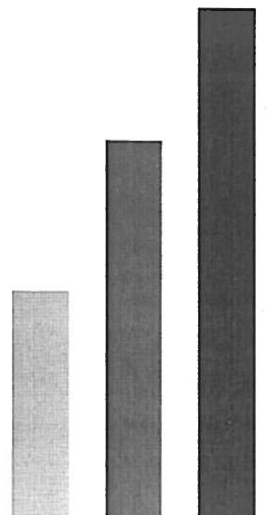


Agenda 2013

Planning Board

For meeting on:

5	June	2013
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A meeting of the Planning Board will be held on Wednesday 5 June 2013 at 3 pm within the Municipal Buildings, Greenock.

ELAINE PATERSON
Head of Legal and Democratic Services

BUSINESS

1. **Apologies, Substitutions and Declarations of Interest**
2. **Planning Applications**
Reports by Head of Regeneration & Planning on applications for planning permission as follows:-
 - (a) **Mr R McIntyre**
Erection of a single 225kW, 30 m to hub, 42 m to blade tip wind turbine plus associated works:
Kelly Mains Farm, Kelly Road, Wemyss Bay (13/0077/IC)
 - (b) **Premier Inn Limited**
Proposed two storey extension to existing hotel to provide an additional 22 bedrooms, with alterations to car parking and landscaping:
Premier Inn, James Watt Way, Greenock (13/0087/IC)
 - (c) **Coral Racing Limited**
Alterations to facilitate the formation of new betting office including the installation of external air conditioning condenser units, satellite dishes and the removal of existing ATM:
Former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/0051/IC)
 - (d) **Coral Racing Limited**
Alterations to facilitate the formation of new betting office including internal alterations, the installation of external air conditioning condenser units, satellite dishes, the removal of existing ATM and new illuminated and window signage:
Former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/0004/LB)
 - (e) **Inverclyde Council**
Change of use from children's home (Class 8) to house (Class 9):
Redholm Children's Home, Alderwood Road, Port Glasgow (13/0078/IC)
3. **Advertisement Application**
Report by Head of Regeneration & Planning on application for advertisement consent by Coral Racing Limited for the installation of illuminated and window signage at the former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/0004/CA)

Enquiries to - **Rona McGhee** - Tel 01475 712113

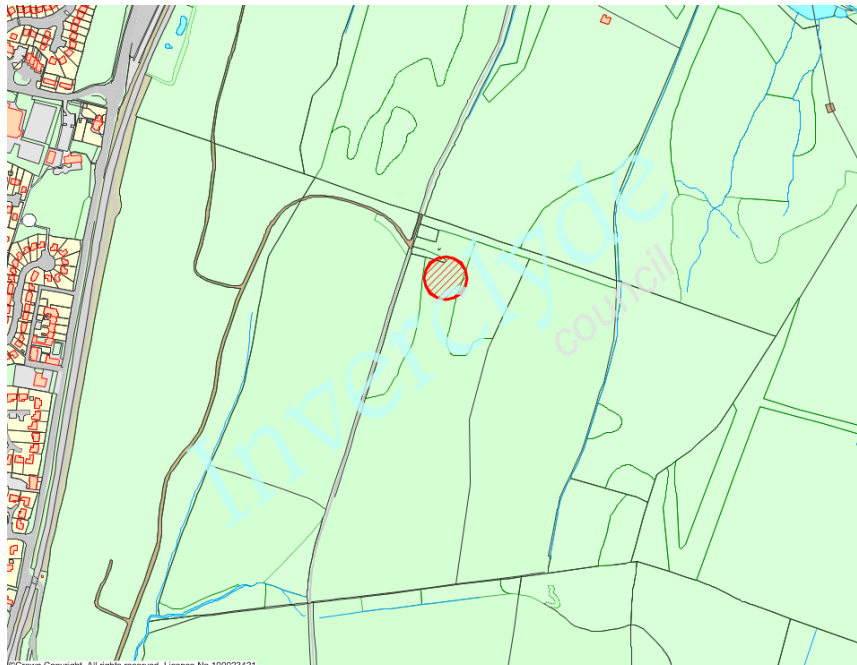


Report To:	The Planning Board	Date:	5th June 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0077/IC Plan06/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Erection of a single 225kW, 30m to hub, 42m to blade tip wind turbine plus associated works at Kelly Mains Farm, Kelly Road, Wemyss Bay		

SITE DESCRIPTION

The site, at Kelly Mains Farm, Wemyss Bay, is approximately 1km to the south of Finnockbog Road and approximately 1.2km to the north of Denny's Caravan Park and the Wemyss Bay Holiday Park and is located within Clyde Muirshiel Regional Park.

From the A78 the land rises steeply and levels out onto an undulating plateau before rising steeply again to form the West Renfrew Hills. The application site is located on this plateau within a farmland setting.



Between the site and the High Finnock Plantation, to the west, is a designated Core Path footpath linking Finnockbog Road and the two caravan sites. Approximately 640m to the east and uphill is

the Leapmoor Forest Plantation and the West Renfrew Hills Scenic Area. Leapmoor Plantation is crossed by two lines of electricity pylons which run northward to an electricity sub-station on Finnockbog Road. Approximately 700m to the south and within Kelly Mains Farm is a 34.3m to blade tip wind turbine. The site of two 47m to blade tip wind turbines granted planning permission in November 2012 lies approximately 450m to the north east at Finnockbog Farm.

Residential properties in proximity to the site are at Kelly Mains Farm, approximately 1km to the south west, and Finnockbog Cottage, Finnockbog Farm and Berfern, all approximately 1 km to the north.

PROPOSAL

It is proposed to construct a 42m to blade tip wind turbine, a 7.2 square metre equipment cabin and a 4m wide access track to the Core Path to the west. The planning application is accompanied by a noise assessment, design & access statement, zone to view maps, photomontages and wire frame diagrams. Within Inverclyde, the turbine would be visible from the Ardgowan Road area of Wemyss Bay (approximately 0.8km to the west), Swallow Brae and part of the Hill Farm residential developments (approximately 2.5km and 1.5km to the north east. It would also be visible from upper Skelmorlie (approximately 1.6km to the south).

Through supporting information the applicant reaches the following conclusions:

- The wind turbine is not considered to significantly detract from the existing character of the area. It is small in scale and screened from a number of sensitive receptors by vegetation and topography. The landscape has the capacity to accommodate the turbine.
- The natural environment is capable of accommodating the development without any significant adverse effects.
- Turbine noise would be masked by background wind noise and noise disturbance to neighbouring properties will not be an issue.
- No residential properties are affected by shadow flicker.
- There shall be no adverse impact upon ecological or hydrological features or assets of value.
- The proposal is in accordance with National and Local planning policy.

LOCAL PLAN POLICIES

Local Plan Policy UT6 - Renewable Energy Infrastructure

In assessing proposals for renewable energy infrastructure, Inverclyde Council, as Planning Authority, will have regard to the impact on:

- (a) the natural environment and built heritage of the locality;
- (b) the landscape, particularly when viewed from major transport corridors;
- (c) residential amenity;
- (d) tourism and leisure resources, particularly if within the Clyde Muirshiel Regional Park; and
- (e) the operation of aircraft and telecommunications equipment.

