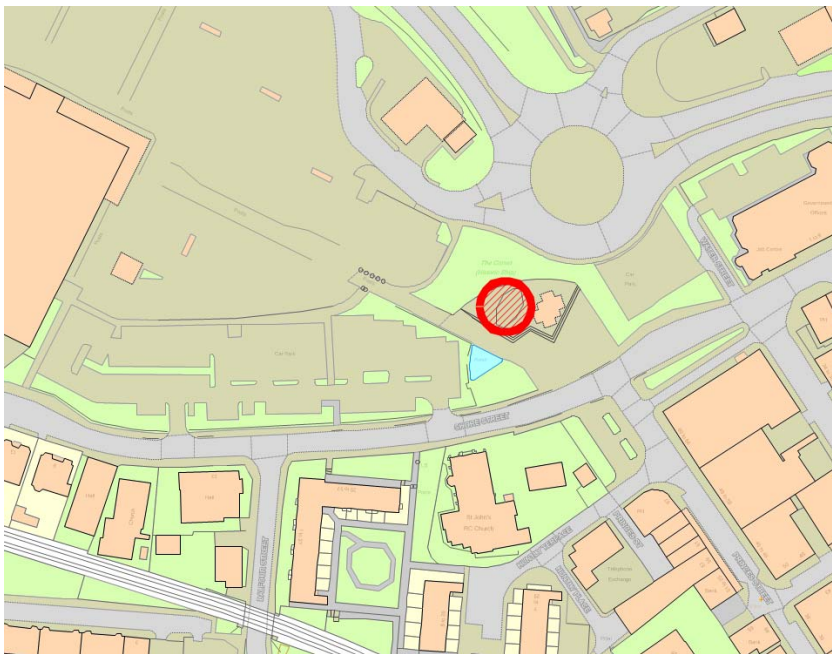

Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0164/IC Plan08/13
			Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Erection of tensile fabric canopy structure over the Comet at Shore Street, Port Glasgow		

SITE DESCRIPTION

The Comet is sited in the civic square in Port Glasgow, at the foot of Princes Street and immediately north of Shore Street.



PROPOSAL

It is proposed to erect a white PVC coated polyester canopy, measuring approximately 10 metres by 16.4 metres above The Comet. It will sit between 3.5 metres and 5.5 metres above ground level and will be held in place by a grey steel support frame. An opening is to be left in the canopy allowing the mast to protrude. The mast collar will be guyed to the steel columns to provide further support.

Since its renovation, the Comet has been exposed to the elements with the result that some of the paintwork is already beginning to be adversely affected. The canopy, which is designed to minimise visual impacts on the setting of the ship, is intended to provide protection from the worst of the weather.

DEVELOPMENT PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow; and
- (c) Gourock;

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/ Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (k) By Station/Pier, Wemyss Bay.

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;
- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;

- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;
- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

Local Plan Policy R8 - Port Glasgow Town Centre Strategy

Inverclyde Council will promote the vitality and viability of Port Glasgow Town Centre by continuing efforts to improve the centre's environment, and by ensuring that development proposals for the former Scott Lithgow/East Glen Shipyard site integrate with, and benefit the existing Town Centre.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy TCR1- Network of Designated Centres

The following hierarchy of centres is designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

Town Centres:

- (a) Port Glasgow
- (b) Gourock

Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

CONSULTATIONS

Transport Scotland - No objections.

PUBLICITY

The application was the subject of neighbour notification and was advertised in the Greenock Telegraph.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Plan, the proposed Local Development Plan, the consultation reply and the visual impact of the canopy.

The Comet is located within the town centre (as identified by policy R1 of the Local Plan and the equivalent TCR1 policy of the proposed Local Development Plan) and makes a positive contribution to its environment. It is important that this continues and it is not left to gradually deteriorate over time. Unfortunately, despite the recent renovation work, the effects of weathering are already clear to see, particularly on the paintwork. The provision of a canopy will help protect it and is therefore welcome in principle. The position and design of the canopy, together with the support structure, have been developed in such a way as to minimise the visual impact upon the key elevations of the ship whilst still performing a protective function. I consider the proposal accords with criterion (c) of policy R2 and policy R8 of the Local Plan.



Examining other material considerations, the canopy will be visible from the A8 trunk road but, following consultation with Transport Scotland and their lack of objection I am satisfied that driver distraction should not be an issue.

The proposed development is therefore to be welcomed in helping secure the long term future of the Comet.

RECOMMENDATION

That the application be granted subject to the following condition:

That a sample of the canopy fabric shall be submitted to and approved, in writing, by the Planning Authority prior to its use.

Reason

To allow for a detailed visual assessment of the finish to the canopy.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Inverclyde Local Development Plan.
4. Consultation reply.



Crown Copyright. All rights reserved
(1000023421) 2010

Ordnance Survey maps, and maps created from Ordnance Survey material are subject to Crown copyright. Information on Ordnance Survey map licensing can be found on their website <http://www.ordnancesurvey.co.uk/oswebsite>