

**PLANNING BOARD - 9 JANUARY 2013**

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**Planning Board**

**Wednesday 9 January 2013 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 D Ashman (Regeneration & Planning Service), 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.**

**5 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 5**

No apologies for absence or declarations of interest were intimated.

**6 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 6**

- (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)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Page/Park Architects for planning permission in principle for a new school development, access road, associated parking and infrastructure, community car park and pedestrian footbridge at Milton Wood, South of Lochwinnoch Road, Kilmacolm (12/0150/IC), consideration of which had been continued from the meeting of 7 November 2012 for a site visit and a visit to St Columba's School.

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

After discussion, Councillor Brooks moved that consideration of the application be continued for further discussion with the applicant on opportunities to mitigate the impact of the proposed development on Milton Wood.

As an amendment, Councillor Nelson moved that planning permission be refused for the following reasons:-

- (1) Major unplanned growth within the Green Belt. This proposed development is contrary to the Inverclyde Local Plan 2005, Policies DS8 – Green Belt, DS10 – Countryside and DS1 – Preference for Development on Brownfield Sites, the Glasgow and Clyde Valley Strategic Development Plan, Strategic Support Measure 8 and Scottish Planning Policy 2010 - Green Belts. Furthermore allowing development on this green belt area would set a precedence, weakening the case for retaining adjoining green belt in the future. This threat is highlighted in the application Transport Assessment which includes an aspiration to release further green belt to accommodate 50 residential units within the Duchal Estate. As the applicants currently own adjoining properties which are available for development and there are alternative brown field development sites available within Inverclyde, which adhere to Local Plan policy DS1,

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there is no justification for granting planning permission within the green belt;

(2) Landscape Character and Amenity of Kilmacolm. The proposal for a modern, visually intrusive, three-storey building is not compatible with the character and amenity of the area. The development would adversely impact on the environmental resource and built heritage of Kilmacolm. Therefore the proposal is in direct contradiction of Local Plan 2005, Policy HR1 - Designated Environmental Resource and Scottish Planning Policy 2010 – Location and Design of New Development;

(3) Management of Trees. Felling trees within the heart of Milton Wood would open up and expose adjoining sections of the wood to potential storm damage. Development would not ensure protection of trees in contradiction with Local Plan Policy HR10 – Planting and Management of Trees and Woodlands and Scottish Planning Policy 2010 – Trees and Woodland;

(4) Listed Building and Historic Gardens. The proposed development of the grounds would have a detrimental effect on Historic Gardens of list 'A' Duchal House which sits within a designed landscape. Development of this sensitive green wedge in the designed landscape would detrimentally affect the landscape character in contradiction of Local Plan Policies - HR15 – The Setting of Listed Buildings, HR19 – Historic Gardens and Designed Landscapes and Scottish Planning Policy 2010 – Gardens and Designed Landscapes;

(5) Core Path. The access road proposed is currently an unsurfaced and unfenced road marked as such on map F of the Inverclyde Local Plan 2005. Over development of this road which facilitates a core path, would not be enhancing the natural environmental and built heritage of Kilmacolm in contradiction of Local Plan Policy LR1 – Open Space, LR6 - Inverclyde Access Strategy and Scottish Planning Policy 2010 – Open Space and Physical Activity;

(6) Natural Heritage Resource Designations. The proposed development would have a detrimental impact on the Duchal Estate Site of Importance for Nature Conservation (SINC). This is contrary to Local Plan 2005, policy HR1 - Designated Environmental Resource and Scottish Planning Policy 2010 – Local Designations; and

(7) Transport and Road Safety. Within the Transport Assessment carried out there has been no attempt to calculate pedestrian numbers crossing Gryffe Road over a normal school day with a split campus. Although the Transport Assessment indicates that traffic calming measures would be put in place on Gryffe Road the application proposal of having the two sections of the school divided by Gryffe Road would still have major safety implications with children and staff continually crossing the road. This would be exacerbated by Gryffe Road continuing to be used as a school drop-off point by vehicles, including buses. Allowing a development to have a detrimental effect to road safety is contrary to Local Plan 2005, policy TA6 – Safeguarding the Public Transport Network and Scottish Planning Policy 2010 – Transport.

As a further amendment, Councillor Loughran moved that planning permission be refused for the following reasons:-

(1) as the proposed development is contrary to Local Plan Policy DS8 which presumes against development in the greenbelt unless there are exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'countryside' can be satisfied as the development would encroach into the greenbelt and there are no exceptional or mitigating circumstances which would justify such development;

(2) as the proposed development of part of Milton Wood, an area of open space, is contrary to Local Plan Policy LR1 - Safeguarding Open Space; and

(3) as there is no specific locational requirement to use part of Milton Wood for the proposed development as other alternative sites are available and as such the proposal is contrary to Local Plan Policy DS10 - Countryside.

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On a vote between the amendment by Councillor Nelson and the further amendment by Councillor Loughran, 2 Members voted for the amendment and 6 for the further amendment. Councillor Nelson's amendment then fell.

On a vote between Councillor Brooks's motion and Councillor Loughran's amendment, 4 Members voted for the motion and 7 for the amendment.

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

(1) as the proposed development is contrary to Local Plan Policy DS8 which presumes against development in the greenbelt unless there are exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'countryside' can be satisfied as the development would encroach into the greenbelt and there are no exceptional or mitigating circumstances which would justify such development;

(2) as the proposed development of part of Milton Wood, an area of open space, is contrary to Local Plan Policy LR1 - Safeguarding Open Space; and

(3) as there is no specific locational requirement to use part of Milton Wood for the proposed development as other alternative sites are available and as such the proposal is contrary to Local Plan Policy DS10 - Countryside.

**(b) Erection of 1 50Kw 34.378 metre high wind turbine:  
Shielhill Farm, Dunrod Road, Inverkip (12/0286/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Messrs McIntyre for the erection of 1 50Kw 34.378 metre high wind turbine at Shielhill Farm, Dunrod Road, Inverkip (12/0286/IC), consideration of which had been continued from the meeting of 5 December 2012 for a site visit.

**Decided:** that planning permission be refused as the 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).

## 7 PLANNING APPLICATIONS

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

**(a) Rear extension to lower flat:  
Habost, Duchal Road, Kilmacolm (12/0298/IC)**

**Decided:** that planning permission be granted subject to the condition that no development shall commence until a sample of the proposed wall finishes, the roofing slate and details of the doors and windows to be installed have been submitted to and agreed by the Planning Authority, to ensure that the finishing materials are in keeping with those on the house.

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- (b) **Formation of access doors to plant room at rear of building (amendment to planning permission 12/0068/IC):  
Former Central Library Building, Clyde Square, Greenock (12/0328/IC)**

**Decided:** that planning permission be granted.