

PLANNING BOARD - 5 DECEMBER 2012

Planning Board

Wednesday 5 December 2012 at 3pm

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 Mr J Kerr (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.

716 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 716

No apologies for absence or declarations of interest were intimated.

717 PLANNING APPLICATIONS 717

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

**(a) Erection of one 50KW 34.378M high wind turbine:
Shielhill Farm, Dunrod Road, Inverkip (12/0286/IC)**

The report recommended that planning permission be refused as a combination of height and scale, proximity to Dunrod Road, the Greenock to Overton Cut (designated as a Core Footpath, to encourage the public into the countryside and as an Outstanding Area of Regional Industrial Archaeological Significance), Dunrod Hill and The Cut Visitor Centre combine to create an unexpected and dominant feature in this part of Clyde Muirshiel Regional Park contrary to:-

- a. Policy UT6 of the Inverclyde Local Plan, criteria (a) and (b);
- b. Interim Inverclyde Local Plan Policy UT6A, criterion (c);
- c. Interim Inverclyde Local Plan Policy UT6B, criterion (f); and
- d. Inverclyde Local Plan Policy HR1, criterion (b).

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) Construction of 38 flatted dwellings with associated access/site entrance, access road, car parking, lock-ups and landscaping:
Site of demolished Ramada Jarvis Hotel, Cloch Road, Gourock (12/0199/IC)**

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

- (1) that samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use, to ensure the appropriateness of these materials;
- (2) that prior to the occupation of the first of the flats in each of the blocks hereby permitted, the roads and footways leading thereto and the car parking bays associated

PLANNING BOARD - 5 DECEMBER 2012

with the relevant block shall be surfaced to sealed base course level and shall be maintained to that standard thereafter, to ensure the provision of adequate vehicular and pedestrian facilities appropriate to each stage of the development;

(3) that prior to occupation of the last of the flats in each of the blocks, the roads and footways leading thereto and the car parking bays associated with the relevant block shall be surfaced to final wearing course level, to ensure the provision of adequate vehicular and pedestrian facilities appropriate to each stage of the development;

(4) that the approved landscaping scheme shall be implemented in full prior to occupation of the last flat, to ensure provision of the approved landscaping scheme;

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

(6) that no development shall commence until a bond to cover the costs of implementation of the approved soft landscaping scheme has been lodged with the Council, to ensure the provision of the approved soft landscaping scheme;

(7) that following completion of the approved landscaping scheme the approved management and maintenance plan shall come into force, to ensure retention of the approved landscaping scheme;

(8) 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 control runoff from the site to reduce the risk of flooding;

(9) 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 potential spread of Japanese Knotweed in the interests of environmental protection;

(10) that the development shall not commence until a risk assessment of all pollutant linkages, including any necessary remediation strategy with timescale for implementation, 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;

(11) 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;

(12) 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

PLANNING BOARD - 5 DECEMBER 2012

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;

(13) 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;

(14) that the right turn stacking lane shown on the approved drawings shall be implemented prior to the first of the flats hereby permitted being occupied, in the interests of vehicular safety;

(15) that the boundary fencing to the rear of the adjoining bungalows shall be erected prior to the adjacent parking spaces being brought into use, in the interests of the privacy of adjacent residents;

(16) that prior to the commencement of development details of a fully costed long term inspection and maintenance programme for all drainage on the site shall be submitted to and approved in writing by the Planning Authority, to help reduce the potential for flooding;

(17) that the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds; and

(18) that prior to any construction work starting on site, tree protection measures in accordance with Trees in Relation to Design, Demolition and Construction - Recommendations, currently 5837:2012, shall be erected and not removed during the course of construction work, to ensure retention of the trees not to be removed.

**(c) Installation of external lightning protection system:
McLean Museum & Art Gallery, 15 Kelly Street, Greenock (12/0300/IC & 12/0025/LB)**

Decided:

(1) that planning permission be granted subject to the condition that no development shall commence until the colours of the PVC insulation for the roof tape and conductor wires (hereby approved) have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to minimise the visual impact on the listed building and on the Greenock West End Conservation Area; and

(2) that the listed building application be formally referred to Historic Scotland with a recommendation that listed building consent be granted subject to the condition that no development shall commence until the colours of the PVC insulation for the roof tape and conductor wires (hereby approved) have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to minimise the visual impact on the listed building and on the Greenock West End

PLANNING BOARD - 5 DECEMBER 2012

Conservation Area.

- (d) Change of use to form new library:
7 Wallace Place, Greenock (12/0289/IC)**

Decided: that planning permission be granted.

- (e) Change of use of Class 1 shop unit to form an extension to adjoining library:
Former craft shop, 83 Cathcart Street, Greenock (12/0309/IC)**

Decided: that planning permission be granted subject to the condition that, prior to their installation, full elevational details of the fire exit doors shall be submitted to and approved in writing by the Planning Authority, to allow the Planning Authority to retain control in the interests of visual amenity.

