

PLANNING BOARD - 1 MAY 2013

Planning Board

Wednesday 1 May 2013 at 3pm

Present: Provost Moran, Councillors Brooks, Campbell-Sturgess, Brennan (for 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 Mr M Bingham (for Corporate Communications Manager).

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

308 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 308

An apology for absence was intimated on behalf of Councillor Dorrian, with Councillor Brennan substituting.

Councillor Rebecchi declared an interest in Agenda Item 2(a) (erection of 2 flatted dwellings at the corner of Finnart Street and Fox Street, Greenock (11/0231/IC)).

309 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 309

**(a) Erection of 2 flatted dwellings:
Corner of Finnart Street and Fox Street, Greenock (11/0231/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Mr E Reimann for the erection of 2 flatted dwellings at the corner of Finnart Street and Fox Street, Greenock (11/0231/IC), consideration of which had been continued from the meeting held on 3 April 2013 for a site visit.

Councillor Rebecchi declared a non-financial interest in this matter as a relative of the applicant and left the meeting.

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

(1) that prior to the commencement of work on site, samples of all external finishes inclusive of the surfacing of areas of hardstanding, shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority, to ensure the external materials are appropriate for the existing streetscape in this part of the Greenock West End Conservation Area;

(2) that prior to the commencement of work on site, full details and the window specification shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved specification unless an alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, the windows shall feature a stepped profile to mimic the appearance of a sash and case window, to ensure a window design appropriate for this part of the Greenock West End Conservation Area;

(3) that prior to the commencement of work on site, a landscaping scheme shall be

PLANNING BOARD - 1 MAY 2013

submitted to and approved in writing by the Planning Authority. The landscaping scheme shall then be implemented and maintained as approved at all times thereafter, to ensure appropriate landscaping within the site;

(4) that prior to the commencement of work on site, details of all boundary treatments together with samples of all finishing materials shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, the boundary wall to Finnart Street and Fox Street shall be retained, to ensure appropriate boundary treatment;

(5) that the parking area for the new properties hereby permitted shall be completed and be available for use to the satisfaction of the Planning Authority prior to the occupation of the new dwellinghouse, to ensure off street parking is available for these properties and to prevent overspill parking, in the interest of road safety;

(6) that all surface water run off shall be intercepted on site, to ensure surface water does not encroach onto the public road, in the interests of road safety;

(7) that development shall not commence on site until a maintenance scheme for the burn, culvert and culvert grille is submitted to and approved in writing by the Planning Authority. Maintenance shall then be undertaken in accordance with the approved scheme for all times thereafter, to ensure an appropriate maintenance scheme for the burn, culvert and grille to prevent flooding;

(8) that development shall not commence until full details of the containers to be used to store waste materials and recyclable materials produced on the premises and how they will be stored on site have been submitted to and approved in writing by the Planning Authority. These containers shall then be stored as approved at all times thereafter, to ensure the provision of suitable refuse and recycling storage and a visually acceptable environment;

(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 spread of Japanese Knotweed in the interests of environmental protection;

(10) 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;

(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

PLANNING BOARD - 1 MAY 2013

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;

(13) 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

(14) that sound insulation must be installed during construction to ensure that noise from the electrical sub station is within Noise Rating curve 20 between the hours of 23.00 and 07.00 when measured within any bedroom of the new dwellings hereby permitted, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

Councillor Rebecchi returned to the meeting following consideration of this item of business.

**(b) Erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street together with the formation of new off-street parking spaces for 111 and 113 Eldon Street:
111-113 Eldon Street, Greenock (13/0044/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by A McWaters for the erection of a detached dwellinghouse on the corner of Bentinck Street and Welbeck Street together with the formation of new off-street parking spaces for 111 and 113 Eldon Street at 111-113 Eldon Street, Greenock (13/0044/IC), consideration of which had been continued from the meeting of 3 April 2013 for a site visit.

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

After discussion, Councillor Campbell-Sturgess moved that planning permission be refused for the following reasons:-

- (1) the proposed development is not compatible with the character and amenity of the area and is a contradiction of policy H1 and H8;
- (2) the siting, orientation, design and style of the proposal do not comply with policy HR11 Development within Conservation Areas; and
- (3) in terms of policy H14 Proposals for sub-division of plots, the proposed development conflicts with the established character and development pattern of the area.

