

Local Review Body

4 September 2013

Planning Application for Review

Mr Rajinder Samrai

**Change of Use of Store/Workshop to Hot Food Takeaway:
Bute Avenue, Port Glasgow (13/0026/IC)**

Contents

- Planning Application and plans
- Site photograph
- Report of Handling dated 5 April 2013
- Consultation responses
- Representations
- Decision Notice dated 9 April 2013
- Letter dated 7 June 2013 from Canata & Seggie, Chartered Architects, enclosing Notice of Review form
(NB Petition in support of development not included with the papers in accordance with the criteria set out in Section 43B of Town & Country Planning (Scotland) Act 1997)
- E mail dated 20 June 2013 from Canata & Seggie, Chartered Architects, on petition in support of development
- Further representations
- Suggested conditions should planning permission be granted on review

PLANNING APPLICATION AND PLANS

Head of Regeneration and Planning
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

FOR OFFICIAL USE ONLY	
Reference No.	13/0026/1C
Date of Receipt	22/01/13
Fee Paid	£ 319 cash
Date Fee Received	22/01/13
Date Valid
Receipt No.	1855

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undernoted applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans.

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>MIR. RAJINDER JAMRAI</u>	Name <u>CANATA & SEGGIE, CHTD. ARCHITECTS</u>
Address <u>4 MYERTON AVENUE</u>	Address <u>7 UNION STREET</u>
<u>KILMACOLM</u> Postcode <u>PA13 4LJ</u>	<u>GREENOCK</u> Postcode <u>PA16 8JH</u>
Telephone Number	Telephone Number <u>01475 784517</u>
	Profession <u>CHARTERED ARCHITECT</u>

see note 2

2. Description of Development	
<u>CHANGE OF USE OF STORE / WORKSHOP TO HOT FOOD</u>	
<u>TAKEAWAY AT 57 BUTE AVENUE, PORT GLASGOW</u>	
Site Location <u>57 BUTE AVENUE, PORT GLASGOW, PA14 6AE</u>	
Site Area (hectares) <u>0.0283 Ha</u>	Number of dwellinghouses proposed <u>0</u>
	New gross floorspace (sq. metres) <u>0</u>

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input checked="" type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input type="checkbox"/>	(c) Tenant <input checked="" type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: VACANT STORE / WORKSHOP

(b) Was the original building erected before 1st July 1948? NOT KNOWN Yes / No

Has the original building been altered or extended NOT KNOWN Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates.....

If the land / buildings are vacant, please state last known use..... STORE / WORKSHOP

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls Material.....
Colour.....

(c) Roof Covering Material.....
Colour.....

(d) Windows Material.....
Colour.....

(e) Boundary Treatment Material.....
Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out? £ 20,000.00

see note 12

12. Confirmation

Signature of applicant/agent.. FOR CANATA & JEGGIE

on behalf of R. SAMRAI Date 21/01/13

see note 13

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate D

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:
Name(s)

Address(es)

Date of Service
of Notice(s)

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify ~~all parties under Certificates A, B and C~~

* Delete whichever is inappropriate

Signature of Applicant/Agent ...

FOR CANATA & JEGGIE

On behalf of R. SAMRAI

Date 21 JANUARY 2013

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes

TWO APPLICATION FORMS

DESIGN & ACCESS STATEMENT
(National and Major applications only)

TWO SETS OF PLANS

PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only)

FEE (Where appropriate)

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Revision 'A' - November 2008
Revision 'B' - December 2008
Revision 'C' - July 2009
Revision 'D' - October 2009
Revision 'E' - October 2011

SITE PHOTOGRAPH



**REPORT OF HANDLING DATED
5 APRIL 2013**

PPAN12 Shopfront Design applies.

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections.

Head Of Safer And Inclusive Communities - No objections subject to the attachment of conditions reserving the detailed method of disposal of cooking odours, storage of waste and the inclusion of advisory notes on external lighting, CDM Regulations, food safety and health and safety.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th March 2013 as the owner of the application site could not be identified by the applicant and as a Schedule 3 Development.

SITE NOTICES

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

PUBLIC PARTICIPATION

Eighty nine written representations have been received. They comprise two petitions bearing 17, and 12 signatures respectively and 87 individual objections. Three individuals have written twice.

The objectors are concerned that:

1. There shall be nuisance from cooking odours and noise from the ventilation system.
2. Litter shall be generated.
3. There shall be anti-social behaviour.
4. Noise shall increase.
5. Road safety shall be adversely affected by increased traffic, wear and tear on the road surface and a lack of parking.
6. There shall be an over-provision of hot food take aways in Port Glasgow.
7. Vermin are already present at the site.
8. Property values shall be adversely affected.
9. The applicant is preparing a petition in support of his proposal.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the Council's PPAN 12 "Shopfront Design", the consultation responses and the written representations.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. The best measure, I consider, to determine whether or not the proposal satisfies this aim is to assess it against Policy H9. It advises that new, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan. While a shop adjoins the site, it is not within one of the Local Shopping Areas identified by Policy R1 and the surrounding area is wholly residential in character. It therefore falls to consider whether or not the hours of operation, traffic, comings and goings and cooking odours associated with a hot food take away are harmful to residential amenity and character. While there are no objections from the Head of Safer & Inclusive Communities on the grounds of odours and noise generation, there is a potential for disturbance from hot food take aways arising from activity outside. They are a predominantly night time use and I consider it inevitable that the proposal would bring increased pedestrian and vehicular movements into the area with associated noise from patrons talking,

vehicles revving and idling, car doors closing and in car entertainment systems. There is a terrace of houses immediately opposite the building and I consider that the degree of noise and disturbance the proposal would introduce would be harmful to residential amenity and character and, consequently, contrary to Local Plan Policy H1.

With further reference to Policy H9, the other relevant Local Plan policy in this instance is DC1. It presumes in favour of planning permission being granted for proposals which accord with the design principles established in the Council's PPANs. PPAN 12 recognizes that shop front design can have a significant impact upon the appearance of buildings and streets. The proposal is an adaptation of the store's frontage, retaining its common brick finish and adding a large disabled access ramp and steps across the frontage and roller shutters concealed by a deep fascia. Overall, while the frontage design falls to accord with PPAN 12's guidance, I consider it an improvement of the existing building. As such, this aspect of the proposal is acceptable.

There are no objections to the proposal from the Head of Environmental & Commercial Services on road safety grounds. The footway in front of the hot food takeaway is approximately 3.8m wide and the siting of the access ramp and steps upon it leaves approximately 2.44m for pedestrians to walk.

Regarding the concerns of the objectors not covered by my assessment against the Local Plan, while I recognise the concerns relating to potential anti social behaviour, in particular concerns over noise, litter and loitering, it is not a function of the planning system to withhold planning permission and restrain a legitimate activity for which there is reasonable demand solely to avoid situations arising from breaches of law which may or may not happen. Commercial viability and property values are not material planning considerations. No petition in favour of the proposal has been received.


Overall, I do not consider that the proposal merits support.

DECISION

That the application be refused for the following reason:

The proposal shall introduce late night noise and activity into a residential street, to the detriment of residential amenity and character and contrary to Policy H1 of the Local Plan.

Signed:

Case Officer:  Guy Phillips

Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES

Memorandum	
Safer Communities Planning Application Consultation Response	
To: Planning Services For the Attention of Guy Phillips	
From: Safer and Inclusive Communities	Date of Issue to Planning: 5th March 2013

Lead Officer: Sharon Lindsay	
Tel: 01475 714 205	Email: Sharon.lindsay@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	13/0026/IC
Planning Application Address:	Bute ave Port Glasgow
Planning Application Proposal:	Change of use from store to hot food takeaway

Team	Officer	Date
Food & Health	Michael Lapsley	
Environment & Safety <i>Contaminated Land</i>	Sharon Lindsay Roslyn McIntosh	5/3/13
Public Health & Housing	Janet Stitt / Jim Blair	
Environment and Enforcement	Stewart Mackenzie	

Amend table entries as appropriate and insert date when each officer review is completed.



Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health
No Comments
Environment & Safety
No Comments
Contaminated Land
No Comments

Public Health & Housing

1. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc.

Reason: To protect the amenity of the immediate area and prevent the creation of odour nuisance.

2. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

3. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Environment and Enforcement

No Comments

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2007 (CDM 2007)** and its implications on client duties etc.
- ii. **Consultation on Proposed Use:** It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;
 - a) Food Safety Legislation,
 - b) Health and Safety at Work etc. Act 1974,

REPRESENTATIONS

Mr. John Smith
123 Main Ave
Port Glasgow
PA14 5LJ

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment.

The rubbish from take away wrappers which will inevitably be scattered around the area.

THE proposed development is adjacent to an off sales which already attracts youths the combination of these together will certainly attract more undesirables to the area.

There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

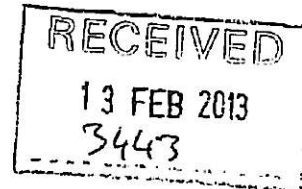
I Am

Yours Sincerely



RECEIVED
12 FEB 2013
3395

Jean Blair
72 West Barmoss Ave
Port Glasgow



Objection to planning application 13/0026/IC

Dear Sir / Madam

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I Am

Yours Sincerely

WILLIAM MENDLY

13 BUTE AVENUE

PORT GLASGOW

P.A116AA

Objection to planning application 13/0026/IC

Dear Sir / Madam

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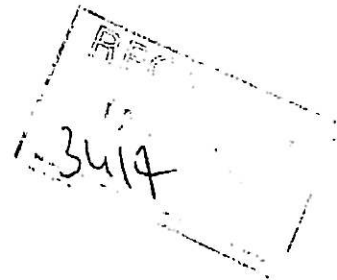
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I Am

Yours Sincerely



WILLIAM HENDERSON
29 BUTE AVENUE
PORT GLASGOW
PAIL GAE

Objection to planning application 13/0026/1C

Dear Sir / Madam

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The reasons for my objection are the smell which will be emitted from the establishment. The rubbish from take away wrappers which will inevitably be scattered around the area.

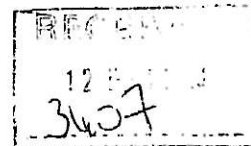
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I Am

Yours Sincerely



MATTHEWS
31 ARDEN AVE
PORT GLASGOW
PA14 6BJ

Objection to planning application 13/0026/IC

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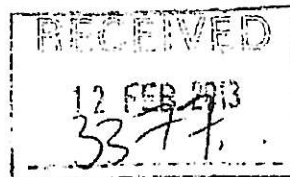
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There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



50 Bute Avenue
Port Glasgow
PA14 6AE

9th February 213

Regeneration and planning,
Inverclyde Council,
6 Cathcart Square,
Greenock
PA15 1LS



Dear Sirs

Objection to a planning application

Application Number: 13/00226/IC

Application Location: Store – Bute Avenue, Port Glasgow

Application proposal: Change of use of store/workshop to hot food takeaway

Applicant: Mr Rajinder Jamrai

I make reference to the above planning application as intimated on your neighbourhood notification of 1st February 2013.

I would like to formally object to this planning application for change of use from store/workshop to hot food takeaway on the following grounds:-

1. Parking within Bute Avenue, Port Glasgow is normally difficult and should the application be granted this will only lead to the current problems being exacerbated.
2. Currently residents are bothered by groups of youths/undesirables loitering in the area of the shop adjoining this property and this problem would be exacerbated should this application be granted.
3. The problems with trade waste from the shop adjoining the proposed site currently cause problems with residents having to regularly pick up litter; again this problem would be exacerbated should this application be granted.

I believe that this application to be detrimental to the area as it will exacerbate the current parking difficulties in Bute Avenue. There are currently antisocial behaviour problems with youths/undesirables loitering outside the off licence, often youths waiting for someone to buy them alcohol.

I also believe that the noise generated by cars trying to park and their occupants going to and from the takeaway will present a nuisance to residents.

I am concerned that the close proximity of my dwelling to hot food takeaway and the ventilation systems that I will be affected by noise of the ventilation system running and the associated odours from cooking fast foods.

I object strongly to application and request that Inverclyde Council reject the application.

Yours faithfully,

Copy to Local Councillors

Copy to MP

Copy to MSP

THOMAS H^S LEE
(MRS) M^S LEE
41, BUTE AVE
PORT - GLASGOW

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment.

The rubbish from take away wrappers which will inevitably be scattered around the area.

THE proposed development is adjacent to an off sales which already attracts youths the combination of these together will certainly attract more undesirables to the area.

