

PLANNING BOARD - 7 AUGUST 2013

Planning Board

Wednesday 7 August 2013 at 3pm

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

Chair: Councillor Wilson presided.

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

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

449 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 449

No apologies for absence or declarations of interest were intimated.

450 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION 450

- (a) 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)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Coral Racing Limited for alterations to facilitate the formation of new betting office including the installation of external air conditioning condenser units, satellite dishes and the removal of the existing ATM at the former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/0051/IC), consideration of which had been continued from the meeting held on 5 June 2013 for a site visit.

Councillor Campbell-Sturgess entered the meeting during consideration of this item of business.

Decided: that planning permission be granted subject to the condition that due to the tonal aspect of the conditioning units hereby permitted, the noise from them shall be within Noise Rating Curve 25 between the hours of 23.00 and 07.00 and Noise Rating Curve 35 between the hours of 07.00 and 23.00 when measured within the nearest noise sensitive property, to protect nearby residents from undue noise and disturbance.

- (b) 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)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Coral Racing Limited for 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 the existing ATM and new illuminated and window signage at the former Royal Bank of Scotland, 49 Princes Street, Port

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Glasgow (13/0004/LB), consideration of which had been continued from the meeting held on 5 June 2013 for a site visit.

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

- (1) that prior to the commencement of works on site, full details of the 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, to retain and preserve evidence of the former layout in the interests of safeguarding the historic character of the building;
- (2) that existing corning shall remain undisturbed during the works on site and at all times thereafter, to retain and preserve original features in the interests of safeguarding the historic character of the building;
- (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, to retain and preserve original features in the interests of safeguarding the historic character of the building; and
- (4) that 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, to ensure the projecting signage is appropriate for the listed building by according with the advice within PPAN 13.

**(c) Installation of illuminated and window signage:
Former Royal Bank of Scotland, 49 Princes Street, Port Glasgow (13/0004/CA)**

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

- (1) that no permission is granted for the projecting sign hanging in Church Street as it would be detrimental to the setting of the Category B listed St Andrew's Church when viewed as an integral part of the streetscape;
- (2) that 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 should be submitted to and approved in writing by the Planning Authority, works shall then proceed as approved, to ensure the projecting signage is appropriate for the listed building by according with the advice within PPAN13; and
- (3) that the maximum level of luminance of the signage hereby permitted is 600 candelas per square metre, to prevent glare to the distraction of road users.

451 PLANNING APPLICATIONS

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

It was noted that this application had been withdrawn.

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

Decided: that planning permission be granted.

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

Decided: that planning permission be granted subject to the following 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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (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 have been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (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 be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;
- (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, to ensure that all contamination issues are recorded and dealt with appropriately;
- (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 have been submitted for approval, in writing, by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;
- (6) that 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, to ensure the provision of a quality landscape setting for the civic amenity site, hereby approved; and

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(7) that no development shall commence until a drainage impact assessment has been submitted to and approved, in writing, by the Planning Authority, to ensure that surface water run-off is contained within the site.

**(d) Proposed residential development (in principle):
Land off Lithgow Way, Port Glasgow (13/0035/IC)**

The Head of Regeneration & Planning advised the Board that under the heading "Assessment", line 2 of paragraph 4 should read "... and proposed Local Development Plan policies TRA2 and ENV3".

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

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

**(e) Erection of tensile fabric canopy structure over the Comet:
Shore Street, Port Glasgow (13/0164/IC)**

Decided: that planning permission be granted subject to the condition that a sample of the canopy fabric shall be submitted to and approved, in writing, by the Planning Authority prior to its use, to allow for a detailed visual assessment of the finish to the canopy.

452 ADVERTISEMENT APPLICATION

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There was submitted a report by the Head of Regeneration & Planning on an application for advertisement consent by Lidl UK for the erection of 2 hoarding signs at the Lidl Supermarket, 1 Newark Street, Port Glasgow (13/0009/CA).

The report recommended that advertisement consent be refused as, 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.

Decided: that advertisement consent be granted.

453 PLANNING APPEAL - 111-113 ELDON STREET, GREENOCK

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There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 1 May 2013 to refuse planning permission for the erection of a detached dwellinghouse on the corner of Bentinck Street and Welbeck Street, Greenock (13/0044/IC), an appeal against the refusal of planning permission had been made to the Scottish Government.

Noted

454 PLANNING APPEAL - SHIELHILL FARM, DUNROD ROAD, INVERKIP

454

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

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applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal.

Noted