Local Plan Policy UT6A - Wind Farms of 20MW and Above

Wind farms with an output of 20 MW and over will be supported where:

- a) the objectives of international natural heritage designation are not compromised or where the proposed development is likely to have an adverse effect:
 - there is no alternative solution; and
 - there are imperative reasons of over-riding public interest, including those of a social or economic nature;
- b) the objectives of national natural heritage designation and the overall integrity of the area are not compromised or where any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits of national importance;

and where the proposed development:

- c) is sited within the landform to ensure it does not have a detrimental effect on the landscape and wider environment;
- d) does not have an unacceptable adverse impact on the positive strategic assets of Clyde Muirshiel Regional Park and the West Renfrew Hills Scenic Area, such as:
 - i. landscape and visual amenity;
 - ii. tourism;
 - iii. recreation; and
 - iv. conservation;
- e) does not have an unacceptable adverse impact directly on the built heritage of the area or its setting;
- f) does not have an unacceptable adverse impact on biodiversity;
- g) does not have an unacceptable impact on the water environment, including its quality, quantity and ecological status;
- h) does not lead to unacceptable cumulative impacts on the landscape;
- i) does not have an unacceptable adverse effect on aviation interests;

and where:

- j) in consultation with the relevant bodies, the presence of notifiable installations and exclusion zones are taken into account when designing sites; and
- k) in consultation with the relevant bodies, the presence of broadcasting and telecommunications infrastructure are taken into account when designing sites.

Note (1) These criteria would also apply to smaller scale wind farms (<20MW) which can often be more easily accommodated in the landscape, therefore, some of the areas that are not suitable for strategic wind farms could be acceptable. It would still be necessary to protect the environmental and built heritage resources and the local community by ensuring they were designed and sited to incur minimum impact. Given the variety of combinations and sizes of turbines that could be used to produce an output up to 20MW, it is likely that it will only be possible to determine what is acceptable when specific applications are assessed.

Local Plan Policy UT6B - Small Scale Wind Turbine development

In assessing proposals for small scale wind turbine developments, Inverclyde Council, as Planning Authority, will be supportive where the proposed development satisfies the criteria of Local Plan

Policies UT6 and UT6A, where relevant, and will have regard to the impact on:

- a) neighbouring/adjoining properties and residential amenity generally;
- b) road safety;
- c) natural and built heritage resources in proximity to the site;
- d) wildlife resources and habitats;
- e) proximity to pylons and overhead power lines, and other service infrastructure; and
- f) the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy DS11 - Clyde Muirshiel Regional Park

Clyde Muirshiel Regional Park will be safeguarded by having regard to Local Plan policies DS8 and/or DS10 and in accordance with the Planning Practice Advice Notes Nos. 5 and 6, under Policy DC1.

CONSULTATIONS

Civil Aviation Authority - No objections.

BAA Aerodrome Safeguarding - No objections.

NATS - CTC - No objections.

MOD Safeguarding – No objections.

Head Of Environmental And Commercial Services - No objections.

Head Of Safer And Inclusive Communities - No objections subject to conditions to control the spread of Japanese Knotweed, potential ground contamination and noise.

Scottish Natural Heritage - Due to the likely low levels of flight activity and the very small collision risk window presented, any estimation of collision risks for hen harriers is likely to be very small in comparison with estimates of natural mortality. On this basis the proposed single turbine will not have significant effect on the population of hen harrier on the Special Protection Area.

Clyde Muirshiel Park Manager - The turbine is higher than others approved within the Park, will add clutter to the landscape, will adversely impact European protected hen harriers, have a negative impact on users of Core Paths falling within 1.5km of the site, be visible from public roads and be contrary to Local Plan Policy UT6. The location and scale of the turbine will result in unacceptable impacts detrimental to the aims and objectives of the Park Authority and the purposes of the Regional Park designation.

PUBLICITY

The application was advertised in the Greenock Telegraph on 29th March 2013 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Four written representations have been received: two from Skelmorlie Community Council and one each from Inverkip & Wemyss Bay Community Council, and Save Your Regional Park.

The objectors are concerned that:

- the turbine is close to housing and Glasgow Airport.
- the site is on a hillside within Clyde Muirshiel Regional Park and the proposal is contrary to the aims of Park and the Green Belt.
- the existing turbine at Kelly Mains Farm spoils the view of the countryside.

- there shall be an adverse noise impact upon houses.
- visibility from Hill Farm, Wemyss Bay, Argyll and Clyde Muirshiel Regional Park (including the Greenock Cut Visitor Centre and a number of Core Paths) shall result in an adverse impact upon tourism.
- there is a lack of information on environmental impact.
- there is no agricultural requirement for a turbine.
- there is an existing turbine at Kelly Mains farm and two others approved at the nearby Finnockbog Farm. To grant planning permission for another shall create a precedent for more turbines to be erected.
- protected hen harriers and bats shall be adversely affected.
- wind turbines are unsafe.

ASSESSMENT

The site is located within the Green Belt, where Local Plan policies DS8 and DS10 apply. However, as a renewable energy development which may be expected to be located in a Green Belt/rural location, it is considered appropriate to assess the proposal against national and local planning policy for such developments.

The general planning policy position, stemming from Scottish Planning Policy, is that planning authorities should support the development of a diverse range of renewable energy technologies and that development plans or supplementary guidance must clearly indicate factors that will be taken into account in decision making. The Government itself provides web based renewables advice and this is reflected in the Council's Interim Planning Policy Position Statement on Small Scale Wind Farms, approved by the Safe Sustainable Communities Committee in March 2011. This statement introduced a new Policy UT6B which identifies that the Council will be supportive of development where the criteria of Policies UT6 (Renewable Energy Infrastructure) and UT6A (Wind Farms of 20MW and above) have been met and there has been regard to:

- a) the impact on neighbouring and nearby properties and residential amenity generally.
- b) road safety.
- c) natural and built heritage resources in proximity to the site.
- d) wildlife resources and habitats.
- e) proximity to pylons and overhead power lines and other service infrastructure.
- f) the landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.

Policies UT6 and UT6A require consideration of the potential impact on the operation of aircraft and telecommunications equipment. I note, however, that the CAA, National Air Traffic Service, BAA and the MOD offer no objections.

The policies also require assessment of the impact on the natural and built environment, landscape, and residential amenity, all of which are also addressed by assessment against Policy UT6B (criteria a, c, d and f). Countryside tourism is inextricably linked to the quality of landscape against Policy UT6B (criterion f).

Accordingly it remains to assess the application against the criteria listed in Policy UT6B with reference to Scottish Planning Policy and other development plan policies as applicable.

- a) Impact on neighbouring and nearby properties and residential amenity generally.

Policy UT6B requires development to have regard to impact on neighbours and general residential amenity. There are 4 residential properties in the immediate area surrounding the site of the proposed wind turbines (Kelly Mains Farm, Finnockbog Cottage, Finnockbog Farm and Berfern). Potential impacts arise from shadow flicker, noise and visual impact. The Scottish Government's online advice "Onshore Wind Turbines" advises that where separation is provided between wind turbines and nearby dwellings of 10 rotor diameters shadow flicker should not be a problem. The necessary separation distance in this instance is 236m, which the proposal satisfies. The proposal therefore accords with Government advice on separation for shadow flicker.

With respect to the issue of noise, there are no objections from the Head of Safer and Inclusive Communities.



Adverse visual impact is of most significance to those living closest to it and is a key factor in the determination of the application. The photomontages submitted with the planning application are taken at distances ranging between 618m and 6.383km. They serve to demonstrate that the greatest impact upon nearby dwellings is at Finnockbog Farm, Finnockbog Cottage and Berfern on Finnockbog Road (ranging between 618m and 1.087km away). Separating distance, a setting containing three other wind turbines and large electricity pylons and intervening tree cover combine to satisfy me that the visual impact on closest residents of the turbine is not significant.

