

A meeting of the Planning Board will be held on Wednesday 7 August 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. CONTINUED PLANNING APPLICATIONS

Reports by Head of Regeneration & Planning on continued applications for planning permission as follows:-

(a) 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)

(b) 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)

(c) Coral Racing Limited

Installation of illuminated and window signage
Former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/004/CA)

3. PLANNING APPLICATIONS

Reports by Head of Regeneration & Planning on applications for planning permission as follows:-

(a) Inverclyde Council

New flood defences including embankment, flood walls and flood barriers:
Battery Park Sports Pitches, Eldon Street, Greenock (13/0138/IC)

(b) Inverclyde Council

Alterations to shop front to replace fixed glazing panels with glazing louvers for ventilation (in retrospect):
83 Cathcart Street, Greenock (13/0163/IC)

(c) Inverclyde Council

Formation of civic amenity site and staff office:
Pottery Street Depot, Greenock (13/0055/IC)

- (d) **Clydeport**
Proposed residential development (in principle):
Land off Lithgow Way, Port Glasgow (13/0035/IC)
- (e) **Inverclyde Council**
Erection of tensile fabric canopy structure over the Comet:
Shore Street, Port Glasgow (13/0164/IC)
- 4. **ADVERTISEMENT APPLICATION**
Report by Head of Regeneration & Planning on application for advertisement consent as follows:
 - (a) **Lidl UK**
Erection of two hoarding signs:
Supermarket, 1 Newark Street, Port Glasgow (13/0009/CA)
- 5. **PLANNING APPEALS**
 - (a) Report by Head of Regeneration & Planning intimating the notification of a planning appeal at 111 - 113 Eldon Street, Greenock
 - (b) Report by Head of Regeneration & Planning intimating the outcome of a planning appeal at Shielhill Farm, Dunrod Road, Inverkip

Enquiries to - Neil Duffy - Tel 01475 712147

Report To: The Planning Board **Date: 7 August 2013**

Report By: Head of Regeneration and Planning **Report No: 13/0051/IC**
Plan 08/13
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

BACKGROUND

At the June meeting of the Planning Board consideration of the above planning application was continued for a site visit to allow Members to consider the proposal within it environs. The site visit was undertaken on 17 June 2013 when Members noted the proposed position on the building of:

- Two air conditioning condensing units and two satellite dishes to the rear of the southern elevation adjacent to 47 Princes Street;
- A window to replace the nightsafe; and
- The retrospective replacement of the ATM with a sash and case window.



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 Andrew's 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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER4: Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building have been undertaken. Proposal to alter, extend or demolish a listed building must respect the

reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

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 are 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; and
- 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 proposed Inverclyde Local Development 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. This policy is reflected in Policy HER4 of the proposed Local Development Plan. 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 takes 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, proposed Local Development Plan Policy HER4, 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. Proposed Inverclyde Local Development Plan
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. Objections received.



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Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0004/LB Plan 08/13
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		

BACKGROUND

At the June meeting of the Planning Board consideration of the above listed building application was continued for a site visit to allow Members to consider the proposal within its environs. The site visit was undertaken on 17 June 2013 when Members noted the proposed position on the building of:

- A double sided projecting hanging sign 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;
- Two air conditioning condensing units and two satellite dishes to the rear of the southern elevation adjacent to 47 Princes Street;
- A window to replace the nightsafe;
- The retrospective replacement of the ATM with a sash and case window; and
- Internally, 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.

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 Andrew's 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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER4: Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building have been undertaken. Proposal to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

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; and
- 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 proposed Local Development 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 does not adversely affect the natural or built heritage resources listed in Schedule 9.1. Listed buildings are a built heritage resource. This policy is reflected in Policy HER4 of the proposed Local Development Plan. 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 is currently vacant but was 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 cornicing 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 cornicing. 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 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 cornicing 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 takes this view in their consultation response. The minimal visual impact is outweighed by the benefit of the new use to ensure the premises do 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 Local Plan policies HR1 and HR14, PPAN 13, proposed Local Development Plan policy HER4, 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:

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 retain corning 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 corning 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. Proposed Inverclyde Local Development Plan

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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Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0004/CA Plan 08/13
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		

BACKGROUND

At the June meeting of the Planning Board, consideration of the above advertisement consent application was continued for a site visit to allow Members to consider the proposal within its environs. The site visit was undertaken on 17 June 2013 when Members noted the proposed position on the building of:

- A double sided projecting hanging sign 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; and
- Poster boards behind the four windows fronting Princes Street.



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 Andrew's 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:

- 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.; and
- 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:

- (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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER4: Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building have been undertaken. Proposal to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

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 Inverclyde Local Plan, the proposed Local 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. These accord with the intent of PPAN13 and with policies HR1 and HR14 of the Inverclyde Local Plan, policy HER4 of the proposed Local Development 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.

Reason

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



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Report To: The Planning Board

Date: 7th August 2013

Report By: Head of Regeneration and Planning

**Report No: 13/0138/IC
Plan 08/13**

**Local Application
Development**

Contact Officer: David Ashman

Contact No: 01475 712416

**Subject: New flood defences including embankment, flood walls and flood barriers at
Battery Park Sports Pitches, Eldon Street, Greenock**

SITE DESCRIPTION

Battery Park is sited between Eldon Street and the foreshore where Greenock's West End meets Cardwell Bay. The application site is at the eastern end of the park in the vicinity of the artificial sports pitch and pavilion.