- (f) Construction of 22 dwellinghouses and associated works (amendment to planning permission IC/02/05R):
Former Broadfield Hospital, Port Glasgow (11/0180/IC)**

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

- (1) that the conversion and restoration of the Grade A listed Broadstone House shall be completed prior to the first occupation of the Phase 3 new build housing as described in the attached phasing plan, to ensure the completed restoration of the Grade A listed building;
- (2) that there shall be no drainage connection to the trunk road drainage system, to ensure the efficiency of the existing drainage network is not adversely affected and to ensure that the standard of construction is commensurate with that required within the road boundary;
- (3) that no development shall commence until render colour samples have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved colours unless the Planning Authority gives its prior written approval to any alternatives, to ensure the selection of materials sympathetic with the setting of Broadstone House;
- (4) that development shall be carried out in accordance with the recommendations of the bat survey submitted with the planning application and the required details of bat friendly light sources and tree protection measures submitted for the prior written approval of the Planning Authority, to accord with the requirements of Scottish Natural Heritage;
- (5) that trees identified to be retained in the Ironside Farrar Tree Survey drawing 4482-606A, hereby approved, shall be protected for the duration of the site works in accordance with BS5837- details of same shall be submitted for the prior written approval of the Planning Authority, to ensure the maintenance of a high quality landscape setting for the development;
- (6) that full details of a management regime for all site boundaries shall be submitted to and approved by the Planning Authority, to ensure the maintenance of a high quality landscape setting for the development;
- (7) that the approved scheme of landscaping shall be implemented in the first planting season following completion of the development. Any species that within the subsequent 5 years die, become diseased or are damaged shall be replanted in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any variation that may be sought, to ensure the maintenance of a high

PLANNING BOARD - 5 DECEMBER 2012

quality landscape setting for the development;

(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 provide for the recording and management of all contamination issues;

(9) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials have been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. 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 no development shall commence until evidence has been submitted of Scottish Water's approval of the layout and the recommendations of the Flood Risk assessment submitted with the planning application, to prevent harm from flooding.

**(g) Construction of 24 dwellinghouses and associated access (amendment to planning permission IC/02/05R):
Former Broadfield Hospital, Port Glasgow (11/0179/IC)**

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

(1) that the conversion and restoration of the Grade A listed Broadstone House shall be completed prior to the first occupation of the Phase 3 new build housing as described in the attached phasing plan, to ensure the completed restoration of the Grade A listed building;

(2) that there shall be no drainage connection to the trunk road drainage system, to ensure the efficiency of the existing drainage network is not adversely affected and to ensure that the standard of construction is commensurate with that required within the road boundary;

(3) that no development shall commence until render colour samples have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved colours unless the Planning Authority gives its prior written approval to any alternatives, to ensure the selection of materials sympathetic with the setting of Broadstone House;

(4) that development shall be carried out in accordance with the recommendations of the bat survey submitted with the planning application and the required details of bat friendly light sources and tree protection measures submitted for the prior written approval of the Planning Authority, to accord with the requirements of Scottish Natural Heritage;

(5) that trees identified to be retained in the Ironside Farrar Tree Survey drawing 4482-606A, hereby approved, shall be protected for the duration of the site works in accordance with BS5837- details of same shall be submitted for the prior written approval of the Planning Authority, to ensure the maintenance of a high quality landscape setting for the development;

(6) that full details of a management regime for all site boundaries shall be submitted to and approved by the Planning Authority, to ensure the maintenance of a high quality landscape setting for the development;

(7) that the approved scheme of landscaping shall be implemented in the first

PLANNING BOARD - 5 DECEMBER 2012

planting season following completion of the development. Any species that within the subsequent 5 years die, become diseased or are damaged shall be replanted in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any variation that may be sought, to ensure the maintenance of a high quality landscape setting for the development;

(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 provide for the recording and management of all contamination issues;

(9) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials have been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. 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 no development shall commence until evidence has been submitted of Scottish Water's approval of the layout and the recommendations of the Flood Risk assessment submitted with the planning application, to prevent harm from flooding.