Housing in upper Skelmorlie and Wemyss Bay is approximately 2km and 1.1km distant and the submitted photomontages confirm that intervening vegetation restricts visibility from these locations.

b) Road safety.

There are no objections from the Head of Environmental and Commercial Services on road safety grounds.

c) and d) Natural and built heritage resources in proximity to the site and wildlife resources and habitats.

The site is within the Clyde Muirshiel Regional Park and as such it also requires assessment against Policies HR1 and DS11. HR1 advises that development that would adversely affect, directly or indirectly, listed natural or built heritage resources will not normally be permitted. The proposal requires further assessment against criteria:

- (b) Visual amenity and townscape: I shall assess this impact in detail under criterion (f) of policy UT6B.
- (c) No other site, identified in the Local Plan as suitable is available: This part of Inverclyde's countryside has previously been identified as suitable for wind turbine development with three turbines approved nearby. As such, I do not consider it necessary to consider alternative sites.
- (d) The social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource: The environmental resource is Clyde Muirshiel Regional Park, with the Park Manager objecting on the grounds of height, landscape clutter, impact upon hen harriers, negative impact upon users of core paths and public roads and conflict with the Local Plan. He further considers it detrimental to the aims and objectives of the Park Authority and the purposes of the Regional Park designation. The turbine is lower than the two granted planning permission at the adjoining Finnockbog Farm in November last year; these plus the turbine already at Kelly Mains Farm and the large electricity pylons combine, I consider, to create a landscape impacted by large scale engineering structures. The addition of one additional such structure, I consider, is unlikely to significantly impact Park users' enjoyment of this location. As demonstrated by the photomontages submitted with the planning application, any impact on views from public roads is limited. With Scottish Natural Heritage advising that the proposal will not have a significant effect on the population of hen harrier on the nearby Special Protection Area, overall I am in agreement with the applicant's conclusion that the natural environment is capable of accommodating the development without any significant adverse effects.
- (e) The impact of the development on the environment will be minimised: I shall assess this impact in detail under criterion (f) of policy UT6B.
- (f) The loss of resource can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this: I note concern over impact on bats, but the site is an open field with no tree cover. As such, I consider the likelihood of impact upon bats to be low and that there is no requirement for a bat survey.

Overall, I am satisfied that the proposal does not adversely affect the Regional Park, according with Policy DS11 with cross reference to criterion (f) of Policy DS10, and that Policy HR1 is not compromised.

e) Proximity to pylons and overhead power lines and other service infrastructure.

There is sufficient distance between the proposed turbine and the overhead lines to the east for safety not to be an issue.

f) The landscape, especially when viewed from public vantage points, including local roads, neighbouring settlements, and when set against the skyline.

Criterion (b) of Policy HR1 and criterion (f) of Policy UT6B require consideration to be given to visual amenity with particular reference to the experience of the landscape when viewed from public vantage points, including local roads, neighbouring settlements and when set against the skyline. The main public vantage points in close proximity are from Finnockbog Road to the north and from the Core Path passing to the west. My favourable assessment of the impact of the proposal upon residential properties on Finnockbog Road under Policy UT6b also holds good for the impact upon road users. Walkers on the Core Path are users of the Regional Park and I consider my favourable assessment of impact upon it under Policies HR1 and DS11 determines impact upon the Core Path to also be acceptable.

Scottish Government guidance for assessing visual impact indicates that scale is a relevant consideration, taking into account the significance of the landscape and the views, proximity, intervisibility and sensitivity of visual receptors. Overall I agree with the applicant's conclusion that the landscape has the capacity to accommodate the turbine.

I note objections raised on the basis of there being a lack of agricultural requirement for a turbine, precedent and safety, but do not consider refusal is merited on this basis. Overall, I consider that the proposal accords with the Local Plan and the Council's Interim Planning Policy Position Statement on Small Scale Wind Farms and, as such, merits support.

RECOMMENDATION

That planning permission be granted subject to conditions.

1. The permission hereby granted shall endure for a period of 25 years from the commencement of development. At the end of the 25 year period, unless with the express approval in writing of the Planning Authority, the wind turbine, structures and ancillary equipment shall be dismantled and removed from the site, and the ground fully reinstated to its former condition to a depth of no less than one metre below ground surface level or such other means of restoration shall be carried out as may be agreed in writing by the Planning Authority.
2. In the event that the turbine fails to produce any electricity supplied to the grid for a continuous period of twelve months then it shall be deemed to have ceased to be required and, unless agreed in writing with the Planning Authority, the wind turbine and the ancillary equipment directly associated with that wind turbine shall be dismantled and removed from the site, and the ground fully reinstated to the written satisfaction of the Planning Authority, to the specification set out in condition 1.
3. The wind turbines shall be finished in a non-reflective semi-matt finish and should not display any advertising on any part of the turbine unless otherwise agreed in writing with the Planning Authority. Confirmation of the details of the finish and colour of all externally visible components shall be submitted to and agreed in writing by the Planning Authority prior to the commencement of development.
4. 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.
5. 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.
6. 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 has 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.

7. The level of noise emissions from the wind turbines when measured at any dwelling, lawfully existing at the date of permission shall not exceed:
 - a. between the hours of 23:00 and 07:00 the greater of 43dB LA90 (10 min) or 5dB(A) above the Night Hours Background Noise level at that property; or
 - b. between the hours of 07:00 and 23:00 the greater of 40dB LA90 (10 min) or 5 dB(A) above the quiet Waking Hours Day Time Background Noise Level at that property.

Reasons

1. In recognition of the expected lifespan of the wind farm and in the interests of safety and visual amenity once the plant is redundant.
2. To avoid the adverse visual impact arising from a stationary or partly dismantled wind turbine.
3. In the interests of visual amenity and landscape protection.
4. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
5. To ensure that all contamination issues are recorded and dealt with appropriately.
6. To protect receptors from the harmful effects of imported contamination.
7. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Inverclyde Council's Interim Planning Policy Position Statement on Small Scale Wind Farms
4. Consultation Responses
5. Written representations



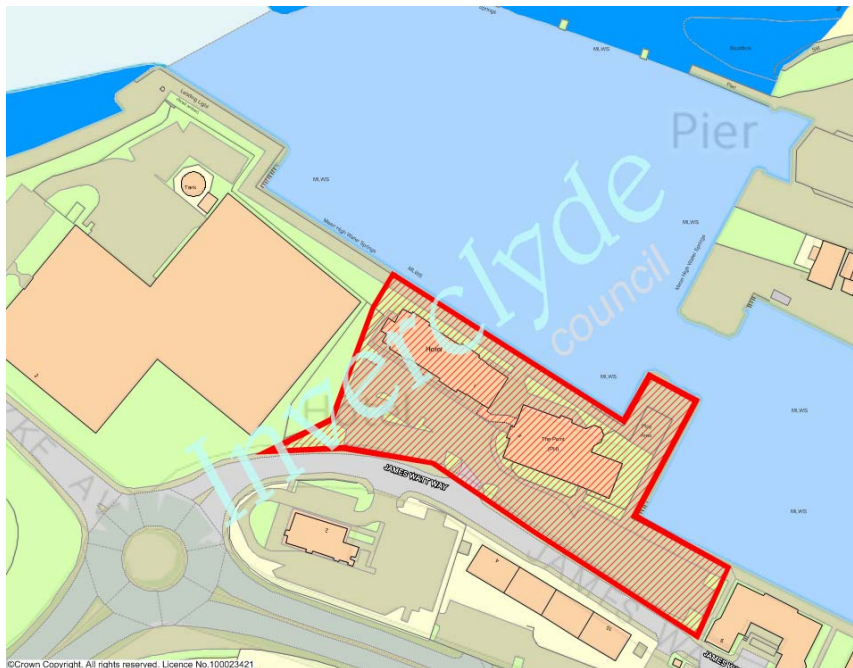
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Report To:	The Planning Board	Date:	5th June 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0087/IC
			Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Proposed two storey extension to existing hotel to provide an additional 22 bedrooms, with alterations to car parking and landscaping at Premier Inn, James Watt Way, Greenock		