PROPOSAL

Planning permission is sought for a series of flood prevention works around parts of the western, northern and eastern boundaries of the sports pitch, which has been subject to flooding with consequent costly surface replacement. The flood protection measures are designed to prevent damage occurring in the future.

To the west of the pitch is a footpath. The western boundary works propose the formation of a 7 metres wide, 2 metres high and 160 metres long grass embankment to the west of the footpath and an approximately 40 metres long 1 metre high flood barrier wall to the east of the footpath and

immediately adjacent to the pitch. These two flood prevention measures are linked by a short section of the footpath, which is ramped with a hand rail to the height of the wall and mound.

On the eastern side of the pitch an approximately 50 metres long flood wall will generally bound the pitch before crossing an area of landscaping to run for a length of 7 metres adjacent and parallel to the access road from Eldon Street.

All of the flood prevention walls are to be brick built with the outer side rendered for flood proofing. The walls will be topped with a coping stone.

Existing walls and the sports pavilion provide most flood protection along the northern boundary, however, demountable barriers are proposed at access points to both the pavilion and pitch.

DEVELOPMENT PLAN POLICIES

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map;
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

Local Plan Policy UT4 - Reducing Flood Risk

Inverclyde Council will seek to reduce the risk of the flooding of non-agricultural areas by resisting development on functional flood plains. Where development is proposed for an area considered to be at risk from flooding, the Council will:

- (a) require the preparation of a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA);
- (b) seek the incorporation of flood prevention measures able to cope with, as a minimum, a 1 in 200 year rainfall event, depending on the type of development proposed, taking into consideration predicted climate change and sea level changes in the period to 2050, or justification as to why this standard of protection is not required;
- (c) consult with SEPA where development is likely to result in a material increase in the number of buildings at risk from flooding; and
- (d) require Clyde waterfront and coastal development to be protected against coastal flooding to a level of 5 metres above the ordnance datum.

Flood prevention measures and sea defences should not increase the risk of flooding elsewhere or have an adverse impact on the natural or built environment. For planning permission to be granted, the Council will require agreement to be reached in respect of the continual maintenance of flood prevention infrastructure and sea defences associated with the proposed development

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy ENV4 - Safeguarding and Enhancing Open Space

Inverclyde Council will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; and
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community, and their function as wildlife corridors and Green Network links.

Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

CONSULTATIONS

Head of Environmental and Commercial Services – The Flood Risk Assessment is acceptable.

Scottish Environment Protection Agency West - No objections.

Marine Scotland - A licence for deposit under the Marine (Scotland) Act 2010 may be required.

Head of Safer and Inclusive Communities – No objection subject to conditions in respect of Japanese Knotweed and control of contaminated materials and advisory notes in respect of times and methods of construction, site drainage, surface water control and seagull control.

Scottish Water - No objection.

PUBLICITY

The application was the subject of neighbour notification and was advertised in the Greenock Telegraph as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

One objection has been received from the Cardwell Bay and Greenock West Community Council on the basis of previously failed planting, the further planting of trees and bushes will also result in failure. Planting will also obscure visibility and encourage suspicious behaviour to the detriment of public safety. Overall, the objector considers that the proposal will be ineffective and questions the value of the project.

ASSESSMENT

The material considerations in determination of the application are the Local Plan, the proposed Local Development Plan, the consultee responses, the representation and the visual impact of the flood defences.

The proposal is aimed to safeguard the future use of the artificial playing surface which is a valuable recreational asset. This accords with Policy LR1 of the Local Plan and the equivalent Policy ENV4 of the proposed Local Development Plan. I note that the Head of Environmental and Commercial Services is satisfied with the submitted flood risk assessment and that there are no objections from the Scottish Environment Protection Agency. I also conclude, therefore, that the proposal accords with Policy UT4 of the Local Plan and the equivalent Policy INF4 of the proposed Local Development Plan.

There are no matters raised by the remaining consultees that require to be addressed in the planning assessment. The outstanding issues may be addressed through conditions and advisory notes on a grant of planning permission.



As there are no policy or technical constraints to this development, it rests finally to consider the design issues and the impact on visual amenity. The height and finished appearance of the wall (2 metres; facing brick on one side, render on the other) are of appropriate scale and design. The greatest visual impact will be from the proposed grass embankment but in the context of the park overall I consider that the visual impact on the Park will be neither significant nor adverse. While noting public representation opposing additional shrubs and trees, I can confirm that no new planting is proposed as part of this application. The embankment is to be grassed.



RECOMMENDATION

That the application is granted subject to the following conditions:-

1. That prior to their use, samples of the facing brick and render to be used on the flood prevention walls shall be submitted to and approved in writing by the Planning Authority.
2. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.

3. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority.
4. That no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials 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.

Reasons

1. To allow assessment of the visual impact of the walls.
2. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
3. To ensure that all contamination issues are recorded and dealt with appropriately.
4. To protect receptors from the harmful effects of imported contamination.

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 replies.
5. Letter of representation.