There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



RECEIVED
12 FEB 2013
3/10/13

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mr Thomas Kangley

Address: 9 Bute Avenue, Port Glasgow Pa14 6aa

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection to this proposal as a resident living on this avenue. The location for this proposal would be a bottleneck as it can sometimes be heavily congested with cars parked and delivery vans around the existing grocers shop, with resident and shoppers cars it is fairly common for pedestrians having to walk onto the road with car and delivery vans parked on the pavements, and on a number of occasions Lorries, Vans and cars have had to reverse onto busy main road (Arran Avenue) to go round the other way
In my opinion this should be turned down on the grounds of road safety for pedestrians and vehicles and the area could not cope with the volume of traffic this proposal would create

T. STANTON

64 BUTE AVE

PORT GLASGOW

Objection to planning application 13/0026/IC

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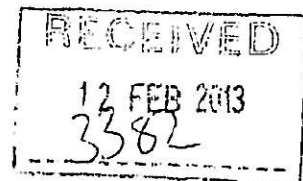
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I Am

Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: mrs sonia mckay

Address: 60 bute avenue, port glasgow pa146ae

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this going ahead for several reasons firstly, the smell and rubbish that will pollute our street, the next the increased traffic that this proposal will attract. also the reduced access and parking.

My opinion is this will turn a quite neighbourhood into a very undesirable place to live.

Sonia McKay
60 Bute Avenue
Port Glasgow
PA14 6AE

To whom this may concern,

We are writing to inform you of our 100% objection to the proposed plans to turn the store across from our house into a hot food takeaway.

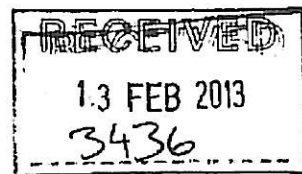
The reason for this objection is the attraction of undesirables into what is a quite area at the moment, also the damage to our area caused by the smell and rubbish that will pollute our street.

Other reasons include reduced access and parking which is a big concern.

This proposed takeaway would be of no benefit to our community and would bring a lot of negativity around our homes.

Yours Sincerely

Sonia McKay



13/0026/12

MRS J KNOX

91 BUTE AVE

Objection to planning application 13/0026/IC

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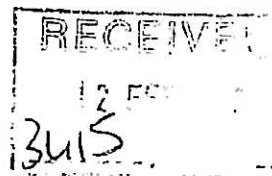
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I Am

Yours Sincerely



S. Mcfarlane
7 Cumbrar Ave
Port Glasgow

Objection to planning application 13/0026/IC

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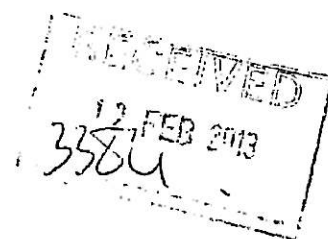
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I Am

Yours Sincerely



21 BUTE AVE
PORT GLASGOW

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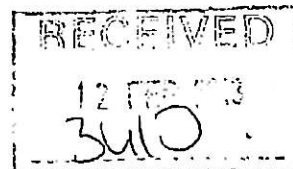
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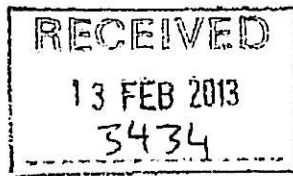
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I Am

Yours Sincerely





Ryan, HENBOTH
47 OZONSBAY AVE
PORT GLASGOW
PA14 6EE
INVERLYDE

Dear Sir/Madam,

17/6026/16

I am writing with regards to the opening of an Indian takeaway on Bute Avenue. I'd like to put forward my objection. I believe such an establishment would bring no benefit to the area, in fact I believe it would have the complete opposite effect.

Port Glasgow and surrounding areas, has become saturated with fast food restaurants and local takeaways. From these it is clear that they have detrimental effects with increased littering and large amounts of noise from patrons of the establishments. Surely this is the last thing this area needs in a so far residential area.

Regards

ROBERT RUSSELL
3, BUTE AVE
PORT GLASGOW
PA14 6 AA

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment.

The rubbish from take away wrappers which will inevitably be scattered around the area.

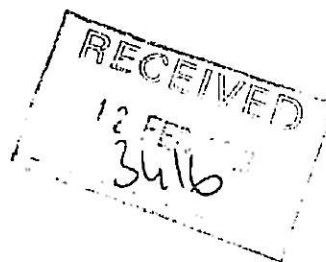
THE proposed development is adjacent to an off sales which already attracts youths the combination of these together will certainly attract more undesirables to the area.

There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



ROBERT MCKINNON
25 ABRICAN AVENUE
PORT GLASGOW
REMYREWSHIRE PA4 6BH

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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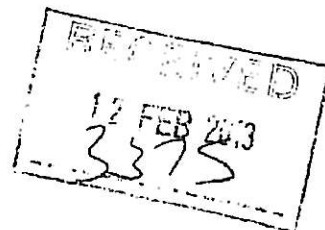
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There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



P.M. Lees
22 Calonsay Ave
Port - Glasgow?

9th February 213

Regeneration and planning,
Inverclyde Council,
6 Cathcart Square,
Greenock
PA15 1LS

Dear Sirs

Objection to a planning application

Application Number: 13/00226/IC

Application Location: Store – Bute Avenue, Port Glasgow

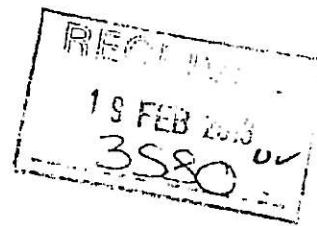
Application proposal: Change of use of store/workshop to hot food takeaway

Applicant: Mr Rajinder Jamrai

I make reference to the above planning application as intimated on your neighbourhood notification of 1st February 2013.

I would like to formally object to this planning application for change of use from store/workshop to hot food takeaway on the following grounds:-

1. Parking within Bute Avenue, Port Glasgow is normally difficult and should the application be granted this will only lead to the current problems being exacerbated.
2. Currently residents are bothered by groups of youths/undesirables loitering in the area of the shop adjoining this property and this problem would be exacerbated should this application be granted.
3. The problems with trade waste from the shop adjoining the proposed site currently cause problems with residents having to regularly pick up litter; again this problem would be exacerbated should this application be granted.



I believe that this application to be detrimental to the area as it will exacerbate the current parking difficulties in Bute Avenue. There are currently antisocial behaviour problems with youths/undesirables loitering outside the off licence, often youths waiting for someone to buy them alcohol.

I also believe that the noise generated by cars trying to park and their occupants going to and from the takeaway will present a nuisance to residents.

I am concerned that the close proximity of my dwelling to hot food takeaway and the ventilation systems that I will be affected by noise of the ventilation system running and the associated odours from cooking fast foods.

I object strongly to application and request that Inverclyde Council reject the application.

Yours faithfully,

Copy to Local Councillors

Copy to MP

Copy to MSP

7 Lynce
30 Bute Ave
P.C

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment.

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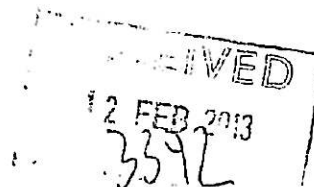
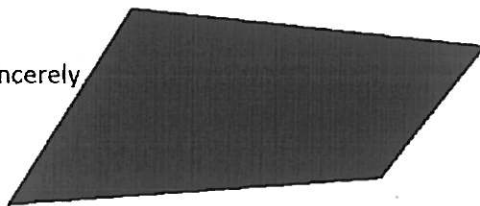
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There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



ERIN MAD
51 BUTE AVE
PA14 6AE

Objection to planning application 13/0026/1C

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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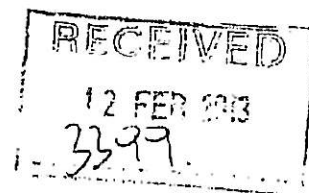
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I Am

Yours Sincerely



MUNGO JOHNSTONE
14 PARKILL AVE
PORT GLASGOW
M. Johnstone

Objection to planning application 13/0026/IC

Dear Sir / Madam

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I Am

Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mrs Monica Duncan

Address: 25 Coll Avenue, Port Glasgow PA14 6AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to register my objection to the proposed change of use of the building in Bute Avenue to a hot food takeaway establishment. Having lived in the local area for 42 years, first as a child and now with my husband and children I would be wary of the increased noise and traffic. This has always been a particularly quiet area of Port Glasgow with no anti-social behaviour in the 42 years that I have been resident here. Our extended family, of which most have young children, have all chosen to move back to this area following college and university. I am in no doubt whatsoever that a hot food takeaway would result in increased traffic at unsociable hours and increased noise from patrons who do not live in this area. A local convenience store which serves the surrounding area with essentials such as bread, milk etc would be much more beneficial. The nearby store at present serves mainly alcohol and at times does not even stock those essentials which I have already mentioned. I would urge all those with the power to do so to reject this application in favour of supporting the residents of this quiet, family friendly area which has been our home for all these years.

A. MacDougall
42, Arnan Ave
Port Glasgow
P.A 14 6AP

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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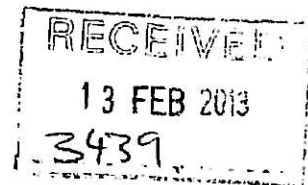
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There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

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Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mrs Jean Peacock

Address: 16, Coll Avenue, Portglasgow PA146AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need a take away in this nice quiet area the shop is fine as it is , this might bring undesired people to our quiet area , we havé enough take aways in portglasgow we do not need any more .

Mrs S. Douglas
32 ARMAN AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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Yours Sincerely

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: MRS IRENE MURRAY

Address: 53, BUTE AVENUE, PORT GLASGOW PA14 6AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:WANT TO KNOW WHY THE CLOSING DATE HAS CHANGED AND IS NOW 5TH APRIL INSTEAD OF 22ND FEBURARY AS STATED WE WERE TOLD WE WOULD HAVE A DECISION BY 18TH MARCH WHICH IS MONDAY.

WHAT HAS CHANGED AND WHY HAVE WE NOT BE TOLD OF ANY CHANGES? DOES THIS MEAN THAT WE HAVE TO SUBMITT ALL OUR COMPLAINTS AGAIN, WHEN YOU STILL HAVE THEM i WILL BE GETTING IN TOUCH WITH MY COUNCILLOR AND MP TO GET THIS FIXED OUT.

Mrs Irene Murray

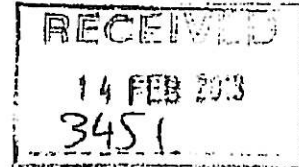
53 Bute Avenue

Port Glasgow

PA14 6AE

9th February 213

Regeneration and planning,
Inverclyde Council,
6 Cathcart Square,
Greenock
PA15 1LS



Dear Sirs

Objection to a planning application

Application Number: 13/00226/IC

Application Location: Store – Bute Avenue, Port Glasgow

Application proposal: Change of use of store/workshop to hot food takeaway

Applicant: Mr Rajinder Jamrai

I make reference to the above planning application as intimated on your neighbourhood notification of 1st February 2013.

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3. The problems with trade waste from the shop adjoining the proposed site currently cause problems with residents having to regularly pick up litter; again this problem would be exacerbated should this application be granted.

I believe that this application to be detrimental to the area as it will exacerbate the current parking difficulties in Bute Avenue. There are currently antisocial behaviour problems with youths/undesirables loitering outside the off licence, often youths waiting for someone to buy them alcohol.

I also believe that the noise generated by cars trying to park and their occupants going to and from the takeaway will present a nuisance to residents.

I am concerned that the close proximity of my dwelling to hot food takeaway and the ventilation systems that I will be affected by noise of the ventilation system running and the associated odours from cooking fast foods.

I object strongly to application and request that Inverclyde Council reject the application.

Yours faithfully,

Copy to Local Councillors

Copy to MP

Copy to MSP

MRS I. McDOWGALL
25 CUMBRAE AVENUE
PORT GLASGOW
INVERCLYDE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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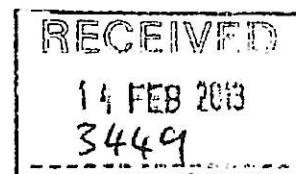
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There will be increased traffic and noise especially at the weekends

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I Am

Yours Sincerely



Mrs E. ELLIS
45 BUTE AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

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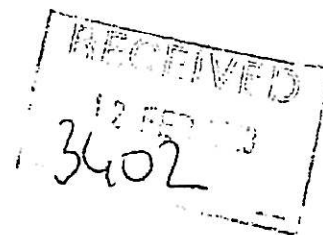
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Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mrs Annmarie Harley

Address: 64 bute ave, Port glasgow Pa146ae

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Aye object to this change as this is a good area and a fast food shop would only bring trouble and hassle to this area which we don't want in our community

Annmarie Harley
64 Bute Ave
Port Glasgow.

