial, Professional and Other Services);
 - Use Class 10 (Community Uses); and
 - Use Class 11 (Assembly and Leisure).
- (J) DELLINGBURN STREET/RUE END STREET
 - Area fully developed for Class 1 Use (Shops).
 - No further opportunities. Intensification of current retail use would not be appropriate.
- (L) WATERFRONT: EDUCATION AND LEISURE AREA
 - Use Class 8 (Residential Institutions), if halls of residence associated with James Watt College;
 - Use Class 10 (Community Uses); and
 - Use Class 11 (Assembly and Leisure).
- (K) THE HARBOURS AREA *
 - Use Class 9 (Residential Flats)
 - Use Classes 1, 10 or 11, where related or ancillary to tourism or to maritime-based leisure or commercial enterprises;
 - Use Class 2 (Financial, Professional and Other Services);
 - Use Class 3 (Food and Drink); and
 - Use as a public house.

(L) WATERFRONT: EDUCATION AND LEISURE AREA

Use Class 8 (Residential Institutions), if halls of residence associated with James Watt College;
Use Class 10 (Community Uses); and
Use Class 11 (Assembly and Leisure).

Local Plan Policy R10 - Assessing Development Proposals for Town Centre Uses

Any proposal for a development of one or more of the town centre uses identified in Policy R3, or for any other commercial use within a defined centre, will be required to satisfy the criteria listed below:

- (a) for developments on the edge of, or outside, the designated Centres, and retail developments on the edge of, or outside, Greenock's Central Shopping Area, the applicant should have adopted a sequential approach to site selection, including consideration of sites identified under Policy R6;
- (b) the applicant having demonstrated that there is a capacity for the development in terms of expenditure compared to turnover in the appropriate catchment area, or a qualitative deficiency in existing provision;
- (c) the proposal should not have a detrimental effect, including cumulatively, on the vitality and viability of existing Centres;
- (d) the size and format of the development is appropriate to the Centre for which it is proposed;
- (e) the proposed development should be accessible by a choice of means of transport from its forecast catchment, make provision for improved infrastructure where deemed necessary, not result in unacceptable changes in travel patterns and, where required, be supported by the production of a Transport Assessment;
- (f) the proposed development should be to a high standard of design and its scale, siting and relationship to the surrounding townscape and land uses should make a positive contribution to the quality of the urban environment;
- (g) the proposal should not have a detrimental effect on residential amenity or on the amenity and effective operation of existing businesses;
- (h) the proposal should be consistent with other relevant national, Structure Plan and Local Plan policies and guidelines, including any Town Centre Strategy or other relevant initiative which may have been instigated, the Council's Roads Development Guide, 1995 and any other standards; and
- (i) in Greenock Town Centre the proposed development should be consistent with Policies R4 and R5.

Where the proposal includes either a convenience retail development of over 1,000 square metres gross; comparison retail development of over 2,000 square metres gross; or Use Class 11 (Assembly & Leisure) developments that will attract a large number of users, it should be accompanied by a statement of justification addressing the above criteria and the criteria set out in the Structure Plan and NPPG8. At the Council's discretion, applications for development within designated Centres or small-scale development of town centre uses outwith the designated Centres may be exempted from the requirement to be justified against criteria (a)-(d).

CONSULTATIONS

Head Of Safer And Inclusive Communities - No objections subject to the air conditioning units not being operated outwith the hours of 8am to 10pm.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

One written representation has been received. The objector expresses concern that the units will generate noise impacting on health, wellbeing and enjoyment of his property.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the consultation response and residential amenity.

There is no conflict between the proposal and Town Centre Policies R1, R2, R3, R5 and R10 in the Local Plan. These policies consider the principle of and implication of various land uses in the town centre.



It rests to assess the application against other material policy considerations, these being potential noise and visual impact on residential flats.

While I note the letter of objection, the Head of Safer & Inclusive Communities is content that noise nuisance can be satisfactorily controlled by attaching a condition limiting the hours of use of the air conditioning plant from 8am until 10pm.

The air conditioning units are not visible from the public domain but are visible from the upper floors of adjoining tenements. They are seen within the context of the Sports Centre's roofscape and affixed to a brick wall. Separation from the tenements is such that I consider visual impact upon them to be neutral.

RECOMMENDATION

That the application be granted subject to condition:

The air conditioning units, hereby approved shall not be operated outwith the hours 8am to 10pm.

Reason

To prevent noise nuisance to adjoining residents.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Consultation response
4. Letter of representation.



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