

<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>5 December 2012</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>12/0083/IC Plan 12/12</b>
<b>Contact Officer:</b>	<b>David Ashman</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Notification of Planning Appeal: Partial demolition and conversion of former car showroom to form retail unit at 21 Eldon Street, Greenock</b>		

**INTRODUCTION**

In August 2012 planning permission was refused for the partial demolition and conversion of former car showroom to form retail unit at 21 Eldon Street, Greenock. Planning permission was refused:

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 PAN 56 and Local Plan Policy UT10.



## NOTIFICATION OF APPEAL

Notification has been received that an appeal against the refusal of planning permission application has been lodged with the Scottish Government. The appeal is to be considered by written submissions.



## RECOMMENDATION

The Board notes the position.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

Planning application 12/0083/IC



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