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely

T MARSHALL
3 COLONSDAY AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely

Samuel Murphy
24 Coll Ave
Port Glasgow

Objection to planning application 13/0026/IC

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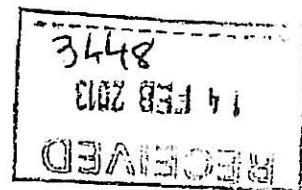
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I Am

Yours Sincerely

Residents of Coll Ave

See attached



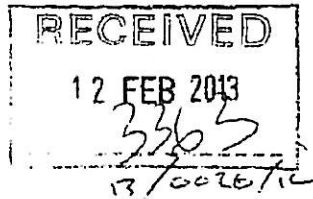
We the undersigned residing in Coll avenue Port Glasgow wish our Objections to the proposed Hot food take away in Bute to be taken into account when the planning application is considered

Objection reasons include but are not limited to damage to our area from smells and rubbish, the attraction of undesirables, increased traffic, reduced access and parking and lack of any positive benefit to our community

Name	Signature	House number
SAMUEL BRIAN MURPHY		24 COLL.
Scott Nathan Montgomery		22 COLL
Emma Bryth		22 COLL
A. K. K. K.		20 COLL
J. H. H. H.		18 COLL AVE.
JEAN PERCIVAL		16 COLL. AVE
Irish Rain		12 COLL AVE
Mr & Mrs O'Donnell		9 COLL AVE
MR & MRS McNBIL		17 COLL AVE
Erica Freeman		23 COLL AVE
Monica Duncan		25 COLL AVE
	J. DUNCAN	25 COLL AVE.

MR & MRS ERIC MCKENDRICK,
34, ARRAM AVENUE,
PORT GLASGOW
PA.14. 6 A.P.

1



TEL NO _____

SIR/MADAM,

I would like to put in a strong objection to the proposed change of the shop in Bute Avenue Port Glasgow from a grocers/paper shop, to a hot food takeaway shop. This shop already has an off license to sell alcohol and we have already had problems with young people trying to buy drink and hanging around at the week-end. We live in a quite

YTD

residential area and all we need
 is a hot lake away with
 youths hanging about all
 times day and night apart
 from the rubbish that will be
 left. If you want to see
 the rubbish that is at the
 shop just at present you
 should make a visit and
 check behind this shop.

I am strongly against
 this change of use of
 Ref No. 13/0026/1C as I
 can see no benefit to our area
 if this application goes ahead
 only a down hill spiral.

Yours Oblige

EXTRACT OF LETTER

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mr James Glasheen

Address: 56 Bute Avenue, PortGlasgow PA146AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed development will expose immediate area to cooking odours and rubbish dumping

it is adjacent to an off license the combination of the 2 of these will be to attract gangs of teenagers to my area this is already a problem on summer nights in particular with youths trying to obtain alcohol

There is insufficient parking space for locals at present, which leads to people and the shopkeepers parking on pavement in front of shop

There will be no regeneration affect as PortGlasgow is already well served with hot food establishments most of which deliver to this area for a nominal sum

The area around the proposed development is for the greater part a peaceful & trouble free environment

Will the developer be able to keep it that way as the

Yours sincerely James Glasheen

Contact Details

Name John Spark
Address 1 2 Cumbrae Avenue
Address 2
Town Port Glasgow
County Inverclyde
Postcode PA14 6BE
Telephone
E-mail
Fax

Enquiry Details

Planning
Application Store Bute Avenue
Site Address:
Nature of Enquiry: Comments

What are your comments?

I would like to register my objection to the change of use application 13/0026/IC you have received. This type of business in my opinion should not be allowed in the middle of a housing scheme. There has already been rats seen coming from the rear of these premises and the increase of traffic and noise coming and going especially late at night will lead to a complete change for a usually quite and peaceful neighbourhood. Also where the rats have been seen coming and going from is ground to the rear of these premises which are always left unkept.

How can we help? (your question)

MR J. McLEES
8 CUMBRAE AVE
PORT GLASGOW
PA14 6BE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment.

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There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely

MR J. GAULT

33 COMBRAE AVE

PORT GLASGOW

PA14 6BE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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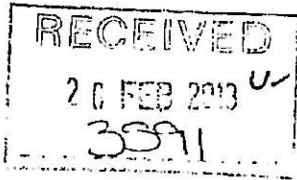
I Am JOHN GAULT

Yours Sincerely

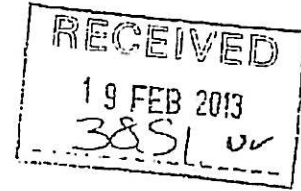
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Objection reasons include but are not limited to damage to our area from smells and rubbish, the attraction of undesirables, increased traffic, reduced access and parking and lack of any positive benefit to our community

Name	Signature	House number
J BRIGGS		36
P. H. Lee		22
	M. MCSHEFFERTY	18
Jane Rival		16
E Rice		9
E. Scully		10
Helen Burns		4
LIAM CAMPBELL		2
John McCall		1
E. McShefferty		11 Collisvie
Sue Stewart		5 COLONSAY AVE
R. Wilson		1 COLONSAY AVE
A. McLaughlin		14 COLONSAY AVE
J. McLaughlin		15 COLONSAY AVE
A. Gallacher		15 COLONSAY AVE P.G.
D. Wilson		28 COLONSAY AVE
KEVIN McNEILL		60 BUTE AVE



EXTRACT OF LETTER



Dear Sir/Madam,

I would like to raise both my concern and complaint against the proposed re-structuring of the convenience store based in Bute Avenue, Port Glasgow (PA14 6AE).

I have been made aware that the current proprietors of said store intend to turn this into a fast food takeaway. I find this absolutely unacceptable for the following reasons:

- (1) We live in one of the only residential areas in Port Glasgow without any trouble. Most of the residents are elderly couples and/or families with young children. The introduction of such a premise will attract teenagers who will frequent the streets, possibly whilst under the influence of alcohol or drugs. This is not an overreaction, more a view based on current residential areas with similar premises.
- (2) We have absolutely no need for such an establishment in a residential area. What we need is a local shop that sells day to day goods. I would also like to stress that before this was brought to my attention The shop is almost always bare and without essential products. Also, on many occasions, the shop does not open until after 9:00am. This is unheard of for a local store. I have no idea if they have any intention of running any kind of shop (either local grocers or fast food). I understand I have no factual evidence to suggest otherwise, however, would like to have on record that
- (3) Many local residents feel the same way and I only hope they take the time to put their complaints in writing also. I have personally stayed here for 25 years. I love the area, my neighbours and everything about the surrounding scheme. This could possibly jeopardise that and as such I hope you make a conscious and informed decision before considering granting a permit.

I could go on with reasons why this would disrupt many people's lives, however, I hope the points I have raised are clear and concise enough that there is no need for further elaboration.

Also I would like to confirm that I have not received a letter asking my opinion on said establishment. I find it extremely strange that you would not consider residents of Coll Avenue to be affected by this situation. We live approximately 100 yards away from the current shop and as such will be affected by this as much as anyone.

Given this I would appreciate if you could extend the deadline of 22nd February 2013 as the final day residents may make a complaint? You have neither given us enough time nor enough information to collate a reasoned response and subsequently gauge an opinion.

I sincerely hope we can find an amicable and reasoned decision, without any need to escalate to any higher authority. To be clear if this proposal goes ahead I will personally ensure this matter is escalated accordingly.

I have sent this item recorded delivery to ensure we have a documented correspondence timeline. As such I would appreciate a response with any details pertinent to this change.

Please find all relevant contact details for myself below. Also please do not hesitate to contact me should you have any questions relating to this letter.

Yours sincerely

19/2/13

Hugh Colhoun

10 Coll Avenue

Port-Glasgow

PA14 6AB

Contact telephone number:

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mr Dean Fry

Address: 43 Bute Avenue, Port Glasgow PA146AE

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My wife and I both object to this planning application for the following reasons.

objective 1=this is a very clean and quiet place to live, we want to keep that way..

objective 2=at the moment we do not have any young people hanging around our streets,,we want to keep it that way..

objevtive 3=we have a lot of elderly people living in this area, if young people start hanging about the corners and streets this will put fear into them,,

objective 4=our streets are already packed with cars for us residence, where will customers park their cars??.

Finally, all of the above i have stated will bring this excellent area down.. lets keep this area the way it is..

Thank you

JARREN MYLENDECK
6 GUEST AVENUE
PORT GARDAGAN
INVERCLYDE
PA14 6DZ.

Objection to planning application 13/0026/1C

RECEIVED
13 FEB 2013
3438

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

The reasons for my objection are the smell which will be emitted from the establishment. The rubbish from take away wrappers which will inevitably be scattered around the area.

THE proposed development is adjacent to an off sales which already attracts youths the combination of these together will certainly attract more undesirables to the area.

There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely

MR MRS W. COCHRANE
9 COMBRAE AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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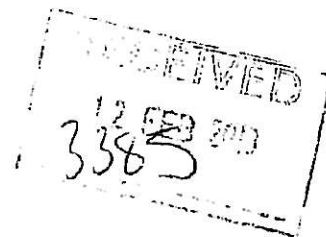
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I Am

Yours Sincerely



THOMAS & ROBEKELLY
& MISS JANICE JAMIESON
146 BUTE AVE,
PORT KELLY.

Objection to planning application 13/0026/IC

Dear Sir / Madam

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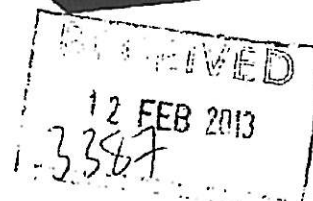
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There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely

A large, irregular blacked-out area covering the signature and the name of the sender.



MR & MRS JOHN NAIRD
16 CUMBRAE AVE
PORT GLASGOW
PA14 6BE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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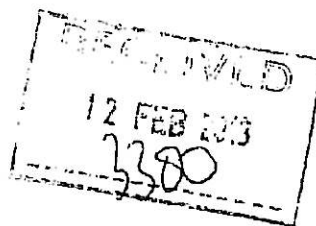
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I Am

Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: MR &MRS WILLIAM &ADA FREEBURN

Address: 23 COLL AVENUE, PORT GLASGOW PA146AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I OBJECT TO THE PROPOSAL ON THE GROUNDS THAT WE DO NOT WANT TO SEE A FAST FOOD SHOP IN OUR AREA AS WE HAVE A NICE LITTLE SCHEME HERE AND WE DON'T WANT IT BLIGHTED BY THE PROBLEMS THAT HAVE BEEN CAUSED IN OTHER PLACES . NAMELY RUBBISH FROM FAST FOOD , TEENAGERS COLLECTING,PLUS OTHER PROBLEMS TO NUMEROUS TO MENTION.BUT SHOULD YOU HAVE NEED FOR ANY FURTHER OBJECTIONS PLEASE CONTACT ME FURTHER AND I WILL TO OBLIDGE.

9th February 213

Regeneration and planning,
Inverclyde Council,
6 Cathcart Square,
Greenock
PA15 1LS

MRS
E SMITH
16 BOTE AVE
PARK FARM
PORT GLASGOW

Dear Sirs

Objection to a planning application

Application Number: 13/00226/IC

Application Location: Store – Bute Avenue, Port Glasgow

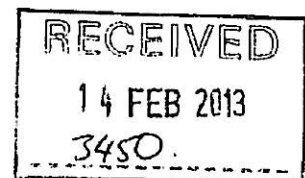
Application proposal: Change of use of store/workshop to hot food takeaway

Applicant: Mr Rajinder Jamrai

I make reference to the above planning application as intimated on your neighbourhood notification of 1st February 2013.

I would like to formally object to this planning application for change of use from store/workshop to hot food takeaway on the following grounds:-

1. Parking within Bute Avenue, Port Glasgow is normally difficult and should the application be granted this will only lead to the current problems being exacerbated.
2. Currently residents are bothered by groups of youths/undesirables loitering in the area of the shop adjoining this property and this problem would be exacerbated should this application be granted.
3. The problems with trade waste from the shop adjoining the proposed site currently cause problems with residents having to regularly pick up litter; again this problem would be exacerbated should this application be granted.



I believe that this application to be detrimental to the area as it will exacerbate the current parking difficulties in Bute Avenue. There are currently antisocial behaviour problems with youths/undesirables loitering outside the off licence, often youths waiting for someone to buy them alcohol.

I also believe that the noise generated by cars trying to park and their occupants going to and from the takeaway will present a nuisance to residents.

I am concerned that the close proximity of my dwelling to hot food takeaway and the ventilation systems that I will be affected by noise of the ventilation system running and the associated odours from cooking fast foods.

I object strongly to application and request that Inverclyde Council reject the application.

Yours faithfully,

Copy to Local Councillors

Copy to MP

Copy to MSP

MR & MRS DICK
35 ARRAN AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

Dear Sir / Madam

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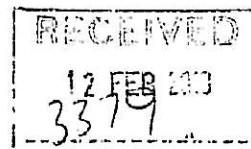
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There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



Mrs Mrs C Cauchon
27 Arden Av
Port Glasgow
PA14 6SH

Objection to planning application 13/0026/IC

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On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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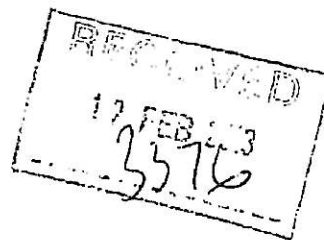
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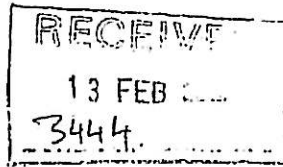
There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



EXTRACT OF LETTER



1 Cumberae Avenue
PORT GLASGOW
PA14 6BE

11 January 2013

Dear Sir/Madam

**LOCAL APPLICATION DEVELOPMENT REF NO: 13/0026/IC
CHANGE OF USE OF STORE/WORKSHOP TO HOT FOOD TAKEAWAY
BY MR RAJINDER JAMRAI, 4 MYERTON AVENUE, KILMACOLM**

We would like to object to the change of use of premises of the Bute Avenue Stores in Port Glasgow to a fast food take-out for the following reasons:

1. Our home is roughly 100 yds to the rear of the store. As we are in an elevated position the normally north prevailing wind would constantly blow cooking fumes and smoke straight towards our home. Even on days that are not windy we think that the cooking smells would be overpowering in such close proximity.
2. We feel that there will be an increase in litter from patrons and the trader(s). As things stand at present
3. The increase in traffic in this much built up area would cause congestion. There are no spare places to park if you drive to pick up your food.
4. There is also a concern that there may well be an increase in younger patrons loitering around the area.
5. There is more need for a newsagents/convenience store.