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Report To:	The Planning Board	Date:	7th August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0163/IC Plan08/13
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Alterations to shop front to replace fixed glazing panels with glazing louvers for ventilation (in retrospect) at 83 Cathcart Street, Greenock		

SITE DESCRIPTION

The application site is the recently extended Greenock Central Library in Cathcart Street. The street is a mix of retailing, leisure, business and residential uses, with 3 storeys of residential flats above this ground floor site.



PROPOSAL

In December 2012, planning permission was granted to extend the adjacent library premises by converting this former shop unit into a training suite.

During the works, alterations to the shopfront to replace the upper fixed glazing panels with glazing louvers for ventilation were undertaken. This application considers the work in retrospect.

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 R18 - Shopfront Design

Inverclyde Council, as Planning Authority, will require new shopfronts to be compatible with the development site and its surroundings and to take cognisance of Planning Practice Advice Note No. 12 on Shopfront Design or any other relevant standards.

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.

PPAN12 - Shopfront Design applies.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy TCR1- Network of Designated Centres

The following hierarchy of centres are 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

None required.

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 the determination of this application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, and the visual impact of the work undertaken.



Policy R18 of the Local Plan advises on shopfront design and advises that proposals should take cognisance of PPAN 12. Policy DC1 also supports applications which accord with the guidance contained within PPAN 12.

The proportions of the shopfront remains unaltered and I consider that the replacement of the upper fixed glazing panels with glazing louvers has an acceptable visual impact. There is no conflict with the advice and guidance within PPAN 12 or policy R18 of the Local Plan.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Planning application forms and plans
2. Inverclyde Local Plan
3. Proposed Inverclyde Local Development Plan
4. Planning Practice Advice Note 12 – Shopfront Design



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Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0055/IC
			Plan 08/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of civic amenity site and staff office at Pottery Street Depot, Greenock		

SITE DESCRIPTION

Located in a predominantly industrial and business area, the site is in the north-east side section of the Council's depot at Pottery Street, Greenock.



PROPOSAL

It is proposed to form a civic amenity site, surrounded by a 2.4m high weld mesh fence with a sliding gate at a new vehicular access from Pottery Street. The submitted plans contain details of boundary tree planting and soft landscaping. Within the site will be a 30 square metre office finished in silver cladding panels, dark grey aluminium windows and with an aluminium standing seam monopitch roof, and a one way road loop providing access to a series of designated waste bays and bins.

DEVELOPMENT PLAN POLICIES

Local Plan Policy B3 - Strategic Employment Locations

Inverclyde Council, as Planning Authority, will safeguard the following sites/locations within the 'Business and Industrial Areas' identified on the Proposals Map, and will support and encourage proposals for new development (Use Classes 4 & 5) to these areas, where applicable:

- i Faulds Park, Gourock West: development for high amenity business;
- ii Cartsburn (SIBL): development other than for Use Class 4 will only be approved in exceptional circumstances; and
- iii Pottery Street (North)/A8(T) Port Glasgow Road, Greenock (SIBL).

Development proposals will require to be assessed against the following criteria, and other relevant provisions of the Local Plan:

- (a) specific locational requirements;
- (b) suitable alternative locations;
- (c) the need for service provision;
- (d) economic and social benefit;
- (e) impact on the attractiveness of the remainder of the area to business investment, where appropriate; and
- (f) other relevant policies of the Local Plan.

Policy B7 Character and Amenity of Designated Business Areas

Where the principle of business and industrial development is acceptable, development proposals will require to be assessed against, and satisfy, the following criteria:

- (a) car parking, servicing and site access layout and provision that accords with the Council's Roads Development Guidelines 1995;
- (b) the scale, siting and design of buildings will have regard to the immediate townscape and the functioning of adjacent land; and
- (c) site boundary treatment, including landscaping, will have regard to the immediate streetscape and, where appropriate, provide an effective screen to on-site activities.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy ECN1 : Business and Industrial Areas

(a) - Strategic Economic Locations

The strategic economic locations listed in Schedule 4.1 and identified on the Proposals Map as ECN1 (a) will be safeguarded, with favourable consideration given to:

- (i) new development in support of green technologies and business and financial services within the Inverclyde Waterfront Strategic Economic Investment Location (SEIL);
- (ii) new development and support for the continuation of current uses for the operation of the international Ocean (Container) Terminal Strategic Freight Transport Hub; and
- (iii) new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6); and

all subject to Policy ECN3.

(b) Local Business and Industrial Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(b) will be safeguarded, with a presumption in favour of new development proposals for

business, general industrial and storage or distribution (Use Classes 4, 5 and 6), subject to Policy ECN3.

(c) Economic Mixed Use Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(c) will be safeguarded, and while there will continue to be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), other uses that would contribute to permanent employment creation or be clearly supportive of the operation of existing businesses will be supported, provided they are not uses typically associated with Town Centres, subject to Policy ECN3.

(d) Business and Industrial Areas with Potential for Change

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(d) will be safeguarded, and while there will be a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), proposals for uses other than business and industrial will also be given consideration, subject to Policy ECN3 and other relevant policies of the Local Development Plan.

Policy ECN2 Business and Industrial Development Opportunities

The development of business and industrial uses on the sites included in Schedule 4.1 and indicated on the Proposals Map will be encouraged and supported. An annual audit of the business and industrial land supply will monitor and review the sites, and where necessary, augment the marketable land supply, to maintain the economic competitiveness of Inverclyde.