SITE DESCRIPTION

The site of the Premier Inn and the associated restaurant/pub (“The Point”) and car park extends to 0.8 hectares. Located on the waterfront, it is situated immediately to the east of Misco, to the north of McDonald’s restaurant and to the west of the dockside flats on James Watt Way.



PROPOSAL

The application seeks planning permission for a 22 bedroom extension, to be built perpendicular to the hotel at the western end of the site and within the car park. With bedrooms over two levels, the extension will have the appearance of a three storey building due to undercroft parking. The extension is to be finished in facing materials to match those on the existing hotel.

LOCAL PLAN POLICIES

Local Plan Policy SA2(b) - James Watt Dock (South Quay) and A8 Corridor (West)
Relevant extracts only.

Inverclyde Council, as Planning Authority, will support the development of sites within Sub Area (b) identified on the Proposals Map, where proposals are in accordance with the following mixed use planning policy framework. Development must recognise and not obstruct the potential to renovate, convert and re-use the 'A' listed Sugar Warehouses.

Land Uses

Site A: James Watt Dock (South Quay), including Sugar Warehouses

- (a) Residential Flats;
- (b) Business (Offices and Light Industry) (Use Class 4);
- (c) Assembly and Leisure (Use Class 11);
- (d) Hotels and Hostels (Use Class 7);
- (e) Residential Institutions (Use Class 8);
- (f) Non-Residential Institutions, including Education (Use Class 10);
- (g) Maritime-based commercial enterprises, including provision for marina berthing facilities; and
- (h) Retail or Food and Drink (Use Classes 1 and 3), where ancillary to any of the above uses.

Design

- (o) The Council will require the design and finishing of all new buildings in this area, and especially those fronting onto the A8 trunk road, the docksides and the waterfront, to be of a high standard, reflecting the prominence of the development opportunity sites and their importance with regard to the image of Inverclyde as a whole.

CONSULTATIONS

Scottish Water - No objection. A series of advisory notes are suggested.

Head of Environmental and Commercial Services – The Roads Development Guide indicates that for the hotel and adjacent pub/restaurant an appropriate combined level of parking is 1 space per 2.5 bedspaces (62 rooms/124 bedspaces/49.6 spaces), 1 space per 3 hotel staff (6 staff/2 spaces) and 10 spaces per 100 sq.m pub/restaurant public areas (545sq.m floorspace /54.5 spaces). 106.1 spaces are required and 106 spaces are proposed. It is noted that a survey indicated a peak demand of 68 spaces at any one time (on a Sunday 5-6pm). Thirteen cycle racks are required. Confirmation of Scottish Water's acceptance of the development should be submitted.

Transport Scotland - No objections.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Seventeen objections have been received. The points of objection may be summarised as follows:

Built form concerns

- potential adverse impact on the future expansion plans of a neighbouring business.
- overdevelopment of the site as the capacity of the hotel is increasing by 50%.
- the size of the development is without context.
- unattractive gable fronting James Watt Way.
- loss of light.

Parking/vehicular issues

- increase in traffic levels delaying access onto the trunk road (exacerbating a present issue) and creating difficulty for nearby residents accessing their properties.
- inadequate parking provision.
- concerns over construction traffic.

Amenity issues

- adverse impacts related to a neighbouring cctv system and possible implications for privacy of the hotel rooms.
- loss of trees creating a privacy issue.
- impacts on privacy of nearby residences.
- loss of view/detriment to the landscape.
- Increase in noise levels.
- Increase in litter.

Miscellaneous issues

- increase in anti-social behaviour from a greater number of pub patrons (late night noise).
- potential Building Standards fire and noise issues.
- access from adjacent land may be required to construct the extension.
- possible interruption to services, especially water (existing pressure drops are experienced during full occupancy of the hotel).
- adverse impacts on the valuation of properties.
- concerns over land titles.

ASSESSMENT

The material considerations in determination of this application are the Local Plan, the consultation responses and the representations.

Hotels are a use supported by policy SA2(b). Furthermore, the proposal is for the extension of an existing use. I consider the proposal to be a high quality design, complementing the existing hotel, and there are no objections in principle to access arrangements to the site, which remain unchanged. The position of the proposed extension will have no impact on the safe and effective pedestrian and cycle routes running through the site. The consideration of these issues satisfies me that the proposal accords with the Local Plan. It remains to be considered whether or not there are any material considerations which suggest that planning permission should not be granted.

With respect to the consultation replies, issues relating to disabled parking, cycle racks, drainage, lighting and recycling may be addressed through conditions on a planning permission.

Turning to the points of objection, I note that they relate to the 3 key impacts; the development potential of the adjacent business premises, the amenity of nearby residents and site capacity and operational issues.

The proximity of the proposed extension to the common boundary has potential implications for future development by the neighbouring business, in particular on the land between the existing building and the proposed extension, which it considers may be prejudiced if the amenity of bedroom accommodation is unacceptably impacted. At the closest point there are bedroom windows within 1.5 metres of the boundary, but I note the shape of the boundary between the properties means that a full length, full height extension to Misco equidistant from the common boundary and along its full length is unlikely to occur. Alternatively I recognise that there could, nevertheless, be a partial side extension or other development such as a plant compound within the area available. This raises concerns over the impact on the proposed extension bedrooms. In concluding on how to satisfactorily address this issue I am influenced by two factors. Firstly, occupants of the hotel bedrooms will be transient and will predominantly occupy rooms at night; and secondly the applicant has confirmed that the application has been submitted in the knowledge that in the future there is a potential that the adjoining landowner could apply for a development equidistant to their boundary. This would be a consideration in the assessment of any future application. As matters stand, there are no windows on the Misco building that would experience a loss of light.

Moving on to consider impact on residential amenity, the nearest flatted dwellings are approximately 100 metres distant and will not experience loss of light or impact on their privacy. Addressing noise, the hotel, "The Point" restaurant and McDonalds are established operations which pre-date the construction of the flats. The A8 trunk road lies to the rear of these flats. Any additional noise from the occupants of 22 hotel bedrooms, either from the patrons themselves or associated vehicles has to be seen within this context. Concerns that residents will suffer from a loss of view and property value may not be considered as a determining factor. Potential increased litter is conjecture that does not form a basis for refusal.



Increasing the capacity of the hotel by 50% does not in itself constitute overdevelopment. There is adequate parking provision for the extended hotel and, as a built form, the extension will be viewed within the context of the existing hotel and against the backdrop of the Misco building to the west. Although higher than the existing hotel the extension has been carefully designed to "step up" from it and therefore it does not dominate. The elevation to James Watt Way cuts into the existing slope further helping to address its greater height relative to the existing hotel. Its maximum height is below the apex of the Misco building. The gable elevation fronting James Watt Way is punctuated by windows and a gable feature close to the apex. On landscape setting, trees within the car park and on the boundary will be affected, but I do not consider this impact merits refusal of planning permission.

