

PLANNING BOARD - 5 JUNE 2013

Planning Board

Wednesday 5 June 2013 at 3pm

Present: Provost Moran, Councillors Brooks, Campbell-Sturgess, Dorrian, Jones, Brennan (for Loughran), McColgan, McIlwee, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr M Higginbotham (Environmental & Commercial Services) and Ms V Pollock (for Head of Legal & Democratic Services).

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

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

Councillor Dorrian declared an interest in Agenda Item 2 (a) (erection of a single 225 kW, 30m to hub, 42m to blade tip wind turbine plus associated works at Kelly Mains Farm, Kelly Road, Wemyss Bay (13/0077/IC).

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**(a) Erection of a single 225kW, 30m to hub, 42m to blade tip wind turbine plus associated works:
Kelly Mains Farm, Kelly Road, Wemyss Bay (13/0077/IC)**

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

Councillor Dorrian declared a non-financial interest in this matter in relation to a business interest and left the meeting.

The Head of Regeneration & Planning advised Members that the application was for the erection of a single 100 kW wind turbine plus associated works rather than a 225 kW wind turbine as stated in the report.

After discussion, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report.

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

(1) as the proposal would lead to an unacceptable cumulative impact on the landscape character of the West Renfrewshire Scenic Hills area when considered in conjunction with other turbine developments in close proximity. This is in contradiction to Local Plan Policies UT6, HR1 and HR5;

(2) as the proposal compromises the aims of the Clyde Muirshiel Regional Park in contradiction to Local Plan Policy UT6, LR6 and DS11; and

(3) as the development would have an adverse impact on the CMRP population of hen harriers, which are listed as a threatened species. This is in contradiction to the EC Birds Directive, the Wildlife and Countryside Act, Local Plan Policies UT6 and DS11.

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On a vote, 3 Members voted for the motion and 7 for the amendment which was declared carried.

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

(1) as the proposal would lead to an unacceptable cumulative impact on the landscape character of the West Renfrewshire Scenic Hills area when considered in conjunction with other turbine developments in close proximity. This is in contradiction to Local Plan Policies UT6, HR1 and HR5;

(2) as the proposal compromises the aims of the Clyde Muirshiel Regional Park in contradiction to Local Plan Policy UT6, LR6 and DS11; and

(3) as the development would have an adverse impact on the CMRP population of hen harriers, which are listed as a threatened species. This is in contradiction to the EC Birds Directive, the Wildlife and Countryside Act, Local Plan Policies UT6 and DS11.

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

**(b) 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)**

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

After discussion, Councillor Brooks moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Provost Moran moved that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Chair.

On a vote, 3 Members voted for the amendment and 7 for the motion which was declared carried.

Decided: that planning permission 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, in the interests of achieving a complementary finish to the existing hotel;

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

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

(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, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(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, to ensure appropriate disabled and cycle parking provision; and

(6) that prior to the commencement of development, details of flood resilience

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measures in the proposed plant and linen rooms shall be submitted to and approved in writing by the Planning Authority, to ensure that potential flooding risk is minimised.

- (c) **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)**

The report recommended that planning permission be granted subject to the condition that 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, to protect nearby residents from undue noise and disturbance.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Chair.

- (d) **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)**

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

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Chair.

398 ADVERTISEMENT APPLICATION

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There was submitted a report by the Head of Regeneration & Planning on an 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.

The report recommended that advertisement consent be granted subject to conditions.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Democratic Services in consultation with the Chair.

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**Change of use from children's home (Class 8) to house (Class 9):
Redholm Children's Home, Alderwood Road, Port Glasgow (13/0078/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Inverclyde Council for change of use from children's home (Class 8) to house (Class 9) at Redholm Children's Home, Alderwood Road, Port Glasgow (13/0078/IC).

Decided: that planning permission be granted.