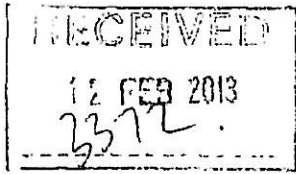
Yours faithfully

EDWINA STEWART

SCOTT STEWART

MISS C. MCFARLANE
58 BUTE AVENUE
PORT GLENSCOW

10TH FEBRUARY 2013



SUBJECT: APPLICATION NO 13/0026/1E
STORE BUTE AVENUE

IN RESPONSE TO YOUR LETTER ADVISING ME OF THE ABOVE APPLICATION I AM WRITING TO INFORM YOU OF MY STRONG OBJECTION TO A HOT FOOD TAKEAWAY OPPOSITE MY HOME. I AM VERY CONCERNED OVER SEVERAL ISSUES REGARDING THIS MATTER.

THE AVENUE ALREADY HAS AN OFF SALES/NEWSAGENT WHICH CAUSES A LOT OF TRAFFIC IN AND OUT OF THE AVENUE. I DREAD TO THINK OF WHAT IT WOULD BE LIKE WITH A TAKEAWAY AS WELL. THE INCONVENIENCE TO RESIDENTS WOULD BE UNBEARABLE. THESE AVENUES WERE NOT MADE FOR SUCH CONSTANT TRAFFIC ALL DAY AND NIGHT. I ALSO FEEL THAT WITH THE COMBINATION OF THESE SHOPS, ALCOHOL/FOOD WILL ENCOURAGE UNSAVOURY PEOPLE TO HANG ABOUT. THERE IS ALSO THE FACT FROM HOT FOOD COMES SMELL AND I CERTAINLY DON'T WANT TO BE OPENING MY FRONT DOOR TO THE CONTINUOUS SMELL OF HOT FOOD. THEN THERE IS ALSO THE RISK OF VERMIN WHERE THERE IS CONSTANT HOT FOOD.

MY LAST CONCERN IS THE DEVALUATION OF MY PROPERTY WHICH I AM SURE WILL HAPPEN.

I HOPE YOU LISTEN TO WHAT THE RESIDENTS HAVE TO SAY AND MAKE THE RIGHT DECISION TO REFUSE THIS APPLICATION AS I AM SURE ALL THOSE INVOLVED IN MAKING THE DECISION WOULD NOT LIKE TO LIVE OPPOSITE A HOT FOOD TAKEAWAY.

Mr Michael Smith
27 Bute Ave
Port Glasgow
P.A. 14 6AE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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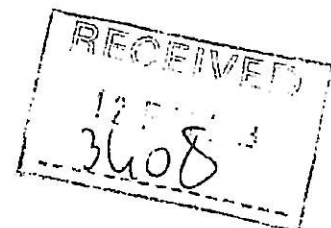
THE proposed development is adjacent to an off sales which already attracts youths the combination of these together will certainly attract more undesirables to the area.

There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



MARY PATRICK
23 BUTE AVE
PORT GLASGOW
PA14 6AE

Objection to planning application 13/0026/IC

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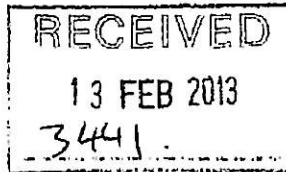
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I Am

Yours Sincerely



MARY MCGOWAN
48 ARRAV AVENUE
PORT GLASGOW
PA14 6AP



Objection to planning application 13/0026/IC

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I Am

Yours Sincerely

Mary Hunter
29 Cullmoor St
Gyreenock.

Objection to planning application 13/0026/IC

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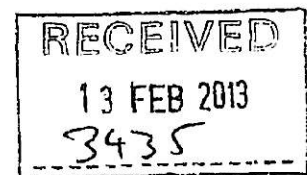
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I Am

Yours Sincerely



MARK FERGUSON
18 ARRAN AVENUE
PORT GLASGOW.

Objection to planning application 13/0026/IC

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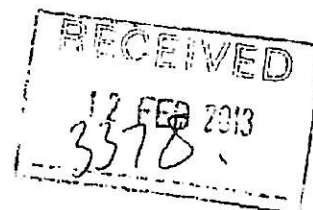
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I Am

Yours Sincerely



MARION HEMPHILL
46 ARRAW NVC
PORT GLASGOW
PA14 6AP

Objection to planning application 13/0026/IC



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I Am

Yours Sincerely

MRS M O'NEILL
31 BUTE AVE
PORT-GLASGOW
PAIL GATE

Objection to planning application 13/0026/IC

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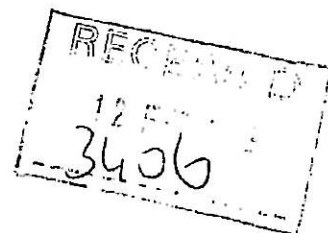
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I Am

Yours Sincerely



Margaret Hunter
10 Northfield Ave
Port Glasgow
PA14 6PG

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely



MARGARET FRY
43 BUTE AVENUE
PORT GLASGOW
PA14 6AE

Objection to planning application 13/0026/IC

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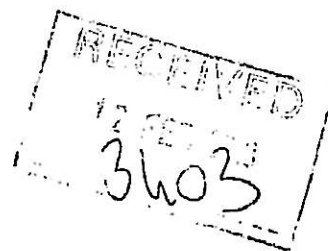
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I Am

Yours Sincerely

[Redacted signature]



James in Scotland
2 Bute Ave
Port Glasgow

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely



RECEIVED
13/08/13
3398

M M'DERMOTT

36 BUTE AVE

PAULAE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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I Am

Yours Sincerely

LINDA CARMY
26 ARRAWAY
PORT CLASLOW

Objection to planning application 13/0026/IC

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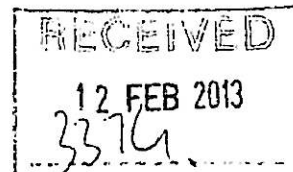
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I Am

Yours Sincerely



Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: mrs June Glasheen

Address: 56 Bute Avenue, PortGlasgow PA146AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Main Objections are about smell ,litter, attraction of undesirables to area and general lack of any benefit that would outway the considerable negative impact the takeaway would have on my area & life but also since this has been received, KFC have applied to convert the disused petrol station @ the Tesco roundabout in PortGlasgow. Surely this is the sort of development that should be encouraged as it is in an area with no nearby housing and will enhance rather than detract from the town there is also considerable development potential in the waste ground next to the Tesco car park that again does not conflict with any residential property

I am

Yours sincerely

June M. Glasheen

JOSEPHINE LYNCH

32 BUTE AVE

PORT GLASGOW

Objection to planning application 13/0026/IC

Dear Sir / Madam

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I Am

Yours Sincerely



RECEIVED
3326

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Ms Joan Polea

Address: 54 Bute Avenue, Port Glasgow PA14 6AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir or Madam,

I am writing in reference to the application for a takeaway on Bute Avenue dated 1st February 2013.

I do not support this application for a number of reasons. The foundations for my objection are as follows.

Firstly, there is already a problem with litter due to a large number of the existing shops cliental neglecting to use the bin provided. Unfortunately, I already have to put up with my garden being used as a litter Receptacle. Without question this litter problem would increase dramatically if a takeaway were opened. There are always the inherent risks of a rodent infestation in the area when food is disposed of in the same manner as the litter.

Furthermore, a takeaway would most likely act as an assembly point for crowds of youths and drunks. The shop already attracts gatherings of this nature, as it is now predominantly an off-licence, resulting in the noise, mess and property damage, which inevitably follows. Creation of a take away would increase this problem also.

My final concern is the increased traffic that a takeaway would cause and the already overwrought issue of parking. There is no parking area in front of the shop and prospective take-away building, up until now customers have double-parked causing tail backs and hold ups. Parking on the street is already a challenge and my own vehicle (in addition to many of my friends and familys) has already been damaged due to traffic having to squeeze by. Very simply, there is nowhere for the potential customers who would use the takeaway to safely park. The road conditions on Bute

Avenue have been reported on numerous occasions by a number of residents and by myself, the surface is terrible to drive on and will continue to deteriorate at an exponential rate if traffic increases. Increased traffic also raises safety concerns for the children of families who live on Bute Avenue and the surrounding area.

continued...

Yours sincerely,

Joan Polea

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Ms Joan Polea

Address: 54 Bute Avenue, Port Glasgow PA14 6AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: continued....

To conclude I am certain that the noise, vandalism, traffic, and litter problems already caused by the existent shop would escalate to intolerable levels if the application for a takeaway were approved. I understand that bringing new business to an area should be a positive event. However, in this case I believe that the negative impacts of this establishment would greatly outweigh the positive.

Thank you for your time; please do not hesitate to contact me if you wish to discuss this issue any further.

Yours sincerely,

Joan Polea

Uploaded online

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Firstly, there is already a problem with litter due to a large number of the existing shops cliental neglecting to use the bin provided. Unfortunately, I already have to put up with my garden being used as a litter Receptacle. Without question this litter problem would increase dramatically if a takeaway were opened. There are always the inherent risks of a rodent infestation in the area when food is disposed of in the same manner as the litter.

Furthermore, a takeaway would most likely act as an assembly point for crowds of youths and drunks. The shop already attracts gatherings of this nature, as it is now predominantly an off-licence, resulting in the noise, mess and property damage, which inevitably follows. Creation of a take away would increase this problem also.

My final concern is the increased traffic that a takeaway would cause and the already overwrought issue of parking. There is no parking area in front of the shop and prospective take-away building, up until now customers have double-parked causing tail backs and hold ups. Parking on the street is already a challenge and my own vehicle (in addition to many of my friend's and family's) has already been damaged due to traffic having to squeeze by. Very simply, there is nowhere for the potential customers who would use the takcaway to safely park. The road conditions on Bute Avenue have been reported on numerous occasions by a number of residents and by myself, the surface is terrible to drive on and will continue to deteriorate at an exponential rate if traffic increases. Increased traffic also raises safety concerns for the children of families who live on Bute Avenue and the surrounding area.

To conclude I am certain that the noise, vandalism, traffic, and litter problems already caused by the existent shop would escalate to intolerable levels if the application for a takeaway were approved. I understand that bringing new business to an area should be a positive event. However, in this case I believe that the negative impacts of this establishment would greatly outweigh the positive.

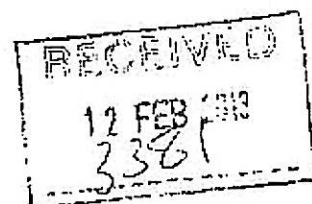
Thank you for your time; please do not hesitate to contact me if you wish to discuss this issue any further.