With respect to parking and traffic manoeuvring considerations, I note that the Head of Environmental and Commercial Services is satisfied that the level of parking equates to the Roads Development Guide and exceeds surveyed peak demands. Furthermore, Transport Scotland has also indicated no objections. Parking on-road by residents has been noted for some time and the access to the parking spaces for the hotel is closer to the trunk road than the flats.

I therefore conclude that having assessed the proposal against the Local Plan and having taken into consideration the other material considerations, there are no matters which are of sufficient weight to convince me that planning permission should not be granted.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. That prior to their use samples of all facing materials shall be submitted to and approved in writing by the Planning Authority.
2. 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.
3. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
4. 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.
5. That prior to the extension hereby permitted being brought into use, 6 disabled parking spaces shall be marked out and 13 cycle racks shall be provided.
6. That prior to the commencement of development, details of flood resilience measures in the proposed plant and linen rooms shall be submitted to and approved in writing by the Planning Authority.

Reasons

1. In the interests of achieving a complementary finish to the existing hotel.
2. To control runoff from the site to reduce the risk of flooding.
3. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
4. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
5. To ensure appropriate disabled and cycle parking provision.
6. To ensure that potential flooding risk is minimised.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan
3. Consultation replies
4. Letters/e-mails of representation.



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Report To: The Planning Board

Date: 5 June 2013

Report By: Head of Regeneration and Planning

**Report No: 13/0051/IC
Plan 06/13**

**Local Application
Development**

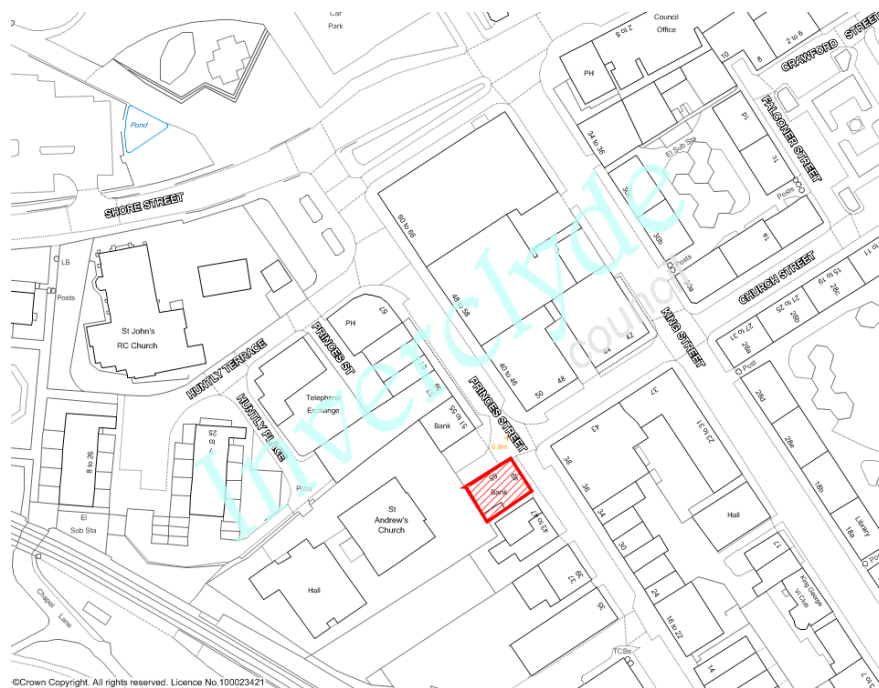
Contact Officer: James McColl

Contact No: 01475 712462

Subject: Alterations to facilitate the formation of new betting office including the installation of external air conditioning condenser units, satellite dishes and the removal of existing ATM at Former Royal Bank Of Scotland, 49 Princes Street, Port Glasgow

SITE DESCRIPTION

The application site is the ground floor former bank premises located on the corner of Princes Street and Church Street, Port Glasgow and adjacent to the entrance of St Andrews Church. The building is three storeys high, finished in blonde sandstone on street elevations and in render to the rear and featuring a grey slate roof and traditional white timber sash and case windows painted white. Located within Port Glasgow Town Centre, the property is a Category B listed building.



PROPOSAL

It is proposed to undertake alterations to facilitate the use as a new betting office. Externally, two air conditioning condensing units and two satellite dishes are proposed to the rear of the southern elevation adjacent to 47 Princes Street and a window will replace the nightsafe. Retrospectively the application includes replacement of the ATM with a sash and case window.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

CONSULTATIONS

Head of Safer And Inclusive Communities - due to the tonal aspect of the air conditioning units, the noise generated is within Noise Rating Curve 25 (between the hours of 23:00 and 07:00) and Noise Rating Curve 35 (between the hours of 07:00 and 23:00) when measured within the nearest noise sensitive property.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th March 2013 as development affecting a listed building.

SITE NOTICES

A site notice was posted on 15th March 2013 for development affecting a listed building.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advertisement and a site notice. Two objections were received.

The concerns raised can be summarised as follows:

- There is an adequate number of bookmaker's premises already within Port Glasgow town centre.
- The proposed alterations will distract from the appearance of the B listed building and from the views to the adjacent church building.
- The new satellite dishes will have an unacceptable impact on the appearance of the listed building and views to the adjacent church.
- The window from which the nightsafe has been removed is not as per the existing drawings or original listing.
- The satellite dishes may interfere with the radio microphones used during church services.
- The air conditioning condensers will put the congregation of the adjacent church at health risk as they vent towards the church.
- It is not clear if the door pediment and lion brackets will be retained.
- Works to remove the ATM have already been undertaken without permission.
- The use of the premises may potentially cause flooding.
- Winter flowering cherry trees exist adjacent to the site contrary to the applicant's statement.
- There are no areas to collect and store waste which may be placed in bins in front of the access to the church.

I will consider these concerns in my assessment.

ASSESSMENT

The proposed works will facilitate the formation of a new betting office. The previous use of the premises was however that of a bank, and as it and a betting office are both Class 2 uses, planning permission is not required for a change of use. This application only considers the external alterations to the building.

The material considerations in the assessment of the application are the Inverclyde Local Plan, the Scottish Historic Environment Policy (SHEP), Historic Scotland's Managing Change in the Historic Environment Guidance Notes, the impact upon the listed building, the impact on residential amenity, the consultation response and the objection received.

Policy HR1 of the Inverclyde Local Plan seeks to ensure that development does not adversely affect the natural or built heritage resources listed in Schedule 9.1. Listed buildings are a built heritage resource. Policy HR14 indicates that the criteria for the assessment of development proposals to listed buildings are overall design, scale and form, materials and external finishes, and compliance with policy HR1.

Examining the external changes, the ATM was a modern feature and the loss of this does not impact on the historic interest of the building. The timber sash and case window has been reinstated following the removal. The removal of the nightsafe is also acceptable and the reinstatement of the sash and case window will create a symmetrical appearance to the front elevation. I note concern regarding the incorrect depiction of this in the drawings submitted and this has been amended accurately. The existing timber storm doors will be retained and refurbished with a new timber entrance door sited behind. The condenser units and satellite dishes are new features and will be located on the exterior of the building. I consider these are located within the most discrete and least sensitive location towards the rear of the building. Whilst visible from the new car park to the rear, it is considered that they will have a minimal impact on the historic

character of the building and this is outweighed by the benefit of the new use to ensure the building does not remain vacant. Historic Scotland also take this view in their consultation response.