Policy ECN3 : Character and Amenity of Areas for Business and Industrial Use

Within the designated business and industrial areas, development proposals will be assessed against the following criteria, where appropriate:

- (a) the scale, siting and design of buildings;
- (b) site boundary treatment and landscaping;
- (c) infrastructure, transportation, and environmental considerations (including Supplementary Guidance on the Green Network);
- (d) assessment against the Council's adopted roads guidance;
- (e) compatibility with neighbouring uses; and
- (f) impact on the overall supply of land for business and industry.

CONSULTATIONS

Transport Scotland - No objections.

Head of Environmental and Commercial Services – No objections. A drainage impact assessment should be submitted highlighting that surface water run-off will be contained within the site.

Head of Safer and Inclusive Communities - No objections subject to conditions to control potential contamination and advisory notes on site drainage, CDM Regulations, surface water, flooding and seagulls.

Scottish Environment Protection Agency West – No objections.

PUBLICITY

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

SITE NOTICES

Not required.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

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

Policy B3 of the Local Plan locates the site within a strategic employment location and seeks to encourage Class 4 “Business” and Class 5 “General Industrial Uses”. Development proposals require to be assessed against a range of criteria. The relevant criteria in this instance are:

- (a) specific locational requirements. While a civic amenity site does not fall within business and industrial Use Classes 4 and 5, the site is within the Council's existing waste depot. As a complimentary facility most suitably located away from housing, I consider this site in a business and industrial area to be appropriate;
- (c) the need for service provision. The provision of waste recycling facilities is a key component of the Council's service delivery to the public; and
- (f) other relevant policies of the Local Plan. The relevant policy in this instance is B7. It advises that where the principle of development is acceptable, the following criteria require to be met:
 - (a) car parking servicing and site access layout provision which accords with the Council's Roads Development Guide. There are no objections to the proposal from the Head of Environmental & Commercial Services;
 - (b) the scale, siting and design of buildings will have regard to the immediate townscape and the functioning of adjacent land. I consider the design of the proposed office to be appropriate to its setting within the Council depot and the surrounding industrial area; and
 - (c) site boundary treatment, including landscaping, will have regard to the immediate streetscape and, where appropriate provide an effective screen to on-site activities. I consider the proposed fencing and landscaping to satisfy this requirement.



Policies ECN1 and ECN2 of the proposed Local Development Plan are similar to Policy B3 in looking favourably upon Use Classes 4 and 5. ECN1 and ECN2 do not, however, preclude other land uses and given my favourable assessment against policy B3 of the Local Plan I consider there to be no conflict.

Proposed Local Development Plan policy ECN3 has similar criteria to those of Local Plan policy B7 but adds requirements of compatibility with neighbouring uses and consideration of impact on the overall supply of land for business and industry. As the proposal is for a civic amenity site within the Council's existing waste depot, I consider the use to be compatible with the area and that there is no loss of land for business and industry.

None of the consulted parties have offered any objections to the proposal, and I concur with the conditions and advisory notes recommended by the Head of Safer & Inclusive Communities and with the requirement of the Head of Environmental & Commercial Services for a drainage impact assessment.

Overall, I consider that the proposal is in accordance with policies B1 and B7 of the Local Plan and policies ECN1, ECN2 and ECN3 of the proposed Local Development Plan and that it merits support.

RECOMMENDATION

That the application be granted subject to conditions:

1. 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.
2. That the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
3. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.
4. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority.
5. 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.

6. The landscaping scheme contained within docquetted drawing PA001-A shall be completed within the first planting season following completion of the civic amenity site, hereby approved, and that in the subsequent 5 years, any specimens which die, become diseased or are damaged, shall be replaced in the next planting season with a similar specimen, unless the Planning Authority gives its prior written approval to any alternatives.
7. No development shall commence until a drainage impact assessment has been submitted to and approved, in writing, by the Planning Authority.

Reasons

1. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
2. To satisfactorily address potential contamination issues in the interests of environmental safety.
3. To provide verification that remediation has been carried out to the authority's satisfaction.
4. To ensure that all contamination issues are recorded and dealt with appropriately.
5. To protect receptors from the harmful effects of imported contamination.
6. To ensure the provision of a quality landscape setting for the civic amenity site, hereby approved.
7. To ensure that surface water run-off is contained within the site.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



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Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0035/IC Plan 08/13
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Proposed residential development (in principle) at Land off Lithgow Way, Port Glasgow		

SITE DESCRIPTION

The site, which extends to approximately 0.58ha, is north of Lithgow Way immediately east of the junction with Iron Way, Port Glasgow. To the north-west is a recently completed play area. Housing lies opposite on Lithgow Way and Iron Way.



PROPOSAL

The applicant seeks permission for the principle of residential development on the site.

DEVELOPMENT PLAN POLICIES

Policy SA2(j)(1) Kingston Basin and Environs

Sub Area (j)(1) is identified on the Proposals Map as a 'Major Area of Potential Change' (AO).

The following land use options are considered to be acceptable, providing they conform to a Masterplan/ Development Brief, to be agreed in advance by the Council.