As an amendment, Councillor Brooks moved that planning permission be granted subject to the conditions detailed in the report.

On a vote, 4 Members voted for the amendment and 7 for the motion which was declared carried.

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

- (1) the proposed development is not compatible with the character and amenity of the area and is a contradiction of policy H1 and H8;

PLANNING BOARD - 1 MAY 2013

(2) the siting, orientation, design and style of the proposal do not comply with policy HR11 Development within Conservation Areas; and

(3) in terms of policy H14 Proposals for sub-division of plots, the proposed development conflicts with the established character and development pattern of the area.

310 PLANNING APPLICATIONS

310

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

- (a) Alterations to shopfronts, fascia boards and roller shutters to facilitate shop front refurbishment:
22, 24, 28, 30/32 and 34 Dubbs Road, Port Glasgow (13/0071/IC)**

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

(1) that prior to the commencement of works on site, full details of the colour of the painted finish of the roller shutters shall be submitted to and approved in writing by the Planning Authority. The shutters shall then be finished in the approved colour and maintained in that colour at all times thereafter unless an alternative is agreed in writing by the Planning Authority, to ensure an appropriate finish to the roller shutters; and

(2) that prior to the commencement of works on site, full details of the colour of new window frames and doors shall be submitted to and approved in writing by the Planning Authority. The window frames and doors shall then be finished in the approved colour and maintained in that colour at all times thereafter unless an alternative is agreed in writing by the Planning Authority, to ensure an appropriate finish to the window frames and doors.

- (b) Temporary placement of hutments:
Sacred Heart Primary School, Westmorland Road, Greenock (13/0052/IC)**

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

(1) that the temporary classrooms hereby approved shall be removed at the expiry of 12 months from the commencement of their siting and that any works required to re-instate the site shall be completed 3 months thereafter, due to the temporary nature of the proposal and to ensure the reinstatement of the site; and

(2) that the presence of any suspected contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation actions shall not be implemented unless they have been submitted to and approved in writing by the Planning Authority to ensure that all contamination issues are recorded and dealt with appropriately.

- (c) Erection of a boiler house:
Shambala, Cloch Road, Gourock (13/0031/IC)**

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

(1) no permission is given to the concrete wall finish and stainless steel flue finish noted in docquetted drawings 2246-E-003 and 2246-E-002 and no development shall commence until a wall finish and flue colour have been submitted to and approved by the Planning Authority; development thereafter shall proceed utilising the approved wall finish and flue colour unless the Planning Authority gives its prior written approval to any

PLANNING BOARD - 1 MAY 2013

alternatives, to ensure a choice of external finishes appropriate to the residential character of this part of Gourrock;

(2) 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;

(3) that the presence of any ground contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation work shall not be implemented unless a report has been submitted to and approved in writing by the Planning Authority to ensure that all contamination issues are recorded and dealt with appropriately;

(4) 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;

(5) that prior to commencement on site, a drainage impact assessment to evaluate the effects of natural drainage resulting from the development shall be submitted to and approved in writing by the Planning Authority. Development shall not proceed until any identified works are completed. Any variation to identified works will require subsequent approval by the Planning Authority prior to development starting on site, to assess and, if required, control the impact of changes to the natural drainage system; and

(6) that screen planting detailed in the application plan shall be completed in the planting season immediately following completion of the development. Any planting which subsequently dies or becomes diseased, damaged or removed shall be replaced by similar species unless the Planning Authority gives prior written approval to any alternative, to ensure that the building is appropriately screened within a residential setting.

311 PLANNING APPEAL - SHIELHILL FARM, DUNROD ROAD, INVERKIP

311

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 9 January 2013 to refuse planning permission for the erection of 1 50 Kw 34.378 metre high wind turbine at Shielhill Farm, Dunrod Road, Inverkip (12/0286/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

312 PLANNING APPEAL - SITE OF DEMOLISHED RAMADA JARVIS HOTEL, CLOCH ROAD, GOUROCK

312

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 December 2012 to grant planning permission for the construction of 38 flatted dwellings with associated access/site entrance, access road, car parking, lock ups and landscaping at the site of

PLANNING BOARD - 1 MAY 2013

the demolished Ramada Jarvis Hotel, Cloch Road, Gourock (12/0199/IC) and the subsequent appeal by the applicant to the Scottish Government against condition 6, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal and delete the condition.

Noted