

**PLANNING BOARD - 6 FEBRUARY 2013**

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**Planning Board**

**Wednesday 6 February 2013 at 3.00 pm**

**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), Ms V Pollock (for Head of Legal & Democratic Services) and Corporate Communications Manager.

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.**

**95 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 95**

No apologies for absence were intimated.

Councillor Wilson declared an interest in Agenda Item 2(c) (Change of use from retail unit to create Class 2 office accommodation at Former Peacocks Store, 19-29 Princes Street, Port Glasgow (12/0341/IC)).

**96 PLANNING APPLICATIONS 96**

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

**(a) Change of use from café (Class 3) to children's nursery (Class 10): Pavilion, Battery Park, Eldon Street, Greenock (12/0344/IC)**

The report recommended that planning permission be granted.

After discussion, Councillor McIlwee moved 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. As an amendment, Councillor Brooks moved that planning permission be granted.

On a vote, 3 Members voted for the amendment and 8 for the motion which was declared carried.

**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 retail foodstore Class 1 with ancillary works including car parking, access and landscaping: Land off Patrick Street and Grey Place, Greenock (12/0330/IC)**

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

- (1) that development shall not proceed until a Stopping Up Order has been confirmed for West Blackhall Street and Ker Street, to enable the required parking provision for the development to be secured in the interests of traffic safety;
- (2) that samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use. Development shall thereafter be carried out using

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the approved materials or such other alternatives as may be agreed in writing with the Planning Authority, to allow adequate assessment of these materials in the interests of visual amenity;

(3) that notwithstanding the planting details shown on the approved landscape drawing number 0007-AL(00)07 Rev A, alternate Tr1 and Tr2 trees shall be planted in place of the line of planting annotated P6, C3, S1 and R1 closest to the proposed foodstore on Patrick Street, to punctuate the Patrick Street elevation of the building in the interests of the streetscape;

(4) that prior to the commencement of development, full details of the management and maintenance arrangements for the approved planting scheme above shall be submitted to and approved in writing by the Planning Authority, to ensure long term maintenance of the landscaping in the interests of streetscape;

(5) that any planting that in the subsequent 5 years dies, becomes diseased, is damaged or removed shall be replaced with similar specimens unless the Planning Authority gives written approval to any alternatives, to ensure retention of the approved landscaping scheme;

(6) that full details and/or samples of materials to be used in the hard landscaping of the site shall be submitted to and approved in writing by the Planning Authority prior to their use. Development shall thereafter be carried out using the approved materials or such other alternatives as may be agreed in writing with the Planning Authority, to ensure the acceptability of these materials;

(7) 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;

(8) that on completion of remediation and verification/validation works associated with the approved "Site Investigation Report" 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;

(9) 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;

(10) 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;

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(11) 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 development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(12) that all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption", to protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption;

(13) that deliveries shall not be carried out during store trading hours, in the interests of vehicular safety;

(14) that a drawing showing drainage arrangements shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. For the avoidance of doubt, all surface water shall be contained within the site, in the interests of flooding prevention;

(15) 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; and

(16) that all road markings on Patrick Street, shown on the approved plans, shall be in place prior to the building hereby permitted being brought into use, to help ensure the safe movement of traffic in the vicinity of the site.

**(c) Change of use from retail unit to create Class 2 office accommodation:  
Former Peacocks Store, 19 - 29 Princes Street, Port Glasgow (12/0341/IC)**

Councillor Wilson declared a non-financial interest in this matter as a Director of Riverside Inverclyde and left the meeting. Councillor Brooks assumed the Chair.

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

(1) that prior to their use, samples of the facing materials to be used on the external walls of the building shall be submitted to and approved in writing by the Planning Authority and that these materials shall be used during construction unless otherwise agreed in writing with the Planning Authority, to ensure the appropriateness of these materials;

(2) that the adjacent footway in Willison's Lane along the frontage of the building shall be fully reinstated over the existing break, in the interests of pedestrian safety;

(3) 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 development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds; and

(4) that all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption", to protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

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

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- (d) **Extension to timescale for operation of farmers' market (Non-compliance with condition 1 of planning permission 11/0311/IC):  
Land adjacent to the Community Centre, Lochwinnoch Road, Kilmacolm (12/0340/IC)**

**Decided:** that planning permission be granted subject to the condition that the market hereby approved shall operate only on the first Saturday of each month, to comply with Inverclyde Local Plan Policy R14.

**97 ADVERTISEMENT APPLICATIONS**

**97**

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

- (a) **Erection of two sign boards with PVC banners:  
Lochans Drive, Inverkip (12/0026/CA)**

It was noted that this item had been withdrawn from the agenda.

- (b) **Display of 24 signs on perimeter wall (in retrospect):  
HM Prison, Old Inverkip Road, Greenock (12/0028/CA)**

**Decided:** that advertisement consent be granted.

**98 PLANNING APPEAL**

**98**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting on 1 August 2012 to refuse planning permission for the partial demolition and conversion of the former car showroom to form a retail unit at 21 Eldon Street, Greenock (12/0083/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to grant planning permission subject to conditions requiring detailed approval of external building materials, landscaping works and parking surfaces and space markings by the Council.

**Noted**

**99 ADVERTISEMENT CONSENT APPEAL**

**99**

There was submitted a report by the 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 4 lockable poster units advertising beside the entrance, the installation of 2 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, Waterfront Retail Park, Greenock (12/0013/CA) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to grant advertisement consent.

**Noted**