Land Use Options

- (a) Business use, general industrial and/or storage or distribution, including Marine-related commercial use (Use Classes 4, 5 or 6); or
- (b) Housing (Use Class 9) and use as Residential Flats.

Access

- (c) An eastern access to the area will be provided for vehicles from a new roundabout on the realigned A8 trunk road;
- (d) A western access for vehicles from the A8 trunk road in the vicinity of the existing junction at Bogston will serve not only this area but also Sub Areas (g) and (i) this junction is identified as a 'trunk road improvement' in the Plan (Policy TA11, Schedule 5.1); and
- (e) Any development will be required to ensure safe and effective pedestrian and cycle routes through the development area and to facilitate unimpeded access to Bogston Station.

Additional Considerations

- (f) Any development will be required to include provision for the Inverclyde Coastal Route, allowing for any specific operational requirements of retained business and/or dock areas;
- (g) Building lines will be required to be set back sufficiently from the principal thoroughfares, and in particular the realigned A8 trunk road, to allow the incorporation of landscaped strips; and
- (h) The design and materials proposed for elevations that are visible from the A8 trunk road will be required to reflect the importance of the strategic route.

Local Plan Policy LR8 - Inverclyde Coastal Route

Inverclyde Council supports and will seek to complete the Inverclyde Coastal Route (footpath and cycleway), as part of the 'core path network' throughout Inverclyde. Developers will be required to make appropriate provision in submitting planning applications, particularly in the four coastal Special Development Areas, identified in the Plan.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy TRA2 - Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

Policy ENV3 - Safeguarding and Enhancing the Green Network

Inverclyde Council will support, safeguard and where practicable, enhance Green Network links in accordance with Supplementary Guidance on the Green Network.

The provision of the Green Network should be a core component of any master plan or Local Development Framework. Where development proposals would encroach upon or undermine the green network, alternative routes and green space will be expected to be provided or enabled. The Council will also seek to complete the following Green Network links as shown on the Proposals Map:

- (a) Custom House Quay, Greenock - Clyde Muirshiel Regional Park
- (b) Victoria Harbour, Greenock - Clyde Muirshiel Regional Park
- (c) Coronation Park, Port Glasgow - Clyde Muirshiel Regional Park
- (d) Spango Valley (Valley Park) - Clyde Muirshiel Regional Park.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections subject to the road design and off street parking being in accordance with the Council's Roads Development Guide. A flood risk assessment and drainage layout should be submitted for approval along with confirmation of SEPA's and Scottish Water's acceptance.

Head of Safer and Inclusive Communities - No objections subject to conditions to control the spread of Japanese Knotweed and potential ground contamination and advisory notes on waste storage, external lighting, construction noise, CDM Regulations and seagulls.

Transport Scotland - No objections

Scottish Environment Protection Agency West - No objections subject to a condition reserving the design of a sustainable urban drainage system.

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

Twenty seven written representations have been received; twenty four objections, one in conditional support, one expressing concern but not objecting and one making comment.

The objectors are concerned that:

- road safety would be adversely affected. There is a play park adjacent to the site.
- there shall be additional traffic noise.
- the area shall be over-crowded.
- the houses may be of a different design to those in the area.
- existing residents paid a premium for waterfront views which shall be spoiled.
- residents were advised that no houses would be built on the site.
- there are brownfield sites elsewhere in Port Glasgow which should be developed.

- Port Glasgow residents shall lose an attractive addition to the public coastal pathway, interrupting the band of green space between Inchgreen Dry-Dock and the roundabout at the Tesco supermarket.
- property values shall be adversely affected.
- wildlife shall be impacted. There may be a loss of ecological habitats.
- the site suffers from water-logging.
- there shall be a loss of morning light to the front of properties on Lithgow Way.
- the proposed housing may be for social tenants.
- finishing materials should match those of existing houses.
- property sales in the area are slow.

The letter of support offers no objection if a footpath is provided along the waterfront, the letter of concern questions the access arrangements, while the letter making comment advises that the proposal is supported if houses are mortgaged, but opposed if rented or social. This latter point is not a determining factor in my assessment of the application.

ASSESSMENT

The material considerations in the determination of this planning application are The Local Plan, the proposed Local Development Plan, and the planning history of the site, the consultation responses and the written representations.

In June 2005, outline planning permission was granted for the redevelopment of the former Scott Lithgow and Kingston shipyard. The masterplan accompanying the permission indicates the application site to be developed for a public house. Since then permissions have been granted for residential development with 319 units complete and a further 46 under construction. A waterfront park has also been constructed.



While the masterplan envisages commercial development on the application site, Policy SA2(j)(1) of the Local Plan confirms that residential development is an acceptable use within the former Kingston shipyard. The availability of other development sites in Port Glasgow does not preclude planning permission in principle being granted for this site. This is reinforced by Policy RES3 of the proposed Local Development Plan which encourages and supports residential development.

Importantly, this proposal does not prejudice the key waterfront access aspect of the Masterplan and as required by Local Plan policy LR8 and proposed Local Development Plan policies TRA” and ENV3. Presently the Inverclyde Coastal Route is incomplete in this location with a link remaining to be completed around the north east of the application site. Development of the application site

does not preclude completion of the footpath, and with the land to support the link under the control of the applicant I consider it appropriate to attach a condition requiring the completion of the path. Overall, while the commercial development envisaged by the masterplan was to complement residential development, the principle of developing this site for residential purposes complies with both the Inverclyde Local Plan and the proposed Local Development Plan and the wider intent of the masterplan allowing waterfront access is not compromised.