Considering residential amenity, I note that the floors above the premises have planning permission to be converted to 4 flatted dwellings. The Head of Safer and Inclusive Communities advises that due to the tonal aspect of the conditioning units, the noise from them is within Noise Rating Curve 25 (between the hours of 23:00 and 07:00) and Noise Rating Curve 35 (between the hours of 07:00 and 23:00) when measured within the nearest noise sensitive property, including the upper floors of the building which have the live planning permission for residential flats. The applicant considers that this requirement will be achieved and a condition can therefore be applied in this regard.

With regard to the outstanding points raised in the objections, there is no proposal to alter or remove the door pediment and lion brackets to the front elevation. There is nothing to suggest that the satellite dishes will interfere with radio microphones during church services or that the air conditioning condensers will put the congregation of the adjacent church building at risk for health reasons. The proposal does not impact on any adjacent trees nor will the proposal result in an increased risk of flooding. The issue of the disposal of waste is addressed under other legislation and is not a material consideration in the assessment of this application. Whilst I share concern that the ATM was removed prior to permission being granted, this alone does not justify the refusal of the application.

Overall, I consider that the internal and external alterations to the property have an acceptable impact on the appearance of the listed building and are not to the detriment of its overall character and appearance. I am therefore satisfied that the proposal presents no conflict with policies HR1, HR14, and the proposal is in accordance of Historic Scotland's Guidance and the SHEP which both seek to preserve the integrity of the Historic Environment. There will also be an acceptable impact on residential amenity.

RECOMMENDATION

That the application be granted subject to the following condition:

Due to the tonal aspect of the conditioning units hereby permitted, the noise from them shall be within Noise Rating Curve 25 between the hours of 23:00 and 07:00 and Noise Rating Curve 35 between the hours of 07:00 and 23:00 when measured within the nearest noise sensitive property.

Reason

To protect nearby residents from undue noise and disturbance.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms and plans
2. Inverclyde Local Plan
3. Scottish Historic Environment Policy (SHEP)
4. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
5. Planning Practice Advice Note No 13 on Signage and Advertisements
6. Consultation response
7. Objections received.



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Report To: The Planning Board

Date: 5 June 2013

Report By: Head of Regeneration and Planning

Report No: 13/0004/LB
Plan 06/13

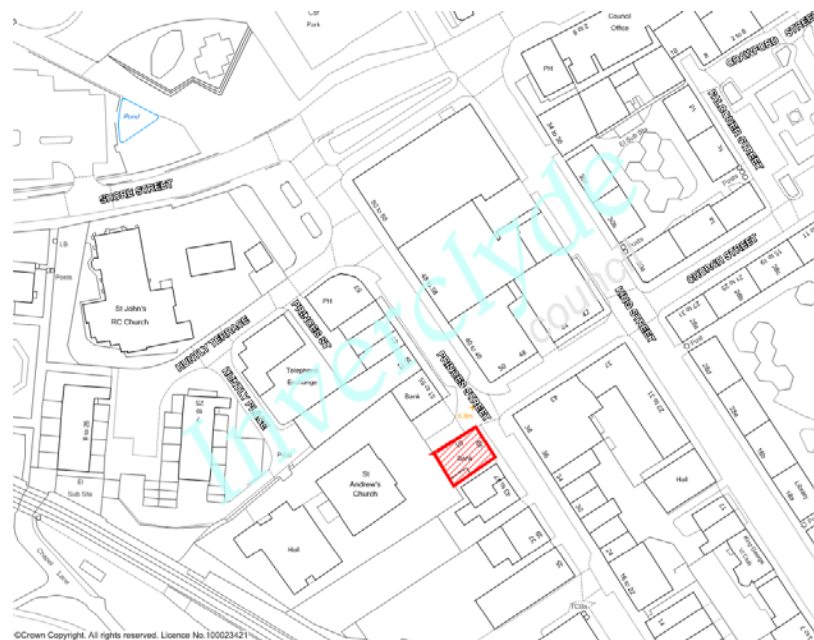
Contact Officer: James McColl

Contact No: 01475 712462

Subject: Alterations to facilitate the formation of new betting office including internal alterations, the installation of external air conditioning condenser units, satellite dishes, the removal of existing ATM, and new illuminated and window signage at
Former Royal Bank Of Scotland, 49 Princes Street, Port Glasgow

SITE DESCRIPTION

The application site consists of a ground floor former bank premises, finished in a mix of traditional blonde sandstone and render, located on the corner of Princes Street and Church Street, Port Glasgow and adjacent to the entrance of St Andrews Church. The property is three storeys high and features a grey slate roof and traditional white timber sash and case windows painted white. The building lies within Port Glasgow Town Centre and is a Category B listed building.



PROPOSAL

It is proposed to undertake alterations to the property to facilitate a new betting office. Externally, two air conditioning condensing units and two satellite dishes are proposed to the rear of the southern elevation adjacent to 47 Princes Street. New signage is also proposed, comprising a projecting hanging sign illuminated by a trough light with fluorescent lamps on each of the front and

side elevations, illuminated stainless steel letters and logo with LED rope lights inside the digits to provide a halo illuminated effect sign inside the storm doors, and poster boards located behind the four windows to Princes Street.

Work to remove the existing ATM has already been undertaken, with the sash and case window being reinstated. Also retrospectively, glazing has replaced the nightsafe.

Internally, there will be a full fit out for the new use. These works comprise a new secondary timber door, the removal of the existing internal walls primarily comprising the strong room, the formation of a new suspended ceiling, provision of new studwork, accessible toilet and internal fittings.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN13 - Signage and Advertisement applies.

CONSULTATIONS

Historic Scotland - The proposed external alterations are broadly acceptable, the proposed condenser units and satellite dishes are in a discrete location to the rear of the building and will have a minimal impact on the historic character of the building. The proposed signage is also broadly acceptable although consideration should be given to whether the number of signs could be reduced. Concern is raised regarding the removal of internal surfaces. It is advised that if the proposal was accepted, evidence of the former layout should be preserved.

PUBLICITY

The application was advertised in the Greenock Telegraph and Edinburgh Gazette on 15th March 2013 as development affecting a listed building.

SITE NOTICES

A site notice was posted on 15th March 2013 for development affecting a listed building.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advertisement and a site notice. One objection was received.

The concerns raised can be summarised as follows:

- The signage proposed is inappropriate and will detract from the appearance of the B listed building.
- The proposed alterations to the building will distract from the appearance of the B listed building and from the views to the adjacent church building.
- The new satellite dishes will have an unacceptable impact on the appearance of the listed building and views to the adjacent church.
- The window from which the nightsafe has been removed is not as per the existing drawings or original listing.
- It is not clear if the door pediment and lion brackets will be retained.
- Works to remove the ATM have already been undertaken without permission.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of the application are the Inverclyde Local Plan, the Scottish Historic Environment Policy (SHEP), Historic Scotland's Managing Change in the Historic Environment Guidance Notes, the impact upon the listed building, the consultation response and the objection received.