Yours sincerely,

Joan Polea



44 BUTE AVE.



17/0020/10

[Handwritten signature]
15 Bute Ave
10, Glasgow
12/16/13

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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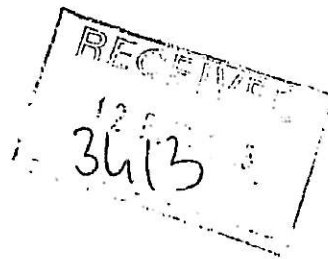
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There will be increased traffic and noise especially at the weekends

There is no significant benefit to the community from this proposal as Port Glasgow town centre is well equipped with take away restaurants that deliver to this area for nominal sums

I Am

Yours Sincerely



Wendy Hunter
15 Bute Ave
Port Glasgow
PA14 6LH

Objection to planning application 13/0026/IC

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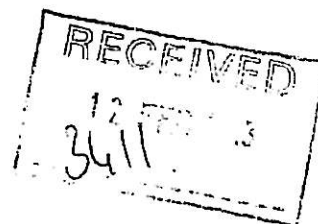
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Yours Sincerely



J. JAMESON
6 BUTE AVE
PORT GLASGOW

Objection to planning application 13/0026/IC

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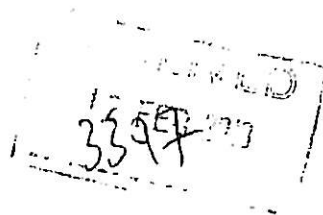
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Yours Sincerely



JAMES DODD

22 BIRCHMOUNT

PORT GLASGOW

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely

DAVIDELLA JOHNSTONE
14 MARK HILL AVE
PORT GLASGOW
GLASGOW

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely



IAN FORNAN
33 ARLAN AVE
PORT GLASGOW
INVERCLIDE
PA14 6BH

Objection to planning application 13/0026/IC

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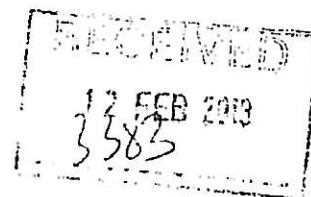
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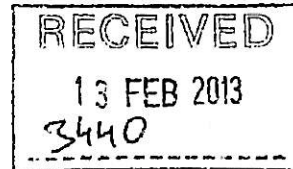
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I Am

Yours Sincerely



HELEN HARKINS
40. ARRAY AVE
PORT-GLASGOW
PAIL GAP



Objection to planning application 13/0026/1C

Dear Sir / Madam

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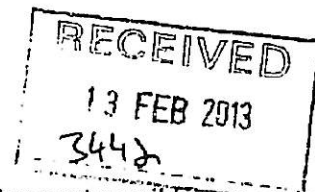
I Am

Yours Sincerely

Grace McKendrick
6 West Ave
Port Glasgow
PA14 6Dr

Objection to planning application 13/0026/IC

Dear Sir / Madam



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I Am

Yours Sincerely

FLAINE KELLY
11 CUMBRAGE, ME
PORT GLASGOW
PA 4 13BE

Objection to planning application 13/0026/IC

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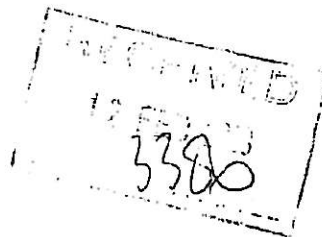
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I Am

Yours Sincerely



E. M. Lyrae

38, Bute Ave.

Objection to planning application 13/0026/IC

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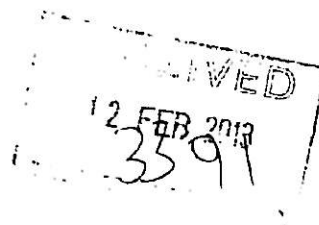
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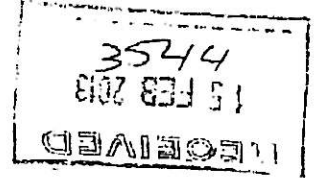
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I Am

Yours Sincerely



E. BOVAIRD
50 ABBAN AVE
PORT GLASGOW
PA14 6AP



Objection to planning application 13/0026/IC

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I Am

Yours Sincerely

MEND GREEN 4
17 BUTE AVE
PORT GLASGOW
POLLY GAIN

Objection to planning application 13/0026/IC

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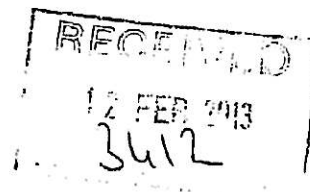
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Yours Sincerely



EXTRACT OF LETTER

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mr Daniel Wilson

Address: 20 Colonsay Avenue, Port Glasgow PA14 6AD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would hereby like to register my strong opposition to this proposal. This area is one of the few genuinely quiet residential areas in Port Glasgow and is populated mainly by elderly folk, who have absolutely no requirement for a fast-food outlet on their doorstep or the inevitable influx of youths which such an establishment would undoubtedly attract. Add alcohol into the mix of a weekend and the potential for drunken teenagers and the problems which would likely follow is something the residents of this area most certainly do not need foisted upon them.

Application Comments for 13/0026/IC

Application Summary

Application Number: 13/0026/IC

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Case Officer: Guy Phillips

Customer Details

Name: Mr Chris McKillop

Address: 86, Arran Avenue, port glasgow pa14 6bb

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the basis that it may cause a disturbance with younger members of the public. I believe this application if granted will cause litter problems on the public walkways and also on residents' gardens. I also object to the petition that Park Farm Post Office is asking people to sign within their premises in support of this application as these residents are outwith the immediate application area. Residents in Upper Park Farm, Oransay Avenue etc will not feel any impact if this application is granted. I believe the application Park Farm Post Office is asking people to sign is going to give an unfair view of the public perception for this application. I hereby call for this petition to be removed immediately or not taken into consideration when the final decision is made.

CHARLES PICKEN
44 BUTE AVENUE
PAIHGAE
8/02/2013

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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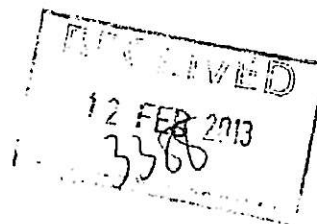
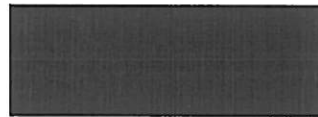
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I Am

Yours Sincerely



CEALF. LYNN
34 BUTE AVE
PORT GLASGOW
GLASGOW

Objection to planning application 13/0026/IC

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I Am



Yours Sincerely

RECEIVED
12 FEB 2013
2537

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Objection to planning application 13/0026/IC

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I Am

Yours Sincerely



RECEIVED
12 FEB 2013
3398

CAROL BOYLE
40 BUTE AVENUE
PORT GLASGOW
PA14 6AE

Objection to planning application 13/0026/IC

Dear Sir / Madam

On Behalf of my household I wish to object in the strongest possible manner to the construction of a hot food takeaway in Bute Avenue.

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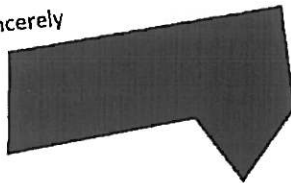
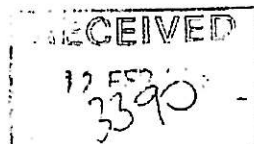
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I Am

Yours Sincerely

A black rectangular redaction box covering the signature of Carol Boyle.

C McFAIDIEN

1 BUTE AVE

PORT GLASGOW

Objection to planning application 13/0026/IC

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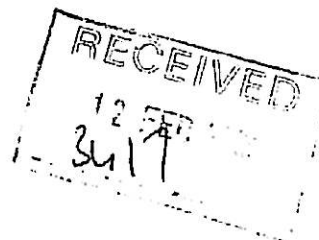
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I Am

Yours Sincerely



Mr. [unclear] [unclear]
[unclear] [unclear]
47 BUTE AVE
PA 14 6AE

Objection to planning application 13/0026/IC

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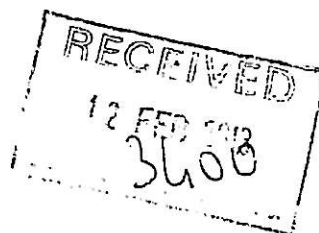
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Yours Sincerely



Anne Pintus
54 Arran Ave
PORT GLASGOW
PA14 6JN

Objection to planning application 13/0026/IC

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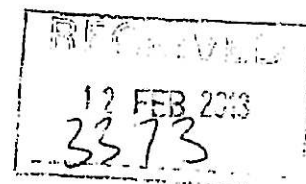
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Yours Sincerely



ANNIE CURRIE
17 ARRAN AVE
PORT GLASGOW
G11 4BBH

Objection to planning application 13/0026/IC

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Yours Sincerely

J. JAO

9 CUMBLAE AVE

PORT GLASGOW

Objection to planning application 13/0026/IC

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Yours Sincerely

33 Bute Avenue
Port Glasgow, Inverclyde

Objection to planning application 13/0026/IC

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Yours Sincerely



4-10-13
10-10-13
10-10-13
10-10-13

Objection to planning application 13/0026/IC

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Yours Sincerely



RECEIVED
12 FEB 2013
3601

**DECISION NOTICE DATED
9 APRIL 2013**

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock
PA15 1LS

Planning Ref: 13/0026/IC

*TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008*

Mr Rajinder Samrai
4 Myerton Avenue
Kilmacolm
PA13 4LT

Canata And Seggie
Chartered Architects
7 Union Street
GREENOCK
PA16 8JH

With reference to your application dated 22nd January 2013 for planning permission under the above mentioned Act and Regulation for the following development:-

Change of use of store/workshop to hot food takeaway at

Store, Bute Avenue, Port Glasgow

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reason for the Council's decision is:-

The proposal shall introduce late night noise and activity into a residential street, to the detriment of residential amenity and character and contrary to Policy H1 of the Local Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 9th day of April 2013

Head of Regeneration and Planning



- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
2245-LP		01.12.2012
2245 C.001	Rev B	19.12.2012
2245 C.002		01.03.2013

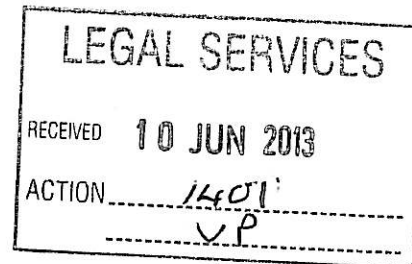
**LETTER DATED 7 JUNE 2013 ENCLOSING
NOTICE OF REVIEW FORM**

2245/DN

INVERCLYDE COUNCIL LOCAL REVIEW BODY
PLANNING SERVICES
DEVELOPMENT CONTROL AND CONSERVATION
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LS

7th June 2013

Dear Sirs,



Proposed Formation of Hot Food Take Away At Bute Avenue, Port Glasgow
Statement of Appeal in connection with Planning Refusal Ref. 13/0026/IC

We confirm that we acted on behalf Mr Rajinder Samrai with regard to the above planning application which was refused by Inverclyde Council on 9th April 2013.

Please find attached our Notice of Review in respect of the above refusal for your consideration. The attached documentation is as follows:

- The completed Notice of Review form.
- A 234 signature petition in support of the application.

Basis of Appeal

The basis of our appeal against refusal stems from the fact that the sole reason stated was that the "proposal shall introduce late night noise and activity into a residential street". This was supposition; our client had, as part of pre-application discussions regarding the proposal, confirmed that he would have been willing to have a condition imposed on any consent limiting opening hours to 9pm, i.e. earlier than the adjoining convenience store. This was obviously not taken into account at the time of preparing the Report of Handling; at no time during processing of the application were we asked by Planning Services to confirm our proposals regarding opening hours which would have overcome the sole reason for refusal. Our client's maintains a willingness to limit the opening hours of the premises to 9pm by imposition of a condition.

Supporting Statement

Our client has owned a licensed grocers & convenience store immediately adjacent to the application site since around 1988. This store is open till 22:00 each evening and the adjacent residents are already used to any minor noise increase generated from customers as they enter and leave this premises.

To my client's knowledge over this 25-year period, there have been no instances of adjacent residents complaining about noise, loitering or disturbance from customers. In view of this, it is clearly established that customers entering and leaving his premises have not had a detrimental impact on the amenity enjoyed by the adjacent residents.

It is anticipated that the majority of the proposed take-away customers visiting the premises would be the same people who currently use the existing convenience store. Planning Services assertion that these existing customers and any new customers will suddenly start to behave in an inconsiderate or



anti-social manner to the detriment of the amenity of the adjacent residents is not supported by the good track record of patrons using the convenience store to date. In any event it is extremely likely that most of the customers will be local residents some of whom will walk to and from the premises and some of whom will have food delivered and not visit the premises at all.

In response to the petitions objecting to the proposal, which feature in the Report of Handling, our client has gathered a petition of 234 signatures in favour of the proposal. The majority of the signatories to this petition are residents who live within walking distance of the unit. This petition clearly demonstrates beyond any doubt that many local residents are fully supportive of the proposed take-away.

In considering the amenity of residents, the Report of Handling makes no allowance for the fact that the existing unit is disused and in poor condition; whilst adequately secured it has suffered several forced break-ins recently and its condition is likely to further deteriorate should it remain disused.

In addition to the above, we would point out that the application was deemed to be acceptable by the head of Environmental and Commercial Services on roads safety grounds, and by the head of Safer and Inclusive Communities.

We urge you to grant planning permission for the development.

Yours faithfully,

D. NICHOLSON B.Arch (Hons.) M.Arch. RIBA. ARIAS.
Chartered Architect, Director

\\theserve\projects\2200-2249\2245 - r samrai, bute avenue, port glasgow\letters\statement to the local review body.doc

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Refer to covering letter.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

We attach herewith a petition in support of our application. This is included in response to petitions objecting to our application mentioned in the Report of Handling. Our client had no awareness of the existence of these petitions prior to their inclusion in the Report of Handling and we believe that it is fair for him to be allowed to demonstrate that there is considerable local support for the application.

We include reference to the limitation of proposed opening hours to 9pm. Our client's willingness to restrict his opening hours to 9pm was highlighted to Planning Services at the pre-application consultation stage. This was not considered as part of the determination of the application, however, where the sole reason for refusal assumes night time opening. No effort was made by Planning Services to clarify the intended opening hours with our client as part of the application process.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Covering letter containing background information and the basis of our appeal.