Addressing the consultation responses, I have no objections to the conditions relating to the control the spread of Japanese Knotweed, potential ground contamination and the design of a sustainable urban drainage system, and to advisory notes on waste storage, external lighting, construction noise, CDM Regulations and seagulls as recommended by SEPA and the Head of Safer and Inclusive Communities. The Head of Environmental & Commercial Services offers no objections on road safety grounds but requests the submission of a flood risk assessment and drainage layout, both of which may be submitted as a reserved matter.

In response to outstanding objections not previously addressed in my assessment, density of development, house design, finishing materials, daylighting and drainage are all matters that would be considered when a subsequent detailed layout and design is submitted. This application will also be the subject of neighbour notification. While I note representations on the impact on otters and bats, these issues were addressed to the satisfaction of Scottish Natural Heritage when outline planning permission was granted for the wider development area.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. Development shall not commence until an application for approval of matters specified in conditions is submitted to and approved in writing by the Planning Authority in respect of the siting, design and appearance of:
 - (a) All buildings.
 - (b) All roads, footpaths and parking layouts.
 - (c) All areas of open space and landscaping.
 - (d) All walls, fences and gates.

Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

2. No houses on the site shall be occupied until the coastal footpath and associate landscaping to the north east of the site approved under planning permission IC/08/007 has been completed.
3. 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. 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.
4. The development shall not start until an environmental investigation and risk assessment of all pollutant linkages, including any necessary remediation strategy with timescale for implementation, has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.

5. On completion of remediation and verification/validation works the developer shall submit in writing to the Planning Authority a Completion Report confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site. Prior to the site being occupied approval in writing from the Planning Authority must be received
6. The presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved in writing by the Planning Authority.
7. 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.
8. Development shall not commence until a flood risk assessment and drainage layout, including a surface water management scheme, have been submitted to and approved by the Planning Authority in consultation with SEPA. Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.
9. All houses shall have a minimum finished floor level above ordnance datum in compliance with that identified in the approved flood risk management scheme.

Reasons

1. To ensure the development reflects the design and character of nearby housing.
2. To ensure the completion of the Inverclyde Coastal Route in accordance with Local Plan policy LR8 and proposed Local Development Plan policies TRA2 and ENV3..
3. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
4. To satisfactorily address potential contamination issues in the interests of environmental safety.
5. To provide verification that remediation has been carried out to the Authority's satisfaction.
6. To ensure that all contamination issues are recorded and dealt with appropriately.
7. To protect receptors from the harmful effects of imported contamination.
8. To prevent harm from flooding and to comply with the requirements of SEPA.
9. To prevent harm from flooding and to comply with the requirements of SEPA.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Planning application forms and plan.
2. Inverclyde Local Plan.
3. Proposed Local Development Plan.

4. Consultation responses.
5. Written representations.



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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.



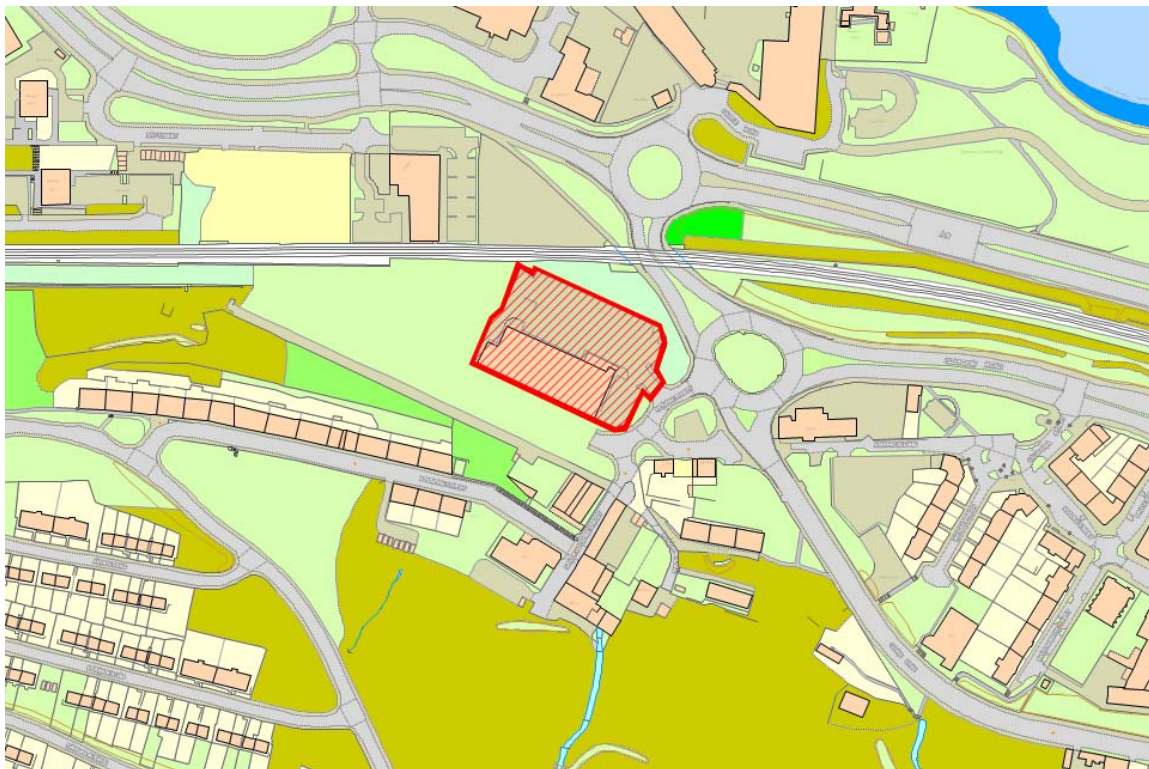
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Report To:	The Planning Board	Date:	7th August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0009/CA Plan08/13
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Erection of two hoarding signs at Supermarket, 1 Newark Street, Port Glasgow		