Policy HR1 of the Inverclyde Local Plan seeks to ensure that development that does not adversely affect the natural or built heritage resources listed in Schedule 9.1. Listed buildings are a built heritage resource. Policy HR14 of the Local Plan provides criteria for the assessment of development proposals in relation to listed buildings. The relevant criteria of policy HR14 in this instance consider overall design, scale and form, materials and external finishes and compliance with policy HR1. The premises are currently vacant but were last in use as a bank. It is acknowledged that the interior has been altered and modified during the period of use by the bank. It is important however to ensure that any surviving historic features are preserved.

In first considering the interior alterations, Historic Scotland's guidance notes acknowledge that the interior of historic buildings forms an important element in defining its character. Any internal

alterations must therefore ensure that the overall character is preserved and historic features are not lost. In their consultation response, Historic Scotland express concern regarding the removal of internal surfaces. It advises that if the proposal is to be accepted, evidence of the former layout should be preserved. Historic internal features remaining largely comprise sections of decorative corncicing on existing walls and retained downstands. The drawings show that downstands will remain to indicate the position of original internal dividing walls and retain existing decorative corncicing. This will ensure that evidence of the original layout and the original features remain. Whilst they will be located above the new suspended ceiling, this arrangement is not uncommon within historic buildings when altered to accommodate new uses. The new studwork will be formed across the inside of the existing windows to Church Street. The use of opaque glazing within these windows will ensure that when viewed externally, these unexpected features are not visible behind the window. The new accessible toilet together with the internal fixtures and fitting will not impact on the historic character of the building. Overall, I am satisfied that the proposed internal alterations to the building will not result in the removal of any notable internal features and will acceptably impact on the character and appearance of the building. Downstands and corncicing will remain undisturbed and preserved above the new suspended ceiling. As no historic internal features will be further lost, there is no conflict with Historic Scotland's Guidance which seeks to protect the interior of historic buildings.



Examining the external changes, the ATM was a modern feature and the loss of this does not have any impact on the historic interest of the building. The timber sash and case window has been reinstated following the removal of this item. The removal of the nightsafe is also acceptable and the reinstatement of the sash and case window will create a symmetrical appearance to the front elevation. I note concern regarding the depiction of this in the drawings submitted however these have now been amended to accurately show this. The existing timber storm doors will be retained and refurbished with a new timber entrance door being provided behind. The condenser units and satellite dishes are new features which will be located on the exterior of the building. Whilst visible from the new car park to the rear, it is considered that they will have a minimal impact on the historic character of the building. Historic Scotland also take this view in their consultation response. The minimal visual impact is outweighed by the benefit of the new use to ensure the premises does not remain vacant.

Assessing the signage, I note Historic Scotland's guidance notes seeks to ensure that new signage must be carefully designed to respect the character of a building and located appropriately to avoid damage to any architectural features. The number, design, illumination and siting of projecting signs should be carefully considered. PPAN 13 advises on signage and advertisements. In listed buildings fascia advertising should be limited to the name of the business with no extraneous logos. Any non-timber panels should have a non-reflective finish. Projecting signs should be positioned at the upper fascia level and be hung from a traditional bracket and have a maximum dimension of 600mm. External illumination may be by a trough light. The proposed projecting signage, which overall is of a similar design to that previously displayed by the bank, varies from the guidance in PPAN 13 only in respect of dimensions; the proposed signs are 750mm by 700mm whereas PPAN 13 expects a maximum dimension of 600mm. This limitation may be specified by condition.

In their consultation response, Historic Scotland noted that the proposed signage is broadly acceptable although consideration should be given to whether the number of signs could be reduced. Wall mounted signs to each side of the entrance door together with the window graphics on the Church Street elevation were removed from the proposal during processing.

The sign proposed above the entrance door will be visible only when the storm doors are open. The use of individually mounted letters with a halo illumination from within each letter is acceptable in terms of the appearance of the listed building. The poster towers located behind the front windows will also not impact unacceptably on the historic character of the building. The number and position of the signs are appropriate for the building in view of its corner location and they have an acceptable impact on the overall character and appearance of the listed building and subject to the condition below accord with the advice and guidance within PPAN 13.

With regard to the outstanding points raised in the objection received, there is no proposal to alter or remove the door pediment and lion brackets to the front elevation. Whilst I share concern that the ATM was removed prior to permission being granted, this alone does not justify the refusal of the application.

Overall, I consider that the internal and external alterations to the property together with the new signage have an acceptable impact on the appearance of the listed building and are not to the detriment of its overall character and appearance. I am therefore satisfied that the proposal presents no conflict with the relevant criteria of policies HR1 and HR14, PPAN 13, and the spirit of Historic Scotland's Guidance and the SHEP which both seek to preserve the integrity of the Historic Environment. I therefore consider that Listed Building Consent should be granted subject to the conditions below.

RECOMMENDATION

That the application be granted subject to the following conditions:

Conditions

1. That prior to the commencement of works on site, full details of the downstands which will remain to indicate the position of original internal dividing walls and retained cornicing must be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority.
2. Existing cornicing shall remain undisturbed during the works on site and at all times thereafter.
3. That any previously concealed original features which are exposed during the works shall be retained. Prior to undertaking any repair to the features full details of repairs shall be submitted to and approved in writing by the Planning Authority.

4. The face of any projecting sign shall have a maximum dimension of not more than 600mm and prior to the commencement of works on site, revised details shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved.

Reasons

1. To retain and preserve evidence of the former layout in the interests of safeguarding the historic character of the building.
2. To retain and preserve original features in the interests of safeguarding the historic character of the building.
3. To retain and preserve original features in the interests of safeguarding the historic character of the building.
4. To ensure the projecting signage is appropriate for the listed building by according with the advice within PPAN 13.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms and plans
2. Inverclyde Local Plan
3. Scottish Historic Environment Policy (SHEP)
4. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
5. Planning Practice Advice Note No 13 on Signage and Advertisements
6. Consultation response
7. Objection received.



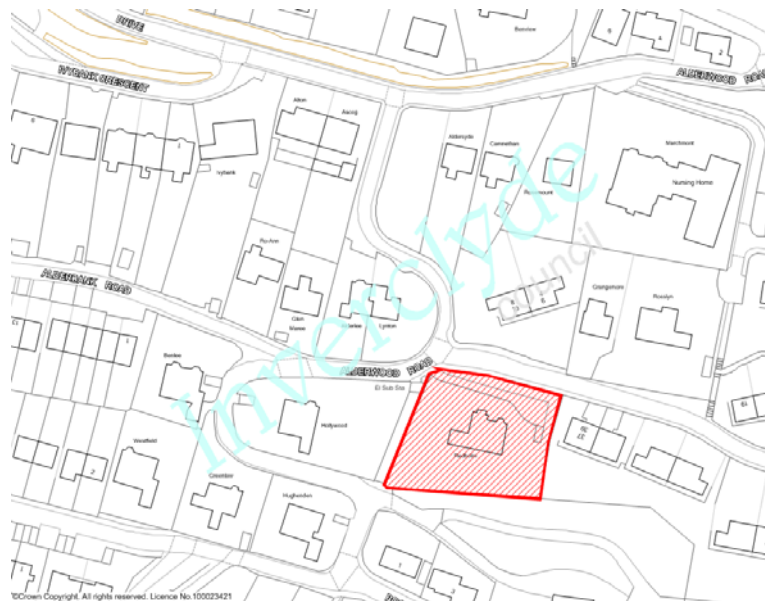
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Report To:	The Planning Board	Date:	5 June 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0078/IC PLAN 06/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of Use from Children's Home (Class 8) to House (Class 9) at Redholm Children's Home, Alderwood Road, Port Glasgow		

SITE DESCRIPTION

"Redholm" is a two storey, red sandstone Victorian property occupying an elevated position on the south side of the junction of Hillside Drive and Alderwood Road, Port Glasgow. The building, now vacant, was last in use as a children's home.