Petition in support of the application.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

FORLANATA & SECCIE

Date

7th June 2013

**E MAIL DATED 20 JUNE 2013 ON
PETITION IN SUPPORT OF DEVELOPMENT
SUBMITTED WITH NOTICE OF REVIEW**

Rona McGhee

From: Douglas Nicholson [info@canseg.co.uk]
Sent: 20 June 2013 09:36
To: Rona McGhee
Subject: REVIEW OF PLANNING REFUSAL 13/0026/IC
Attachments: S20C-413062008160.pdf



Good morning Rona,

Further to your email dated 14th June 2013, please find attached our letter responding to your comments.

We trust that this is in order.

Regards,

Douglas Nicholson.

D. NICHOLSON B.Arch (Hons.) M.Arch. RIBA. ARIAS.

Canata and Seggie Chartered Architects
7 Union Street
Greenock
PA16 8JH

Tel. 01475-784517
Fax. 01475-888344
Email. info@canseg.co.uk
URL. www.canseg.co.uk

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Canata and Seggie Chartered Architects is the trading name of Canseg Ltd. Registered in Scotland No. 251859

2245/DN

RONA McGHEE
SENIOR ADMINISTRATION OFFICER
LEGAL AND DEMOCRATIC SERVICES
INVERCLYDE COUNCIL
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LX

20th June 2013

Dear Sirs,

Proposed Formation of Hot Food Take Away At Bute Avenue, Port Glasgow
Statement of Appeal in connection with Planning Refusal Ref. 13/0026/IC

We acknowledge receipt of your e-mail of the 14th inst. and note its contents. We are of the opinion that the material to which you refer (i.e. the petition) should be permitted as support material for the review as this could not have been submitted earlier in the process.

We were not aware that a petition objecting to the proposed take-away had been submitted to Planning Services until we received the Planning Refusal and had the opportunity to read the "Report of Handling". There is a groundswell of support from the local residents in favour of this development which has been clearly demonstrated by the petition we have now submitted. It is our contention that the Report of Handling was heavily weighted in favour of the objectors due to the inclusion of their petition of objection and that it is fair that the applicant is able to submit his counter petition at this stage to give a balanced view to the Local Review Body.

Had we been made aware by Planning Services of the petition of objection while the application was being processed we would have submitted our counter petition *at that stage* to demonstrate that the objectors were in a minority. Therefore this material could not have been submitted earlier in the process.

Yours faithfully,

D. NICHOLSON B.Arch (Hons.) M.Arch. RIBA. ARIAS.
Chartered Architect, Director

\\theserve\projects\2200-2249\2245 - r samrai, bute avenue, port glasgow\letters\statement in support of additional material.doc



INVESTOR IN PEOPLE

e-mail: info@canseg.co.uk

web: www.canseg.co.uk

INTERIOR DESIGNERS • PROJECT MANAGERS • CDM CO-ORDINATORS

Canata and Seggie Chartered Architects is the trading name of Canseg Ltd. Registered in Scotland No 251859



FURTHER REPRESENTATIONS

Rona McGhee

From: sonia
Sent: 26 June 2013 20:23
To: Rona McGhee
Subject: RE: Review of Decision to Refuse Planning Permission - Store, Bute Avenue, Port Glasgow (13/0026/IC)

In reply to your email I still strongly object to the premises in bute avenue being converted into a takeaway establishment.

I have stated all the reasons why in my previously letter which are still relevant.

I have since read the letter of appeal and disagree that the 234 signatures are people who live in the surrounding area as the majority of people around the area have already strongly objected.

Kind Regards
Sonia Mckay

From: Rona McGhee [<mailto:Rona.McGhee@inverclyde.gov.uk>]
Sent: 26 June 2013 07:2
To: Jim Kerr
Subject: Review of Decision to Refuse Planning Permission - Store, Bute Avenue, Port Glasgow (13/0026/IC)

Dear Sir/Madam

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection via the Council's Regeneration and Planning Service by contacting the Customer Service Centre, Municipal Buildings, Greenock PA15 1LX (tel: 01475 717171) during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

Inverclyde Council

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EXTRACT OF LETTER

Rona McGhee

From: Kelly, Thomas
Sent: 27 June 2013 17:46
To: Jim Kerr; Rona McGhee
Subject: Objection to Hot Food takeaway / Bute Ave Port Glasgow /

Refusal Reference 13/0026/IC.

Email from.

Thomas Kelly,
Owner 46 Bute Ave,
Port Glasgow,
PA146AE.

Good day,

I write to you to register further objections to any consideration being given to the request for a review of the planning application of Mr Samrai, refused by Inverclyde council on the 9th of April.

The original application for formation of a 'Hot Food take away' at Bute Ave was refused with good justification. The reversal of this would have serious consequences for the local neighbourhood & we wish to register our objections.

In the submission for review by the 'Architects' employed by the applicant there are statements that are not correct & we wish to bring them to the attention of the review panel to highlight our objections.

The owner may have owned a licenced grocer at the plot adjacent to the derelict plot since 1988 but since we have lived on this Avenue since 2008 there it has been sublet to at least '3 other parties'. The 'shop' does not in fact open till 22.00hrs each evening, but closes at 20.00hrs or earlier.


Several local residents have voiced issues with their establishment & if there is continued problems we will be also raising an objection to their off sales licence being renewed.

The proposal to have a 'Hot food' take way in this area will cause a danger to the 'many' children in the area with a definite increase of traffic on a quiet Avenue endangering life. The simple use of a 'Risk assessment' on this can clearly show that the risk shown is not acceptable. The increase in traffic will also have a detrimental effect on the already seriously damaged road surface.

Contrary to their statement the majority of any customers would come from the immediate area in Bute Ave this would not be the case. For the shop to turnover a profit it would need a larger catchment area which will definitely increase the volume of noise & nuisance in the area.

*Kind rgds,
Thomas Kelly IEng, IMarEng, FIMarEST,*

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 We only print the emails we really need to

Rona McGhee

From: John Spark
Sent: 27 June 2013 22:10
To: Rona McGhee
Subject: Re: Review of Decision to Refuse Planning Permission - Store, Bute Avenue, Port Glasgow (13/0026/IC)

Rona

I have no objection to anything I wrote in my initial correspondence being made public.

I was approached by the applicants father in relation to a petition he was trying to organise in support of his plans for the building.

I expressed my opinion in person to him with regards to his plans,

I understand he has a property he wants to make profit on BUT the idea of a takeway in the middle of this housing scheme that is not in the best interest of the neighbourhood is in my opinion not the correct way.

There is no one in the area of the building that I have spoken to that are in any way supportive of these plans.

This application is for one reason only and that is profit not because the area needs it or wants it.

Regards

John Spark
Concerned home owner

On 26 June 2013 08:22, Rona McGhee <Rona.McGhee@inverclyde.gov.uk> wrote:

Dear Sir/Madam

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

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The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,

Rona

Rona McGhee

Senior Administration Officer

Legal & Democratic Services

Inverclyde Council

Municipal Buildings

Greenock

PA15 1LX

Tel: 01475 712113

Fax: 01475 712137

Inverclyde Council

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EXTRACT OF LETTER

FAO Planning and regeneration appeal board

from

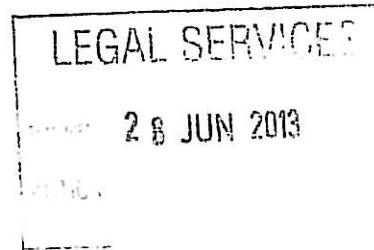
James Glasheen

56 Bute Avenue

Port Glasgow

PA146AE

23/06/13



Re planning application 13/0026/IC

Dear Committee members

I have just read the appeal notice submitted by Messrs Cannata & Seggie on behalf of Mr. Rajinder Samrai and would like to correct certain inaccuracies in it before you consider it.

Firstly the shop that Mr Samrai says that he has owned and operated for 25 years has for most of that time been owned by his father and operated under lease by various parties for at least the past 16 years also Mr Samrai is a busy local land lord and would almost certainly wish to let out the shop rather than run it himself as the letter implies.

Secondly I and many of my neighbours have complained to the operators of the shop on numerous occasions Mr D Morrison the previous tenant will confirm this.

Thirdly I have been to Bardrainey and Dubbs road shops where alcohol and fast food are available together , this seems to attract youths to those areas, What would be different in mine.

Fifthly the break ins that are referred to mostly occurred when the building was used as a store by a local ice cream vendor My bedroom window is directly opposite the building and I have not seen any attempts at breaking in since it ceased being used as a store, before Mr Samrai purchased it

In conclusion I would like to add that no account seems to have been taken by Messrs Cannata and Seggie of smell and litter pollution which along with fear of youths are concerns of local residents

Mr Samrai owns the land and if he wishes a development of either extending the present shop or accommodation I would not object , it is only that a fast food shop will have really detrimental effects on my life that has caused me to object so strenuously

Yours Sincerely

James Glasheen

28 JUN 2013

32 Bute Ave

Port Glasgow

27. June 13

cigarette ends outside the shop.

Most of the residents in Bute Avenue are adamant that they do not need or want a take away. A lot of the residents are elderly and depend on home care services for daily living.

I have stayed in Bute Ave for 40 years and have never known of any problem relating to this empty shell of a building and hope this appeal will be denied on the grounds that

and that the residents of Bute Ave can live in peace without the disruption this proposed outlet would cause

Yours Faithfully

Dear Sir or Madam

I am writing to you regarding Mr Samari appeal for permission to open a fast-food take-away in Bute Ave.

Mr Samari has stated that this is not detrimental to the area and has owned a licensed grocers and convenience store adjacent to the application site. This is not true as its his

father's business (Mr Samari Sr).

who actually sub-let the shop to Mr David Morrison who ran the business for over 20 years.

The shop is now let to new tenants over the past 2 years. I have had to speak to Mr Samari Sr about the mess of litter and

EXTRACT OF LETTER



53 BUTE AVENUE

PORT GLASGOW

PA14 6AE

2/7/2013

Planning Application: 13/0026/1C

Address: Store Bute Avenue Port Glasgow PA14 6AE

Proposal: Change of use of store/workshop to hot food takeaway

Status: Local Review Requested

I refer to the above planning application and the subsequent appeal submitted by Canata / Seggie chartered surveyors on behalf of the applicant Mr Rajinder Samrai.

Firstly, there are several factual errors contained within the letter:-

1. Mr Rajinder Singh has not owned nor operated the licensed grocers adjacent to the proposed development since 1988. Indeed his age alone would have prevented him from obtaining a license to sell alcohol in 1988. I have attached documentary evidence in support of my statement.
2. It is my understanding that there have been several incidents whereby residents have raised complaints regarding noise, loitering and general dissatisfaction regarding littering. Indeed as owner of the adjacent house I have spoken with various owners/tenants of the licensed grocers regarding these very issues.
3. Whilst I accept that some of the customers of the licensed grocers may well be customers of the proposed hot food takeaway it is a misguided assumption by the applicant that the majority of his current clientele will go on and use the proposed hot food takeaway.

I would reiterate my concerns as raised in my original objection to application and request Inverclyde Council reject the appeal based upon inaccuracies and objections received.

Finally, I would also like to point out that we were told that the petition from Mr Samrai could not be used in any part of this process as it was not lodged within the 21 day limit. I would respectfully request an authenticity test be conducted on the petition submitted by the appellant; it is my understanding that the appellant added names to it without the consent of the signatory.

Yours faithfully

IRENE MURRAY

Encl.

RENFREWSHIRE VALUATION JOINT BOARD

1998

Valuation Roll

In force from 1st April 1995
As amended at 1st April 1998

Inverclyde Council
Ward 2

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QE

Stanley R. Breingan, F.R.I.C.S.
Assessor.

VALUATION ROLL

1

Ward 02

Unitary Authority 12 - INVERCLYDE COUNCIL

1

REFERENCE	DESCRIPTION AND SITUATION	PROPRIETOR	POSTAL NO./FLAT	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE
Z34140	ARRAN AVENUE PORT GLASGOW	PROPRIETOR				
0110	CHURCH	TRUSTEES OF STROTHERS MEMORIAL CHURCH PER C. B. J. JEWELL 21 WELBECK STREET GREENOCK PA16 7RW		PROPRIETOR	3600	3600
0106	SHOP	MAKHAN-SINGH-SAMRAI	106	PROPRIETOR	5100 18/03/90	5100
Z35700	BRIGHTSIDE AVENUE PORT GLASGOW					
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1ES		WOODHALL TENANTS ASSOCIATION	4550 01/04/95	4550
Z36240	BUTE AVENUE PORT GLASGOW					
0055	SHOP	MAKHAN SINGH	55	PROPRIETOR	4900 01/04/95	4900
0057	STORE	GOIA & HEPBURN PER JOHN GOIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		PROPRIETOR	1250	1250
Z38700	GLASGOW ROAD PORT GLASGOW					
0200	PREMISES BROADFIELD	MICHAEL MCLEITCHIE 21 ISLAY DRIVE NEWTON-MEARNS GLASGOW G77 6UP		UNOCCUPIED		

1999

RENFREWSHIRE VALUATION JOINT BOARD

Valuation Roll

In force from 1st April 1995

As amended at 1st April 1999

Inverclyde Council Ward 2

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF.