SITE DESCRIPTION

The Lidl store is located west of the Glasgow Road roundabout on Newark Street, Port Glasgow. It is bound to the north by the Glasgow to Gourock / Wemyss Bay railway line and to the west and south by a vacant development site.



PROPOSAL

The applicant seeks advertisement consent for the erection of two non-illuminated free standing hoardings, 4.2 metres in height and 6.25 metres in length within the soft landscaping verge close to the north western site boundary. It is stated by the applicant that they will be used to advertise in-store produce and offers.

DEVELOPMENT PLAN POLICIES

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.

Planning Practice Advice Note (PPAN) 13 applies.

Local Plan Policy HR15 – The Setting of Listed Buildings

Development will require to have due regard to the effects on the setting of, and principle views from, Listed Buildings and shall be without detriment to their principle elevations and the main approaches to them.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER5 - The Setting of Listed Buildings

Development will require to have due regard to the effects on the setting of, and principle views to, listed buildings and shall be without detriment to their principle elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance notes series.

Supplementary Guidance – Planning Application Advice Note (PAAN) 10.

CONSULTATIONS

Head of Environmental and Commercial Services - No comments

PUBLICITY

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

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

As an application under the Control of Advertisements Regulations the determining factors in the assessment of this application are public safety and amenity. Of relevance in this respect are the Inverclyde Local Plan, the proposed Local Development Plan, Historic Scotland's guidance on "setting" in the Managing Change in the Historic Environment series and the consultation response.

The Head of Environmental and Commercial Services offers no adverse comments and there are no public safety concerns. It rests to consider the impact on amenity.

PPAN 13 and PAAN 10 recognise that hoardings as part of an overall display including, where appropriate, fencing and landscaping displays can make a positive contribution where used to screen visually prominent vacant sites. The proposal does not fit comfortably with the intent of the PPAN. It is not presented with the aim of screening the adjacent vacant site; this is simply an opportunity to display large scale advertising hoardings. The site that it will only partially

screen, while overgrown and substantially populated by self seeded trees and bushes, is not unattractive when viewed from the car park and if the applicant's concern is visual impact, then 2 metre high fencing for the full extent of the boundary would prove more effective.

The hoardings also have to be viewed within the context of the existing signage. There are already two existing hoardings of equivalent size close but not attached to the wall of the store fronting onto the car park, building signage and a very prominent totem sign at the site entrance. Approval of the proposal would lead to a proliferation of signage within the site to the detriment of amenity.

While the hoardings will be very prominent within the car park, they will also be seen from beyond the site. Train passengers travelling west as it slows on entry to Port Glasgow station will clearly view the proliferation of signs, while in an easterly direction the rear of the hoarding will be visible from the adjacent vacant site and to train passengers and the residents in the Gourrock Ropeworks building. Hoardings are typically positioned to ensure that their functional, but unattractive rear frames are not publicly prominent. At street level the hoardings will also be visible from the Glasgow Road roundabout.



I have also considered the impact on views of the iconic category A listed Gourrock Ropeworks and have sought the informal view from Historic Scotland, but it is concluded that an objection on this basis would be unlikely. Accordingly the proposal is acceptable with reference to Policy HR15 of the Inverclyde Local Plan, Policy HER5 of the proposed Local Development Plan and Historic Scotland's guidance on "setting" in the Managing Change in the Historic Environment series.

RECOMMENDATION

That the application be refused for the following reason:

Contrary to Inverclyde Planning Practice Advice Note 13 and the proposed Inverclyde Local Development Plan Supplementary Guidance Planning Application Advice Note 10, the proposal would constitute a proliferation of advertisement hoardings within the application site to the detriment of visual amenity.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Proposed Inverclyde Local Development Plan.
4. Historic Scotland's guidance on "setting" in the Managing Change in the Historic Environment series
5. PPAN No.13
6. PAAN No.10
7. Consultation reply



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Report To: The Planning Board

Date: 7th August 2013

Report By: Head of Regeneration and Planning

Report No: 13/0044/IC
Plan 08/13

Local Application
Development

Contact
Officer: James McColl

Contact No: 01475 712462

Subject: Notification of Planning Appeal: Erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street together with the formation of new off street parking at 111 - 113 Eldon Street, Greenock

INTRODUCTION

In May 2013 planning permission was refused for the erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street, Greenock together with the formation of new off street parking spaces following a site visit by the Planning Board. Planning permission was refused as:

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



NOTIFICATION OF APPEAL

Notification has been received that an appeal against the refusal has been lodged with the Scottish Government. The appeal is to be considered by written submissions.