PROPOSAL

It is proposed change the use of the property from a children's home to a house.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be

safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

CONSULTATIONS

None.

PUBLICITY

The application was advertised in the Greenock Telegraph on 5th April 2013 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material consideration in the determination of this planning application is the Local Plan.

Local Plan Policy H1 seeks to safeguard and, where practicable, enhance residential amenity and character. As "Redholm" was constructed as a house and the area surrounding it is wholly residential in character, I consider its change of use from a children's home to a house safeguards residential amenity and character, in accordance with Policy H1.



RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.



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Report To: The Planning Board

Date: 5 June 2013

Report By: Head of Regeneration and Planning

Report No: 13/0004/CA
Plan 06/13

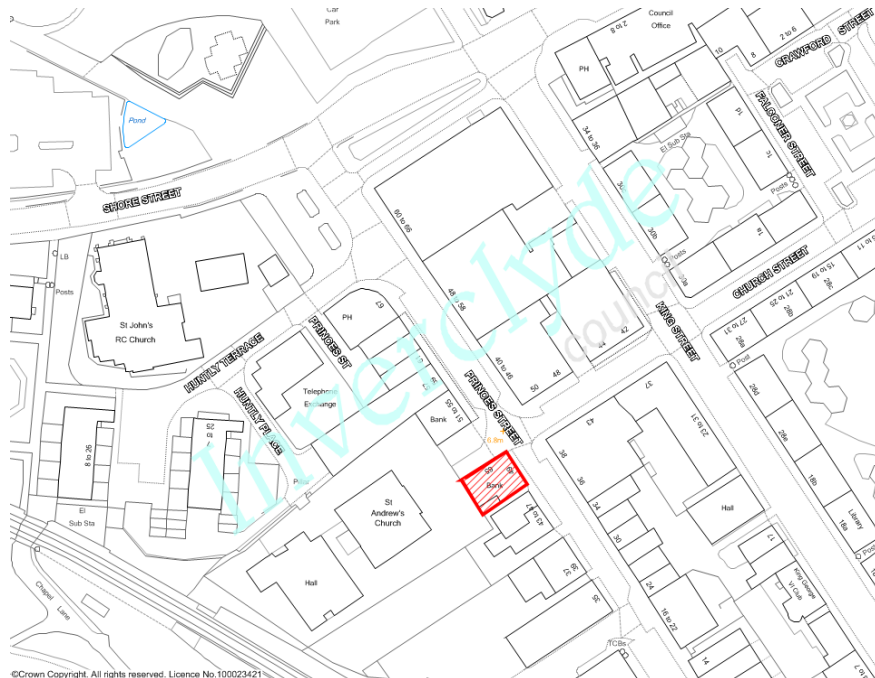
Contact Officer: James McColl

Contact No: 01475 712462

Subject: Installation of illuminated and window signage at
Former Royal Bank Of Scotland, 49 Princes Street, Port Glasgow

SITE DESCRIPTION

The application site consists of a ground floor former bank premises, finished in a mix of traditional blonde sandstone and render, located on the corner of Princes Street and Church Street, Port Glasgow and adjacent to the entrance of St Andrews Church. The property is three storeys high and features a grey slate roof and traditional white timber sash and case windows painted white. The site lies within Port Glasgow Town Centre and is a Category B listed building.



PROPOSAL

New signage is proposed consisting of:

- A double sided projecting hanging signs on each of the two street elevations, illuminated by a trough light with fluorescent lamps.

- An illuminated sign inside the existing storm doors comprising built up stainless steel letters and logo with LED rope lights inside the digits to provide a halo illuminated effect.
- Poster boards behind the four windows fronting Princes Street.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- Sites of Special Scientific Interest (SSSI) will not be compromised;
- visual amenity and townscape will not be compromised;
- no other site, identified in the Local Plan as suitable, is available;
- the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- the developer has demonstrated that the impact of the development on the environment will be minimised; and
- the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- overall design;
- scale and form;
- materials and finishes;
- landscaping proposals;
- form of boundary enclosure; and
- compliance with Policy HR1.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN13 - Signage and Advertisement applies.

CONSULTATIONS

Head of Environmental and Commercial Services - The illumination of the sign should not exceed 600 candelas per square metre.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th March 2013 as development affecting a listed building.

SITE NOTICES

A site notice was posted on 15th March 2013 for development affecting a listed building.

PUBLIC PARTICIPATION

The application was subject of a press advertisement and a site notice. One objection was received.

The concern raised can be summarised as follows:

- The signage proposed is inappropriate and will detract from the appearance of the B listed building.

I will consider this concern in my assessment.

ASSESSMENT

The material considerations in the determination of this application are the Development Plan, the Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984 and Planning Practice Advice Note No 13 on Signage and Advertisements.

In terms of the aforementioned regulations the power to grant or refuse advertisement consent is exercisable only in the interests of amenity and public safety.



I note Historic Scotland's guidance notes seeks to ensure that new signage must be carefully designed to respect the character of a building and located appropriately to avoid damage to any architectural features. The number, design, illumination and siting of projecting signs should be carefully considered. In this respect, wall mounted signs to each side of the entrance door together with the window graphics on the Church Street elevation were removed from the proposal after discussion with the applicant.

The proposed projecting signage, which overall is of a similar design to that previously displayed by the bank, varies from the guidance in PPAN 13 only in respect of dimensions; the proposed signs

are 750mm by 700mm whereas PPAN 13 expects a maximum dimension of 600mm. This limitation may be specified by condition.

The sign proposed above the entrance door will be visible only when the storm doors are open. The use of individually mounted letters with a halo illumination from within each letter is acceptable in terms of the appearance of the listed building.

The poster towers located behind the front windows will also acceptably impact on the historic character of the building.

Overall, the number and position of the signs are appropriate for the building in view of its corner location, have an acceptable impact on the overall character and appearance of the listed building and, subject to the condition, accord with the advice and guidance within PPAN 13. I also note that Historic Scotland consider the reduced level of signage to be broadly acceptable. This accords with the intent of PPAN13 and with policies HR1 and HR14 of the Inverclyde Local Plan, the SHEP and Historic Scotland's Guidance which seek to preserve the historic environment.

The remaining determining factor in the assessment is public safety. I note the comments of the Head of Environmental and Commercial Services who considers the illuminated advertisements to be acceptable subject to a condition requiring that maximum level of luminance should be 600cd/m², in order to ensure there is no distraction to road users.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The face of any projecting sign shall have a maximum dimension of not more than 600mm and prior to the commencement of works on site, revised details shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved.
2. The maximum level of luminance of the signage hereby permitted is 600 candelas per square metre.

Reasons

1. To ensure the projecting signage is appropriate for the listed building by according with the advice within PPAN 13.
2. To prevent glare to the distraction of road users.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms and plans.
2. Inverclyde Local Plan.
3. Town and Country Planning (Control of Advertisement) (Scotland) Regulations 1984.
4. Scottish Historic Environment Policy (SHEP).
5. Historic Scotland's Managing Change in the Historic Environment Guidance Notes.
6. Planning Practice Advice Note No 13 on Signage and Advertisements.
7. Consultation response.
8. Objection received.



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