

PLANNING BOARD - 7 NOVEMBER 2012

Planning Board

Wednesday 7 November 2012 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr D Ashman (Regeneration & Planning Service), Environmental Services Manager - Roads, Transport & Waste Collection, 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.

650 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 650

An apology for absence was intimated on behalf of Councillor Nelson.

Councillors Loughran, McColgan and Wilson declared interests in Agenda Item 2(f) (External Alterations Including Installation of Condenser Units at Greenock Sports Centre, 26 Nelson Street, Greenock (12/0271/IC)).

651 PLANNING APPLICATIONS 651

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

- (a) Planning permission in principle for new school development, access road, associated parking and infrastructure, community car park and pedestrian footbridge:
Milton Wood, South of Lochwinnoch Road, Kilmacolm (12/0150/IC)**

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

Decided: that consideration of the application be continued for a site visit and a visit to St Columba's School to be arranged by the Head of Legal & Democratic Services and the Head of Regeneration & Planning in consultation with the Chair.

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(b) Proposed extension to and change of use of hot food take-away to form a restaurant:**The Food Club, 2A Market Place, Kilmacolm (12/0250/IC)****Decided:** that planning permission be granted subject to the following conditions:-

- (1) that no development shall commence on site until a sample of the proposed wall finish has been submitted to and approved in writing by the Planning Authority, to ensure that finishing material is consistent within this location;
- (2) that notwithstanding the depiction of a roller shutter on the extension, no development shall commence until full details of the roller shutter have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the roller shutter shall comply with the Council's Planning Practice Advice Note No.12, to ensure that the roller shutter is acceptable with reference to PPAN No.12; and
- (3) that the developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority during all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeological Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before the development commences, to allow for archaeological monitoring of any and all groundbreaking work associated with the proposed development and to accord with Scottish Government Policy.

(c) Erection of residential housing development:**Arran Avenue, Port Glasgow (09/0230/IC)****Decided:** that planning permission be granted subject to the following conditions:-

- (1) that prior to the use of any external materials on the houses, walls, fences or hard standings hereby permitted, samples of all such materials shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials, or any alternative agreed in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing materials in the interests of visual amenity;
- (2) that prior to the commencement of work on site full details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure an appropriate landscaping scheme within the development;
- (3) that any of the trees, areas of grass or planted shrubs approved in terms of condition 2 above that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to the satisfaction of the Planning Authority, to ensure the retention of the approved landscaping scheme;
- (4) that details of maintenance and management for the landscaping approved in terms of condition 2 above shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance of the approved landscaping scheme;

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- (5) that prior to the commencement of work on site, a bond to cover the costs of the implementation of the approved landscaping scheme inclusive of play area and kick pitch shall be lodged with the Council, to ensure the provision of the approved landscaping scheme, play area and kick pitch;
- (6) that prior to the commencement of work on site full details of the play area layout, equipment, materials and furniture shall be submitted to and approved in writing by the Planning Authority. The play area shall then be provided and available for use to the satisfaction of the Planning Authority prior to the occupation of the 42nd house on site, to ensure the provision of an appropriate play area within a suitable timescale;
- (7) that prior to the last of the dwellinghouses hereby permitted being occupied, the kick pitch shall be provided and available for use to the satisfaction of the Planning Authority, to ensure the provision of the kick pitch within a suitable timescale;
- (8) 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;
- (9) 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 Authority's satisfaction;
- (10) 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;
- (11) that no material shall be imported onto the site until written details of the source of the imported material has 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;

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(12) 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;

(13) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas, to ensure surface water runoff is appropriately controlled to reduce the risk of flooding;

(14) that prior to the implementation of the Sustainable Urban Drainage System on site, the existing overgrown burn which the detention pond drains into must be cleared and ditched to the satisfaction of the Planning Authority together with the submission of a maintenance regime for the existing burn which must be agreed in writing by the Planning Authority, to ensure that post development flow pathways result in no ponding or flooding of properties;

(15) that prior to the commencement of works on site, full details of an upgrade to the existing culvert carrying the burn which the detention pond drains into under Old Greenock Road shall be submitted to and approved in writing by the Planning Authority. Works to upgrade the culvert shall then be completed to the satisfaction of the Planning Authority prior to the implementation of the Sustainable Urban Drainage System on site, to ensure that post development flow pathways result in no ponding or flooding of properties;