RECOMMENDATION

That the Board note the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 13/0044/IC



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Report To:	The Planning Board	Date:	7 August 2013
Report By:	Head of Regeneration and Planning	Report No:	12/0286/IC Plan08/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712412
Subject:	Notification of Planning Appeal Decision: Erection of 1No 50Kw 34.378 metre high wind turbine at Shielhill Farm, Dunrod Road, Inverkip		

INTRODUCTION

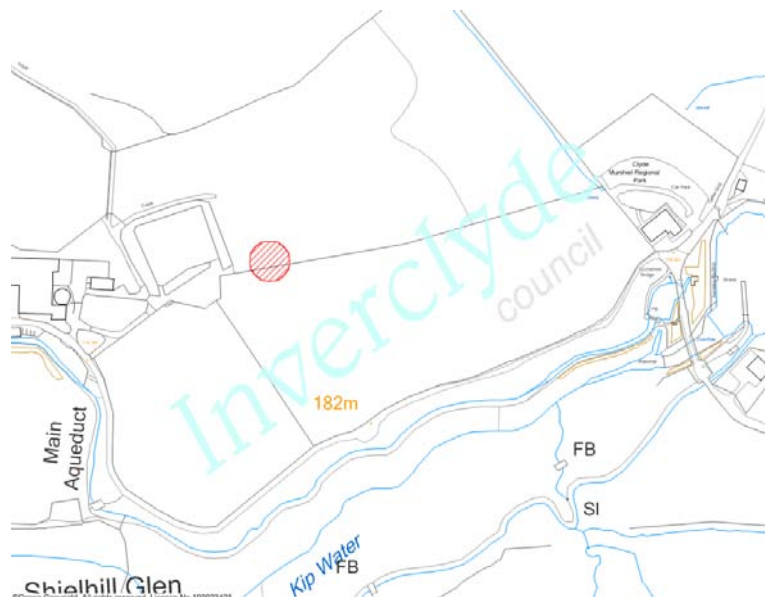
In December 2012 planning permission was refused for the erection of a 34.3m to blade tip wind turbine at Shielhill Farm, Dunrod Road. Inverkip.

Planning permission was refused for the following reason:

“A combination of height and scale, proximity to Dunrod Road, the Greenock to Overton Cut (designated as a Core Footpath, to encourage the public into the countryside and as an Outstanding Area of Regional Industrial Archaeological Significance), Dunrod Hill and The Cut Visitor Centre combine to create an unexpected and dominant feature in this part of Clyde Muirshiel Regional Park contrary to:-

- a. Policy UT6 of the Inverclyde Local Plan, criteria (a) and (b).
- b. Interim Inverclyde Local Plan Policy UT6A, criterion (c).
- c. Interim Inverclyde Local Plan Policy UT6B, criterion (f); and
- d. Inverclyde Local Plan Policy HR1, criterion (b). “

This refusal of planning permission was the subject of an appeal to the Scottish Ministers and considered by written submissions.



NOTIFICATION OF APPEAL DECISION

The Reporter considered that the determining issues were landscape and visual impact (including cumulatively with other wind turbines in the area) particularly in the context of the Clyde Muirshiel Regional Park and the Greenock Cut, any other environmental impacts and, if the impacts would be adverse would they be outweighed by the benefits of the proposal.



The Reporter was not convinced that the existence of a single, turbine would detract significantly, if at all, from the majority who visit the location within the Regional Park and he is of the view that whilst the turbine would be a distinctive feature in the immediate locality it would not have significant impact on landscape and visual amenity.

Regarding other potential environmental impacts, the Reporter concluded that noise and shadow flicker would not be a problem, there is no evidence to suggest that residents of Inverkip would be adversely affected and there is no adverse impact upon the Greenock Cut, the Renfrewshire Hills Special Protection Area, the Dunrod Hill SSSI, protected hen harriers and bats.

It was further noted by the Reporter that no objections were raised on road safety or aviation safeguarding grounds.

The appeal was sustained.

RECOMMENDATION

That the Board note the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Planning application 12/0286/IC
2. Reporter's decision letter dated 21st June 2013.

**INVERCLYDE COUNCIL
PLANNING BOARD**

AGENDA AND ALL PAPERS TO:

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Councillor Campbell-Sturgess	1
Councillor Brooks	1
Councillor Jones	1
Councillor McIlwee	1
Councillor Loughran	1
Councillor Dorrian	1
Councillor Nelson	1
Councillor Rebecchi	1

All other Members (for information only) 9

Officers:

Chief Executive	1
Corporate Communications & Public Affairs	1
Corporate Director Community Health & Care Partnership	1
Corporate Director Environment, Regeneration & Resources	1
Head of Regeneration & Planning	1
Head of Environmental & Commercial Services	1
Head of Legal & Democratic Services	1
Legal Services Manager (Procurement/Conveyancing)	1
R McGhee, Legal & Democratic Services	1
N McLaren, Planning	1
M Higginbotham, Transportation and Roads	1
File Copy	1

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AGENDAS AND ALL NON-CONFIDENTIAL PAPERS TO:

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