(h) Amendment to planning permission 09/0050/IC to vary phasing plan linking the restoration of Broadstone House to the new build housing: Former Broadfield Hospital, Port Glasgow (12/0273/IC)

Decided: that planning permission be granted subject to the condition that the development subject of this phasing plan shall be undertaken in accordance with the following conditions unless otherwise approved in writing by the Planning Authority:-

(a) that the conversion and restoration of the Grade A listed Broadstone House shall be completed prior to the first occupation of the Phase 3 new build housing as described in the phasing plan, to ensure the details of phased development of the site will provide for the completed restoration of the Grade A listed Broadstone House;

(b) that there shall be no drainage connection to the trunk road drainage system, to ensure the details of phased development of the site will not affect the efficiency of the existing drainage network and ensure that the standard of construction is commensurate with that required within the road boundary;

(c) that no development shall commence until render colour samples have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved colours unless the Planning Authority gives its prior written approval to any alternatives, to ensure the details of phased development of the site will provide for the selection of materials sympathetic with the setting of Broadstone House;

(d) that development shall be carried out in accordance with the recommendations of the bat survey submitted with the planning application and the required details of bat friendly light sources and tree protection measures submitted for the prior written approval of the Planning Authority, to ensure the details of phased development of the site will accord with the requirements of Scottish Natural Heritage;

(e) that trees identified to be retained in the Ironside Farrar Tree Survey drawing 4482-606A, hereby approved, shall be protected for the duration of the site works in

PLANNING BOARD - 5 DECEMBER 2012

accordance with BS5837- details of same shall be submitted for the prior written approval of the Planning Authority, to ensure the details of phased development of the site will provide for the maintenance of a high quality landscape setting for the development;

(f) that full details of a management regime for all site boundaries shall be submitted to and approved by the Planning Authority, to ensure the details of phased development of the site will provide for the maintenance of a high quality landscape setting for the development;

(g) that the approved scheme of landscaping shall be implemented in the first planting season following completion of the development. Any species that within the subsequent 5 years die, become diseased or are damaged shall be replanted in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any variation that may be sought, to ensure the details of phased development of the site will provide for the maintenance of a high quality landscape setting for the development;

(h) 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 the details of phased development of the site will provide for the recording and management of all contamination issues;

(i) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials have been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details, to ensure the details of phased development of the site will protect receptors from the harmful effects of imported contamination; and

(j) that no development shall commence until evidence has been submitted of Scottish Water's approval of the layout and the recommendations of the Flood Risk assessment submitted with the planning application, to ensure the details of phased development of the site will prevent harm from flooding.

**(i) Siting of storage container:
Playing Fields, Quarriers Village (12/0265/IC)**

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

After discussion, Provost Moran moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor Jones moved that planning permission be refused (1) as the container would be out of character with the surrounding environment and (2) as the proposal would set a precedent for the siting of containers on playing fields in equally picturesque environments. On a vote, 3 Members voted for the amendment and 8 for the motion which was declared carried.

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

(1) that the container hereby permitted shall be used solely in connection with the storage of equipment used by local sports clubs during games and training on the playing fields, to retain effective control over the use of the container;

(2) that the container hereby permitted shall be finished in a green colour to the satisfaction of the Planning Authority and maintained in this colour at all times thereafter,

PLANNING BOARD - 5 DECEMBER 2012

to ensure the container is finished in an appropriate colour;

(3) that prior to the siting of the container on site, full details of a landscaping scheme to screen views of the container together with programme for completion and future maintenance 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 the provision of an appropriate landscaping scheme to screen views of the container, in the interest of visual amenity;

(4) that any of the trees or planted shrubs approved in terms of condition 3 above that die, become diseased, are damaged or removed 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 to screen views of the container;

(5) that prior to the commencement of work on site, details of any ground works required to accommodate the container shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved, to ensure that no ground works which may unacceptably damage adjacent trees are undertaken;

(6) that if the container hereby permitted becomes redundant or falls out of use at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the container became redundant or fell out of use, to ensure the future removal of the container in an appropriate timescale, in the interests of the visual appearance of the Quarriers Village Conservation Area; and

(7) that should any damage occur to the ground during the siting of the container, the ground will be reinstated to the satisfaction of the Planning Authority within 4 weeks of the date the damage occurred, to ensure any damage caused during the siting of the container is addressed, in the interests of visual amenity.

718 PLANNING APPEAL - 21 ELDON STREET, GREENOCK

718

There was submitted a report by Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 1 August 2012 to refuse planning permission for the partial demolition and conversion of former car showroom to form retail unit at 21 Eldon Street, Greenock (12/0083/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

719 ADVERTISEMENT APPEAL - UNIT 2, 13 CUSTOMHOUSE WAY, WATERFRONT RETAIL PARK, GREENOCK

719

There was submitted a report by Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 5 September 2012 to refuse advertisement consent for the installation of an internally illuminated high level sign above the customer entrance, the erection of four lockable poster units beside the entrance, the installation of two sets of digitally printed glazing vinyl on the shopfront window areas on either side of the entrance and the erection of a small non-illuminated sign on the rear facing elevation adjacent to the goods area at Unit 2, 13 Customhouse Way, Greenock (12/0013/CA), an appeal against the refusal of advertisement consent had been made to the Scottish Government.

Noted