Stanley R. Breingan, F.R.I.C.S.
Assessor.

VALUATION ROLL
 Unitary Authority 12 - INVERCLYDE COUNCIL

Ward 02

1

REFERENCE	DESCRIPTION AND SITUATION	PROPRIETOR	POSTAL NO./FLAT	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE
Z34140	ARRAN AVENUE PORT GLASGOW	PROPRIETOR				
0110	CHURCH	TRUSTEES OF STRUBBERS MEMORIAL CHURCH PER C. B. J. JEWELL 21 MELBECK STREET GREENOCK PA16 7RW		PROPRIETOR	3600	3600
0106	SHOP	MAKHAN SINGH SAMRAI	106	PROPRIETOR	5100 18/03/96	5100
Z35700	BRIGHTSIDE AVENUE PORT GLASGOW					
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 4LS		WOODHALL TENANTS ASSOCIATION	4550 01/04/95	4550
Z36240	BUTE AVENUE PORT GLASGOW					
0055	SHOP	MAKHAN SINGH	55	PROPRIETOR	4900 01/04/95	4900
0057	STORE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		PROPRIETOR	1250	1250
Z38700	GLASGOW ROAD PORT GLASGOW					
0200	PREMISES BROADFIELD	MICHAEL MCLETCHEIE 21 ISLAY DRIVE NEWTON MEARNS GLASGOW G77 6UP		UNOCCUPIED		

2000/2

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2000

As amended at 1st April 2002

INVERCLYDE COUNCIL

Ward 02 -

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

and
40 West Stewart Street
Greenock
PA15 1YA

Edward P. Duffy MRICS, IRRV
Assessor.

1 25/03/02	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL		VALUATION ROLL		WARD NUMBER 02		1
REFERENCE	DESCRIPTION & SITUATION	PROPRIETOR	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z34140 ARRAN AVENUE PORT GLASGOW							
0110	CHURCH	TRUSTEES OF STRUTHERS MEMORIAL CHURCH PER C B J JEWELL 21 WELBECK STREET GREENOCK PA16 7RW		PROPRIETOR	3600	3600	
0106	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	106	PROPRIETOR	4750	4750	01/04/00
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW							
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION	5200	5200	01/04/00
Z36240 BUTE AVENUE PORT GLASGOW							
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55	PROPRIETOR	4250	4250	01/04/00
0057	STORE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	1750	1750	
Z38700 GLASGOW ROAD PORT GLASGOW							
0200 /00001	PREMISES BROADFIELD	MUIR HOMES LTD BELLKNOWES IND EST INVERKEITHING FYFE KY11 1HF		UNOCCUPIED	-	-	
0200 /00005	SITE HUTS BROADFIELD	AS BEFORE		PROPRIETOR	350	350	01/10/01
Z40530 KELBURN BUSINESS PARK PORT GLASGOW							
0001	FACTORY	AMPHENOL LIMITED		PROPRIETOR	111500	111500	
0002	FACTORY	ANDREW MITCHELL GROUP PLC		VANGO (SCOTLAND) LTD	120000	120000	
0003	WAREHOUSE	WHITE HOUSE PRODUCTS LTD		PROPRIETOR	47000	47000	

2003

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2000

As amended at 1st April 2003

INVERCLYDE COUNCIL

Ward 02 -

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

and
40 West Stewart Street
Greenock
PA15 1YA

Edward P. Duffy MRICS, IRRV
Assessor.

1 28/03/03

VALUATION ROLL

1

UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL

WARD NUMBER 02

REFERENCE DESCRIPTION & SITUATION

POSTAL/FLAT
NO.

TENANT OR OCCUPIER

NET ANNUAL RATEABLE
VALUE VALUE

EFF. DATE

REFERENCE	DESCRIPTION & SITUATION	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z34140 ARRAN AVENUE PORT GLASGOW						
0110	CHURCH		PROPRIETOR	3600	3600	
	TRUSTEES OF STRUTHERS MEMORIAL CHURCH PER C B J JEWELL 21 WELBECK STREET GREENOCK PA16 7RW					
0106	SHOP	106	PROPRIETOR	4750	4750	01/04/00
	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH					
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW						
0031	HALL		WOODHALL TENANTS ASSOCIATION	5200	5200	01/04/00
	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS					
Z36240 BUTE AVENUE PORT GLASGOW						
0055	SHOP	55	PROPRIETOR	4250	4250	01/04/00
	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH					
0057	STORE		UNOCCUPIED	1750	1750	
	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ					
Z38700 GLASGOW ROAD PORT GLASGOW						
0200 /00001	PREMISES BROADFIELD		UNOCCUPIED	-	-	
	MUIR HOMES LTD BELLKNOWES IND EST INVERKEITHING FYFE KY11 1HF					
0200 /00005	SITE HUTS BROADFIELD		PROPRIETOR	350	350	01/10/01
	AS BEFORE					
Z40530 KELBURN BUSINESS PARK PORT GLASGOW						
0001	FACTORY		PROPRIETOR	108000	108000	01/04/00
	AMPHENOL LIMITED					
0002	FACTORY		VANGO (SCOTLAND) LTD	110000	110000	01/04/00
	ANDREW MITCHELL GROUP PLC					
0003	WAREHOUSE		PROPRIETOR	44500	44500	01/04/00
	WHITE HOUSE PRODUCTS LTD					

2004

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2000

As amended at 1st April 2004

INVERCLYDE COUNCIL

Ward 02 - PORT GLASGOW EAST

The Robertson Centre
16 Glasgow Road
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and
40 West Stewart Street
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PA15 1YA

Edward P. Duffy MRICS, IRRV
Assessor.

1 07/04/04	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL		VALUATION ROLL		WARD NUMBER 02				1
REFERENCE	DESCRIPTION & SITUATION	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE			
	PROPRIETOR								
Z34140	ARRAN AVENUE PORT GLASGOW								
0110	CHURCH		TRUSTEES OF STRUTHERS MEMORIAL CHURCH PER C B J JEWELL 21 WELBECK STREET GREENOCK PA16 7RW	PROPRIETOR	3600	3600			
0106	SHOP	106	MAKHAN SINGH SAMPAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	PROPRIETOR	4750	4750	01/04/00		
Z35700	BRIGHTSIDE AVENUE PORT GLASGOW								
0031	HALL		INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	WOODHALL TENANTS ASSOCIATION	5200	5200	01/04/00		
Z36240	BUTE AVENUE PORT GLASGOW								
0055	SHOP	55	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	DAVID MORRISON	4250	4250	01/04/00		
0057	STORE		COIA & HEPBURN PER JOHN COIA 6 KEMBANK ROAD BRIDGE OF WEIR PA11 3AZ	UNOCCUPIED	1750	1750			
Z38700	GLASGOW ROAD PORT GLASGOW								
0200 /00001	PREMISES BROADFIELD		MUIR HOMES LTD BELLKNOWES IND EST INVERKEITHING FYFE KY11 1HF	UNOCCUPIED	-	-			
0200 /00005	SITE HUTS BROADFIELD		AS BEFORE	PROPRIETOR	550	550	30/07/03		
Z40530	KELBURN BUSINESS PARK PORT GLASGOW								
0001	FACTORY		AMPHENOL LIMITED	PROPRIETOR	108000	108000	01/04/00		
0002	FACTORY		ANDREW MITCHELL GROUP PLC	VANGO (SCOTLAND) LTD	110000	110000	01/04/00		
0003	WAREHOUSE		WHITE HOUSE PRODUCTS LTD	PROPRIETOR	44750	44750	01/05/03		

2005

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2005

INVERCLYDE COUNCIL

Ward 02 - PORT GLASGOW EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

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63 Cathcart Street
Greenock
PA15 1DE

Edward P. Duffy MRICS, IRRV
Assessor.

1 14/03/05	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL		VALUATION ROLL		WARD NUMBER 02		1
REFERENCE	DESCRIPTION & SITUATION	PROPRIETOR	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z34140 ARRAN AVENUE PORT GLASGOW							
0110	CHURCH	TRS OF STRUTHERS MEMORIAL CHURCH PER C B J JEWELL STRUTHERS MEMORIAL CHURCH 33 WEST STEWART STREET GREENOCK PA15 1SH		PROPRIETOR	6000	6000	
0106	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	106	PROPRIETOR	4750	4750	
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW							
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION	5750	5750	
Z36240 BUTE AVENUE PORT GLASGOW							
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250	
0057	STORE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	2100	2100	
Z38700 GLASGOW ROAD PORT GLASGOW							
0200 /00005	SITE HUTS BROADFIELD	MUIR HOMES LTD BELLEKNOWES IND EST INVERKEITHING FYFE KY11 1HF		PROPRIETOR	550	550	
0200 /00010	OFFICE BROADFIELD	MUIR HOMES MUIR HOUSE BELLEKNOWES IND ESTATE INVERKEITHING FYFE KY11 1HY		PROPRIETOR	450	450	
Z40530 KELBURN BUSINESS PARK PORT GLASGOW							
0001	FACTORY	AMPHENOL LIMITED		PROPRIETOR	108000	108000	
0002	FACTORY	ANDREW MITCHELL GROUP PLC		AMG OUTDOOR LTD	115000	115000	
0003	WAREHOUSE	WHITE HOUSE PRODUCTS LTD		PROPRIETOR	45000	45000	

2006

RENFREWSHIRE VALUATION JOINT BOARD

VALUATION ROLL

In force from 1st April 2005

As amended at 1st April 2006

INVERCLYDE COUNCIL

Ward 02 - PORT GLASGOW EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

and
63 Cathcart Street
Greenock
PA15 1DE

Edward P. Duffy MRICS, IRRV
Assessor.

1 29/03/06	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL		VALUATION ROLL		WARD NUMBER 02				1
REFERENCE	DESCRIPTION & SITUATION		POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE		
	PROPRIETOR								
Z34140	ARRAN AVENUE PORT GLASGOW								
0110	CHURCH	TRS OF STRUTHERS MEMORIAL CHURCH PER C B J JEWELL STRUTHERS MEMORIAL CHURCH 33 WEST STEWART STREET GREENOCK PA15 1SH		PROPRIETOR	6000	6000			
0106	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	106	PROPRIETOR	4750	4750			
Z35550	BRAMBLE WYND PORT GLASGOW								
0001	SHOWHOUSE	MUIR HOMES LTD MUIR HOUSE BELLEKNOWES IND ESTATE INVERKEITHING FIFE KY11 1HF	1	PROPRIETOR	22250	22250	08/09/05		
Z35700	BRIGHTSIDE AVENUE PORT GLASGOW								
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION	5750	5750			
Z36240	BUTE AVENUE PORT GLASGOW								
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250			
0057	STORE	COLA & HEPBURN PER JOHN COLA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	2100	2100			
Z38700	GLASGOW ROAD PORT GLASGOW								
0200	SITE HUTS BROADFIELD	MUIR HOMES LTD MUIR HOUSE BELLEKNOWES IND ESTATE INVERKEITHING FIFE KY11 1HF		PROPRIETOR	3250	3250	12/04/05		
Z40530	KELBURN BUSINESS PARK PORT GLASGOW								
0001	FACTORY	AMPHENOL LIMITED		PROPRIETOR	108000	106000			
0002	FACTORY	ANDREW MITCHELL GROUP PLC		AMG OUTDOOR LTD	115000	115000			
0003	WAREHOUSE	WHITE HOUSE PRODUCTS LTD		PROPRIETOR	45000	45000			

2007

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2005

As amended at 2nd April 2007

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

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63 Cathcart Street
Greenock
PA15 1DE

Alasdair D MacTaggart, RD, BSc, FRICS
Assessor.