(16) that prior to the commencement of works on site full drainage calculations shall be submitted to and agreed in writing by the Planning Authority. For the avoidance of doubt, the run-off from the site will require to be limited to 7l/s/ha, to ensure the adequacy of drainage arrangements within the site and that surface water runoff is limited to reduce the risk of flooding;

(17) that prior to the commencement of works on site full details of all field drains to be installed on site will also require to be submitted to and agreed in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the adequacy of drainage arrangements;

(18) that no development shall take place above the culvert between the detention pond and the burn it drains into, to protect the culvert to ensure that no ponding or flooding of property occurs;

(19) that prior to the commencement of works on site the applicant shall demonstrate to the Planning Authority that an agreement has been reached with SEPA and Scottish Water regarding the discharge of surface water from the site to allow connection to the sewer, to ensure drainage arrangements are acceptable to SEPA and Scottish Water;

(20) that prior to the commencement of work on site, details of the phasing of the development shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to retain effective control over the phasing of the development in the interests of visual amenity;

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(21) that a visibility splay of 2.4m x 43m x 1.05m shall be achieved at the junction of the development with Arran Avenue, to the satisfaction of the Planning Authority, to ensure a safe vehicular access to Arran Avenue, in the interests of road safety;

(22) that prior to each dwellinghouse hereby permitted being occupied, all roads and footways leading to it shall be surfaced to a sealed base course, to ensure the provision of acceptable safe access facilities during construction;

(23) that prior to the last of the dwellinghouses hereby permitted being occupied, all roads and footways within the application site shall be completed to a final sealed wearing course, to ensure the provision of acceptable safe access facilities during construction; and

(24) that no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site are undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service, to allow for recording and recovery of antiquity.

**(d) Change of use of shop to hot food take-away:
74B Belville Street, Greenock (12/0210/IC)**

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

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

(1) as the odours emanating from the hot food take-away would be detrimental to the amenity of the residents of the flats above the premises, contrary to Policy H1 of the Local Plan; and

(2) as the proposal would result in an overprovision of hot food take-aways in the locality.

**(e) Change of use from class 1 retail to class 11 assembly and leisure:
Former Post Office, 34 Nicolson Street, Greenock (12/0283/IC)**

Decided: that planning permission be granted.

**(f) External alterations including installation of condenser units:
Greenock Sports Centre, 26 Nelson Street, Greenock (12/0271/IC)**

Councillors Loughran, McColgan and Wilson declared non-financial interests in this matter as Members of the Board of Inverclyde Leisure and left the hall. Councillor Brooks assumed the Chair.

Decided: that planning permission be granted subject to the condition that the air conditioning units, hereby approved, shall not be operated outwith the hours 8am to 10pm, to prevent noise nuisance to adjoining residents.

Councillors Loughran, McColgan and Wilson returned to the meeting following consideration of this item of business and Councillor Wilson resumed the Chair.

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(g) **Provision of new community sports facility, car parking, grass football pitch and associated works:
Rankin Park, Inverkip Road, Greenock (12/0272/IC)**

The Head of Regeneration & Planning declared an interest in this matter as client officer and left the meeting.

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

(1) that prior to the use of any external materials on the pavilion, walls, or hard standings hereby permitted, samples of all such materials shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials, or any alternative agreed in writing by the Planning Authority, to enable the Planning Authority to retain effective control of facing materials in the interests of visual amenity;

(2) that prior to the commencement of work on site full details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure an appropriate landscaping scheme within the development;

(3) that any of the trees, areas of grass or planted shrubs approved in terms of condition 2 above that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to ensure the retention of the approved landscaping scheme;

(4) that details of maintenance and management for the landscaping approved in terms of condition 3 above shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping, to ensure the retention of the approved landscaping scheme;

(5) that the proposed access road and car park shall be finished and available for use by vehicles prior to the occupation and use of the new pavilion hereby permitted, to the satisfaction of the Planning Authority, to ensure suitable car parking and access in the interests of road safety;

(6) 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;

(7) 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 authority's satisfaction;

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(8) 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;

(9) 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; and

(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.