

PLANNING BOARD - 4 SEPTEMBER 2013

Planning Board

Wednesday 4 September 2013 at 3 pm

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

Chair: Councillor Brooks presided.

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

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

506 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 506

An apology for absence was intimated on behalf of Councillor Wilson.

No declarations of interest were intimated.

507 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION 507

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

There was submitted a report by the Head of Regeneration & Planning regarding an application by Clydeport for proposed residential development (in principle) at land off Lithgow Way, Port Glasgow (13/0035/IC), consideration of which had been continued from the meeting of 7 August 2013 for a site visit.

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

After discussion, Councillor Rebecchi moved that planning permission be refused as the proposal is contrary to the Inverclyde Local Plan 2005 as the site is zoned for commercial use and the commercial zoning should remain in force for a period of 5 years.

As an amendment, Councillor Loughran moved that planning permission be granted subject to the conditions detailed in the report.

On a vote, 2 Members voted for the amendment and 6 for the motion which was declared carried.

Decided: that planning permission be refused as the proposal is contrary to the Inverclyde Local Plan 2005 as the site is zoned for commercial use and the commercial zoning should remain in force for a period of 5 years.

508 PLANNING APPLICATIONS 508

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

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**(a) External gas pipework (in retrospect):
4 Ashgrove Avenue, Gourock (13/0018/LB)**

Decided: that listed building consent be refused as the long pipe runs across two publicly visible elevations, is harmful to the character of the Grade C listed building, fails to meet the design guidance within Historic Scotland's Managing Change in the Historic Environment design guidance series and is contrary to the Scottish Historic Environment Policy, policy HR14 of the Inverclyde Local Plan and policies HER1 and HER4 of the proposed Inverclyde Local Development Plan.

**(b) Erection of a 70 metre meteorological mast:
Corlic Hill, Greenock (13/0116/IC)**

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

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

**(c) Alteration and extension to existing primary school, formation of new teaching facilities and gymnasium/assembly hall and the provision of external play surfaces (MUGA):
Ardgowan Primary School, Newton Street, Greenock (13/0178/IC)**

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

(1) that the presence of any ground contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation work shall not be implemented unless a report has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(2) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing, by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(3) that the use of the Multi Use Games Area (MUGA) is limited to between 9am and 9pm daily, to protect the amenities of occupiers of premises from unreasonable noise and vibration levels;

(4) that no development shall commence until samples of all external materials have been submitted to and approved, in writing, by the Planning Authority; development thereafter shall proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of materials in this part of the Greenock West End Conservation Area; and

(5) that the CCTV cameras shall be positioned to restrict their line of sight to within the grounds of the school only, to protect the privacy of adjacent property.

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- (d) **Change of use of footway to outdoor seating area together with the installation of an external awning:
Cafe Balfe, 118 West Blackhall Street, Greenock (13/0203/IC)**

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

- (1) that the outdoor area shall only be used between the hours of 11am and 8pm daily, to protect the amenity of nearby residents from noise associated with the use as an outdoor seating area;
- (2) that no amplified music shall be audible outside the building, to protect the amenity of nearby residents from noise and vibration associated with the use as an outdoor seating area; and
- (3) that no development shall commence until a detailed section of the shopfront, confirming the method of affixing the awning, hereby approved, has been submitted to and approved in writing by the Planning Authority, to ensure that the awning is recessed in accordance with the design guidance in the Council's PPAN 12 and PAAN11.