18 02/04/07

VALUATION ROLL

18

REFERENCE	DESCRIPTION & SITUATION	PROPRIETOR	POSTAL/FLAT NO.	WARD NUMBER 01	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z36180 BURNSIDE AVENUE PORT GLASGOW								
0001	SHOP	D STEWART	1		PROPRIETOR	1450	1450	
0003	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	3		UNOCCUPIED	1400	1400	
0005	SHOP	AS BEFORE	5		UNOCCUPIED	2800	2800	
0009	BAKERY	MRS BALBINDER KAUR KANDOLA KERRIMORE DUNVEGAN AVENUE GOUROCK PA19 1AN	9		UNOCCUPIED	5600	5600	
0013	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	13		UNOCCUPIED	2900	2900	
0015	SHOP	AS BEFORE	15		UNOCCUPIED	2900	2900	
Z36240 BUTE AVENUE PORT GLASGOW								
0055	SHOP	MAKHAJ SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55		DAVID MORRISON	4250	4250	
0057	STORE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ			UNOCCUPIED	2100	2100	
Z36360 CAMPSIE ROAD PORT GLASGOW								
0034 /00010	SCHOOL	PORT GLASGOW HIGH				230500	230500	
		INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS			PROPRIETOR			
Z36780 CLUNE BRAE PORT GLASGOW								
0031	CLUB	ANCIENT ORDER OF HIBERNIANS			PROPRIETOR	12750	12750	
0130	CHURCH	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LB			PROPRIETOR	8500	8500	

2008

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2005

As amended at 1st April 2006

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

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63 Cathcart Street
Greenock
PA15 1DE

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

REFERENCE DESCRIPTION & SITUATION PROPRIETOR POSTAL/FLAT NO. TENANT OR OCCUPIER NET ANNUAL VALUE RATEABLE VALUE EFF. DATE

Z36180 BURNSIDE AVENUE PORT GLASGOW continued

0005	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	5	UNOCCUPIED	2800	2800
0009	BAKERY	MRS BALBINDER KAUR HANDELA KERRIMORE DUNVEGAN AVENUE GOURCOCK PA19 1AN	9	UNOCCUPIED	5600	5600
0013	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	13	UNOCCUPIED	2900	2900
0015	SHOP	AS BEFORE	15	UNOCCUPIED	2900	2900

Z36240 BUTE AVENUE PORT GLASGOW

0055	SHOP	MAHEAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250
0057	STORE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	2100	2100

Z36360 CAMPSIE ROAD PORT GLASGOW

0034 /00010	SCHOOL	PORT GLASGOW HIGH INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		PROPRIETOR	230500	230500
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Z36780 CLUNE BRAE PORT GLASGOW

0031	CLUB	ANCIENT ORDER OF HIBERNIANS		PROPRIETOR	12750	12750
0130	CHURCH	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LB		PROPRIETOR	8500	8500
0058	ADVERTISING STATION NO 12B1	STEWART MILNE PER ROYAL BANK OF SCOTLAND CATHCART STREET GREENOCK PA15 1BA	58	MAIDEN OUTDOOR ADVERTISING LTD CHURCHILL HOUSE TITHEBARN STREET LIVERPOOL L2 2FJ	3150	3150

2009

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2005

As amended at 1st April 2009

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

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Greenock
PA15 1DE

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

18 01/04/09	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL			VALUATION ROLL	WARD NUMBER 01	18	
REFERENCE	DESCRIPTION & SITUATION	PROPRIETOR	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW							
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION	5750	5750	
Z36180 BURNSIDE AVENUE PORT GLASGOW							
0001	SHOP	D STEWART	1	PROPRIETOR	1450	1450	
0003	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	3	UNOCCUPIED	1400	1400	
0005	SHOP	AS BEFORE	5	UNOCCUPIED	2800	2800	
0009	BAKERY	MRS BALBINDER KAUR KANDOLA KERRIMORE DUNVEGAN AVENUE GOUROCK PA19 1AN	9	UNOCCUPIED	5600	5600	
0013	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS	13	UNOCCUPIED	2900	2900	
0015	SHOP	AS BEFORE	15	UNOCCUPIED	2900	2900	
Z36240 BUTE AVENUE PORT GLASGOW							
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250	
0057	STORE	RAJINDER SINGH SAMRAI 106 ARRAN AVENUE PORT GLASGOW PA14 6BA		PROPRIETOR	2100	2100	
Z36360 CAMPSIE ROAD PORT GLASGOW							
0034 /00010	SCHOOL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		PROPRIETOR	230500	230500	

2010

RENFREWSHIRE VALUATION JOINT BOARD

VALUATION ROLL

In force from 1st April 2010

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
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63 Cathcart Street
Greenock
PA15 1DE

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

19 06/03/10	VALUATION ROLL			19			
REFERENCE	DESCRIPTION & SITUATION	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL	POSTAL/FLAT NO.	WARD NUMBER 01	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
	PROPRIETOR			TENANT OR OCCUPIER			
<u>Z36240 BUTE AVENUE PORT GLASGOW</u>							
0055	SHOP	MAKHAJ SINGH SAMRAI 109/111 GROSSAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250	
0057	STORE	RAJINDER SINGH SAMRAI 106 ARRAN AVENUE PORT GLASGOW PA14 6EA		PROPRIETOR	2100	2100	
<u>Z36360 CAMPSIE ROAD PORT GLASGOW</u>							
0034 /00010	SCHOOL PORT GLASGOW HIGH	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		PROPRIETOR	293000	293000	
<u>Z36780 CLUNE BRAE PORT GLASGOW</u>							
0031	CLUB	ANCIENT ORDER OF HIBERNIANS		PROPRIETOR	10750	10750	
0130	CHURCH	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LB		PROPRIETOR	11250	11250	
0058	ADVERTISING STATION NO 1281	STEWART MILNE PER ROYAL BANK OF SCOTLAND CATHCART STREET GREENOCK PA15 1EA	58	PRIMESIGHT LTD CHARLOTTE HOUSE 14 WINDMILL STREET LONDON W1T 2DY	3350	3350	
0056	WORKSHOP THE OLD CREAMERY	EUROBLINDS PER LINDA ARTHUR 13 SLAEMUIR AVENUE PORT GLASGOW PA14 6LW		PROPRIETOR	4100	4100	
0054	GARAGE CLUNE ROCK	COIA & HEPBURN PER JOHN COIA 6 KENEBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	1200	1200	
0050 /00001	WORKSEOP ETC	ABC TAXIS		PROPRIETOR	4100	4100	
0050 /00005	GARAGE	CASTLE TOWER CONSTRUCTION LTD CASHLIE SHORE ROAD KILMUN DUNOON ARGYLL	50	J FEENEY T/A J & J MOTORS	3500	3500	
0048	STORES	ABC TAXIS		PROPRIETOR	2200	2200	

2011

RENFREWSHIRE VALUATION JOINT BOARD

V A L U A T I O N R O L L

In force from 1st April 2010

As amended at 1st April 2011

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
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PA1 3QF

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63 Cathcart Street
Greenock
PA15 1DE

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

18 01/04/11

VALUATION ROLL

18

REFERENCE	DESCRIPTION & SITUATION	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL	POSTAL/FLAT NO.	WARD NUMBER 01	PROPRIETOR	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
Z35640 BRIDGEND AVENUE PORT GLASGOW continued									
0096	SHOP	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS				MR & MRS HOLT	700	700	
0002A/00005	SCHOOL	ST MICHAEL'S PRIMARY AS BEFORE				PROPRIETOR	128000	128000	
0002A/00011	SCHOOL	NEWARK PRIMARY AS BEFORE				PROPRIETOR	257000	257000	
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW									
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS				WOODHALL TENANTS ASSOCIATION	8000	8000	
Z36240 BUTE AVENUE PORT GLASGOW									
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH	55			DAVID MORRISON	4250	4250	
0057	STORE	RAJINDER SINGH SAMRAI 106 ARRAN AVENUE PORT GLASGOW PA14 6BA				PROPRIETOR	1650	1650	01/04/10
Z36360 CAMPSIE ROAD PORT GLASGOW									
0034 /00010	SCHOOL	PORT GLASGOW HIGH INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS				PROPRIETOR	293000	293000	
Z36780 CLYDE BRAE PORT GLASGOW									
0031	CLUB	ANCIENT ORDER OF HIBERNIANS				PROPRIETOR	10750	10750	
0130	CHURCH	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LE				PROPRIETOR	11250	11250	
0058	GROUND	STEWART MILNE PER ROYAL BANK OF SCOTLAND CATHCART STREET GREENOCK PA15 1BA	58			PROPRIETOR	100	100	20/06/10

2012

RENFREWSHIRE VALUATION JOINT BOARD

VALUATION RCLL

In force from 1st April 2010

As amended at 1st April 2012

INVERCLYDE COUNCIL

Ward 01 - INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

and
63 Cathcart Street
Greenock
PA15 1DE

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

18 02/04/12	VALUATION ROLL			18		
REFERENCE	DESCRIPTION & SITUATION	POSTAL/FLAT NO.	WARD NUMBER 01	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE
	PROPRIETOR		TENANT OR OCCUPIER			
Z35700 BRIGHTSIDE AVENUE PORT GLASGOW						
0031	HALL			8000	8000	
	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION			
Z36240 BUTE AVENUE PORT GLASGOW						
0055	SHOP	55		4250	4250	
	MAKHAN SINGH SAMRAI 109/111 ORONSAY AVENUE PORT GLASGOW PA14 6EH		DAVID MORRISON			
0057	STORE			1650	1650	01/04/10
	RAJINDER SINGH SAMRAI 106 ARRAN AVENUE PORT GLASGOW PA14 6BA		PROPRIETOR			
Z36360 CAMPSIE ROAD PORT GLASGOW						
0034 /00010	GROUND			100	100	07/11/11
	FORMER PORT GLASGOW HIGH INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		PROPRIETOR			
Z36780 CLUNE BRAE PORT GLASGOW						
0031	CLUB			10750	10750	
	ANCIENT ORDER OF HIBERNIANS		PROPRIETOR			
0130	CHURCH			11250	11250	
	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LE		PROPRIETOR			
0056	GROUND	58		100	100	20/06/10
	STEWART MILNE PER ROYAL BANK OF SCOTLAND CATHCART STREET GREENOCK PA15 1BA		PROPRIETOR			
0056	WORKSHOP			4100	4100	
	THE OLD CREAMERY EUROBLINDS PER LINDA ARTHUR 13 SLAEMUIR AVENUE PORT GLASGOW PA14 6LW		PROPRIETOR			
0054	GARAGE			1200	1200	
	CLUNE ROCK COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED			
0050 /00001	WORKSHOP ETC			4100	4100	
	AEC TAXIS		DAVID FRASER T/A JJ MOTORS			

2013

RENFREWSHIRE VALUATION JOINT BOARD

COUNCIL TAX SCOTLAND

VALUATION LIST

In force from 1st April 1993

As amended at 2nd April 2013

INVERCLYDE COUNCIL

Ward 01

INVERCLYDE EAST

The Robertson Centre
16 Glasgow Road
Paisley
PA1 3QF

Alasdair MacTaggart RD, BSc, FRICS
Assessor.

18 02/04/13	UNITARY AUTHORITY 12 - INVERCLYDE COUNCIL		VALUATION ROLL		WARD NUMBER 01		16	
REFERENCE	DESCRIPTION & SITUATION	PROPRIETOR	POSTAL/FLAT NO.	TENANT OR OCCUPIER	NET ANNUAL VALUE	RATEABLE VALUE	EFF. DATE	
235700 BRIGHTSIDE AVENUE PORT GLASGOW								
0031	HALL	INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		WOODHALL TENANTS ASSOCIATION	8000	8000		
236240 BUTE AVENUE PORT GLASGOW								
0055	SHOP	MAKHAN SINGH SAMRAI 109/111 ORONGAY AVENUE PORT GLASGOW PA14 6EH	55	DAVID MORRISON	4250	4250		
0057	STORE	RAJINDER SINGH SAMRAI 106 ARRAN AVENUE PORT GLASGOW PA14 6BA		PROPRIETOR	1650	1650	01/04/10	
236360 CAMPSIE ROAD PORT GLASGOW								
0034 /00010	GROUND	FORMER PORT GLASGOW HIGH INVERCLYDE COUNCIL PER DIRECTOR OF PROPERTY AND TECHNICAL SERVICES CATHCART HOUSE CATHCART SQUARE GREENOCK PA15 1LS		PROPRIETOR	100	100	07/11/11	
236780 CLUNE BRAE PORT GLASGOW								
0031	CLUB	ANCIENT ORDER OF HIBERNIANS		PROPRIETOR	10750	10750		
0130	CHURCH	CHURCH OF THE NAZARENE PER ROBERT D KAY 3 FINNESTON STREET GREENOCK PA15 2LB		PROPRIETOR	11250	11250		
0058	GROUND	STEWART MILNE PER ROYAL BANK OF SCOTLAND CATHCART STREET GREENOCK PA15 1BA	58	PROPRIETOR	100	100	20/06/10	
0056	WORKSHOP	THE OLD CREAMERY EUROBLINDS PER LINDA ARTHUR 13 SLAEMUIR AVENUE PORT GLASGOW PA14 6LW		PROPRIETOR	4100	4100		
0054	GARAGE	COIA & HEPBURN PER JOHN COIA 6 KENBANK ROAD BRIDGE OF WEIR PA11 3AZ		UNOCCUPIED	1200	1200		
0050 /00001	WORKSHOP ETC	AEC TAXIS		DAVID FRASER T/A JJ MOTORS	4100	4100		

**SUGGESTED CONDITIONS SHOULD
PLANNING PERMISSION BE
GRANTED ON REVIEW**

**CHANGE OF USE OF STORE/WORKSOP TO HOT FOOD TAKEAWAY:
BUTE AVENUE, PORT GLASGOW (13/0026/IC)**

Suggested conditions should planning permission be granted on review

Conditions

1. The hot food take away shop, hereby approved shall not open to the public outwith 12.00 to 21.00 daily.
2. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air and air disposal points.
3. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reasons

1. To control any adverse impact on residential amenity as a result of associated noise and activity in the late evening, night and morning.
2. To protect the amenity of the immediate area and prevent the creation of odour nuisance.
3. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds