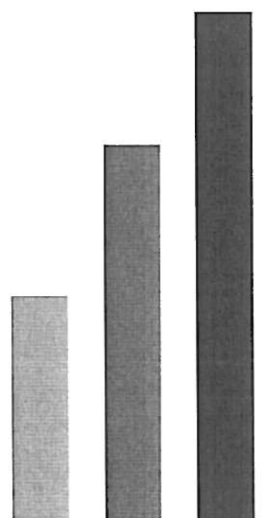


Agenda 2013

Planning Board

For meeting on:

2	October	2013
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A meeting of the Planning Board will be held on Wednesday 2 October 2013 at 3 pm within the Municipal Buildings, Greenock.

ELAINE PATERSON
Head of Legal and Democratic Services

BUSINESS

1. **Apologies, Substitutions and Declarations of Interest**
2. **Continued Planning Application**
Report by Head of Regeneration & Planning on continued application for planning permission by Inverclyde Wind Farm Limited for the erection of a 70m meteorological mast at Corlic Hill, Greenock (13/0116/IC)
3. **Planning Applications**
Reports by Head of Regeneration & Planning on applications for planning permission as follows:-
 - (a) **Inverclyde Council**
Construction of a vehicle maintenance facility and offices and the formation of a roads access and parking within the existing depot:
10 Pottery Street, Greenock (13/0227/IC)
 - (b) **Inverclyde Council**
Formation of a full height partition with self closing doors and an enclosure for an IT data cabinet:
Municipal Buildings Clyde Square, Greenock (13/0024/LB)
4. **Planning Appeal**
Report by Head of Regeneration & Planning intimating the outcome of a planning appeal at 111-113 Eldon Street, Greenock.

Enquiries to - **Rona McGhee** - Tel 01475 712113

Report To: The Planning Board Date: 2 October 2013

Report By: Head of Regeneration and Planning Report No: 13/0116/IC
Plan 10/13

Local Application
Development

Contact Officer: David Ashman Contact No: 01475 712416

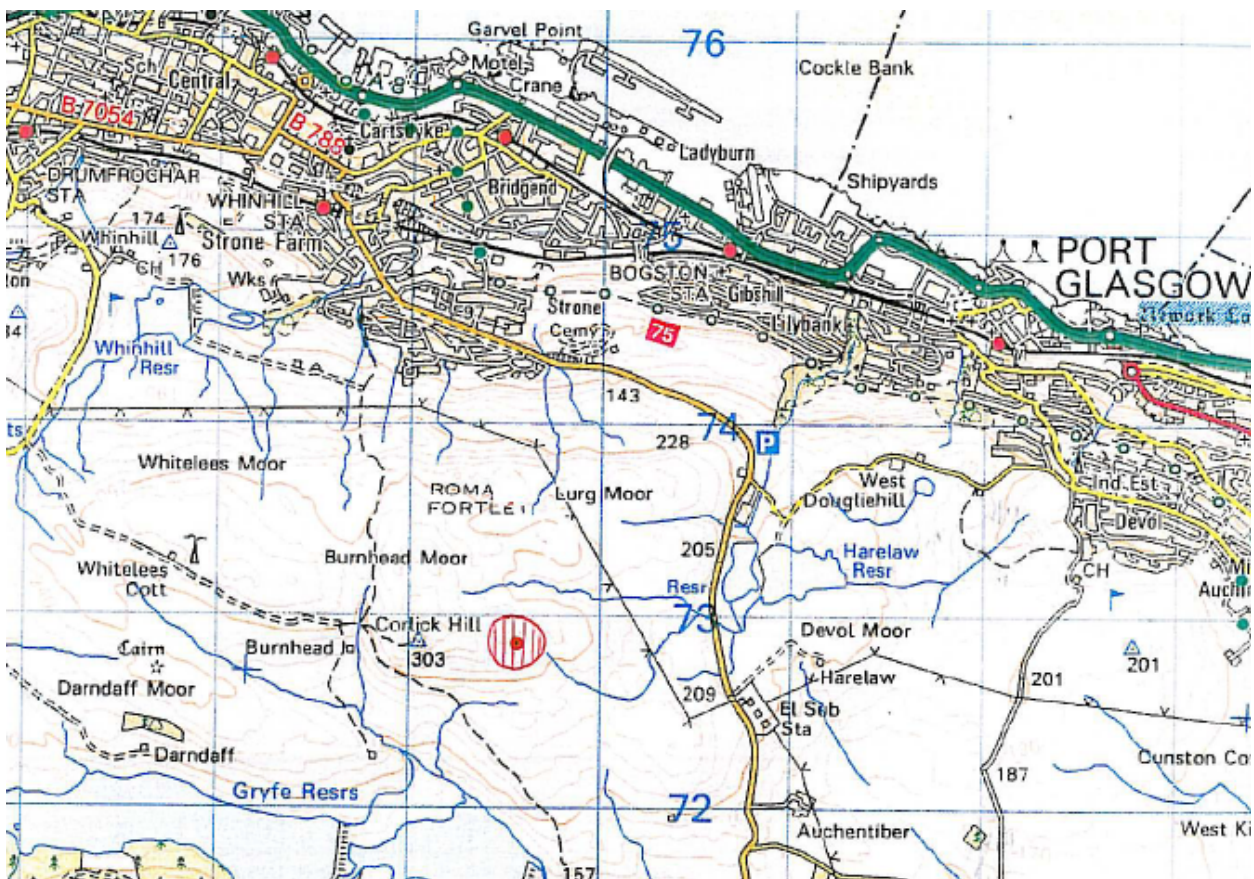
Subject: Erection of a 70 metre meteorological mast at
Corlic Hill, Greenock

BACKGROUND

At the September meeting of the Planning Board, consideration of the above planning application was continued for a site visit on 23 September 2013 to allow Members to consider the site and its environs.

SITE DESCRIPTION

The site is on open moorland due north of the Gryfe Reservoir No.2 on Burnhead Moor, and to the east of Corlic Hill. It is a position approximately 3 km south east of Greenock town centre commanding long views except to the west, where Corlic Hill intervenes.



PROPOSAL

It is proposed to erect a 70 metres high slender stayed steel meteorological mast on a small base frame and supported by 4 well spaced stay anchors. Each stay will consist of 6 guy wires. The mast is to carry wind vanes and anemometers at different heights and a small data logger. The applicant seeks approval for a 3 year period.

The mast is required in connection with a current planning application to construct a wind farm east of Corlic Hill and will facilitate the collection of meteorological data to support the proposed wind farm's operational needs. Access for construction is to be taken from the B788. The proposal for the wind farm will be considered at a future meeting of the Planning Board.

DEVELOPMENT PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy DS11 - Clyde Muirshiel Regional Park

Clyde Muirshiel Regional Park will be safeguarded by having regard to Local Plan policies DS8 and/ or DS10 and in accordance with the Planning Practice Advice Notes Nos. 5 and 6, under Policy DC1.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy ENV1 : Designated Environmental Resources

(a) International and National Designations

International

Development which could have a significant effect on a Natura site will only be permitted where: an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or there are no alternative solutions, and there are imperative reasons of overriding public interest, including those of a social or economic nature.

National

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

it will not adversely affect the integrity of the area or the qualities for which it has been designated, or any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

(b) Strategic and Local Designations

Development adversely affecting the strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

Policy ENV2 - Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice.

Policy INF1 - Renewable Energy Developments

The Council will support development required for the generation of energy from renewable sources, subject to the proposal not having significant adverse effects upon:

- (a) natural heritage designations (international and national designations should not be compromised);
- (b) the landscape and wider environment;
- (c) neighbouring settlements;
- (d) tourism, recreation and conservation matters;
- (e) the built heritage;
- (f) biodiversity and the water environment;
- (g) air quality;
- (h) road safety and service infrastructure; and
- (i) the cumulative effect of such proposals.

CONSULTATIONS

BAA Aerodrome Safeguarding - No objection.

Civil Aviation Authority - No objection.

Clyde Muirshiel Park Manager - Objection due to the visual impact on a sensitive landscape, the detrimental impact on recreational users, the historic interest that is sensitive to inappropriate development, damage to the peat habitat that will release carbon, and the potential harm to bird species.

MOD Safeguarding - No objection. Advisory notes and conditions should be added to a grant of planning permission.

NATS - CTC - No objection.

Scottish Environment Protection Agency West - No objection. Drainage requires to be treated in accordance with the SUDS manual.

Scottish Natural Heritage - No objection subject to two conditions:

1. Bird diverters should be fitted to the guy lines used on the mast and they should be checked every 6 months to a year to ensure that they remain effective for the period of operation.
2. Construction work shall take place outwith the main bird breeding season (i.e., outwith April to July inclusive). If this is not possible an ornithologist should be engaged to survey the ground immediately prior to such works to advise of any bird nesting activity.

Historic Scotland - No objection, although the Council may wish to give consideration as to whether or not there is scope to relocate the mast away from the Roman Road to reduce any potential impact.

PUBLICITY

The application was advertised in the Greenock Telegraph as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was the subject of neighbour notification and press advertisement. 35 objections have been received. Objectors include Kilmacolm Community Council, Greenock West and Cardwell Bay Community Council, Inverkip and Wemyss Bay Community Council, the

Save Your Regional Park Campaign and Inverclyde Ramblers. The points raised may be summarised as follows:

Policy issues:

- Disruption or destruction of archaeological remains. A "protection" condition for archaeological remains is also requested in the event of approval.
- Contrary to Local Plan policies DS8 and DS10.
- Historic Scotland object to the proposal.
- It is a IUNC Category V designated site (locally important) and merits protection.
- It is a nationally important site.
- Wind energy is inefficient – this is a precursor to a wind farm (several objectors refer to their opposition to a wind farm at this location).

Impact on enjoyment of the area:

- Adverse visual impact within the Regional Park, adding to the existing visual clutter caused by telecommunications masts, pylons and telegraph poles.
- Adverse impact on wildlife.
- Adverse impact on tourism.
- Impact on right to roam.
- Noise pollution.
- Loss of enjoyment of countryside through creeping industrialisation.
- Health and safety concerns.
- Too near to residential properties.
- The mast should be located closer to existing vertical structures such as telecoms masts to minimise visual clutter.

Other points:

- If the application is to be approved a requirement should be imposed that a bond be submitted to cover removal of the mast and restoration of the site in the eventuality that the developer enters administration or receivership.
- If the application is to be approved then a time restricted permission is requested.

ASSESSMENT

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

Planning permission has twice been granted for the erection of a meteorological mast on this site; in November 2002 (for a two year period) and, on appeal to the Scottish Ministers, in December 2005 (for a 1 year period). Given this site history, it remains to be considered if there are any circumstances that have changed in the intervening period to suggest that planning permission now merits refusal.

The Development Plan position has changed. The most recent approval was issued when the current Inverclyde Local Plan was at the final draft stage. It has since been adopted, with the Council since moving on to produce the Inverclyde Local Development Plan, which is currently at the Proposed Plan stage.

The application site is within an area of the current Local Plan where policies DS8, DS10 and DS11 apply. As the site is within the Green Belt (policy DS8), assessment of the proposal requires to be carried out under policy DS10. I consider the most relevant criteria are (c), (f), (g) and (h).

Criterion (c) relates to demonstration of a specific locational need. Without prejudice to the later consideration of a proposed wind farm, I accept that a meteorological mast is an integral

element of wind farm developments and that readings have to be taken in the same area that the wind turbines would be placed. It has to be recognised that wind farms are sited in rural areas and that should permission be granted at a later date there is a clear locational need for this mast. Furthermore, in determining this application the Council cannot prejudice the consideration of any other planning applications.

Considering the impact on landscape character (criterion (f)) and the effects on visual amenity (criterion (h)), I concur with previous assessments that the slender nature of the mast will have a negligible impact on visual amenity and as the only example of this type of structure, will not adversely impact on the landscape character. The increase of the height of the mast to 70 metres from the previously approved 50 metres does not change this conclusion. Furthermore, the footprint of the mast and the guy anchoring points cover such a limited area that any impact on the natural heritage resource will be very limited. I also note that Scottish Natural Heritage have no objection subject to conditions in respect of bird divertors and the timing of works (criterion (g)). I am therefore satisfied that this limited visual, landscape character and wildlife impact means that the proposal is acceptable with reference to policies DS8, DS10 and DS11.

A similar conclusion may be reached when assessing the relevant policies of the proposed Local Development Plan; Clyde Muirshiel Regional Park is a local designation under policy ENV1 and Policy ENV2 addresses issues of the Green Belt and Countryside. Criteria from Local Plan policy DS10 are repeated in these policies. In addition, Policy ENV2 introduces an assessment of impact on prime quality agricultural land and on significant peat land (criteria (g) and (h) respectively of policy ENV2). The mast will avoid deep peat deposits and is not sited on prime agricultural land. Finally, as a renewable energy related development this proposal is supported in principle by policy INF1.



In summary, while the Development Plan has changed since a mast on this site was last approved, the proposal continues to accord with the current Local Plan and the proposed Local Development Plan.

It rests, therefore, to consider if there are any other material considerations that have changed since approval for a mast in this location was last granted. Consultation responses do not present an impediment to the granting of planning permission and, while recognising the various objections submitted, this development will not have a materially greater impact on residential amenity, the Clyde Muirshiel Regional Park or enjoyment of the area than would the previously approved masts. I further note that Historic Scotland offers no objection with reference to any impact on the setting of any existing known antiquity and any, as yet to be discovered features may be protected by condition. Scottish Government guidance is that planning conditions should not seek to cover all eventualities, accordingly I do not consider the lodging of a bond to cover the removal of the mast at the end of the consent period as appropriate.

Overall, I am satisfied that circumstances have not changed sufficiently since the previous planning approvals of a meteorological mast on this site to suggest that planning permission should not be granted.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The mast and all associated equipment shall be removed 3 years from the date of this permission (or immediately upon the development becoming redundant if earlier) and all reinstatement on a like-for-like basis shall be completed within a further two months.
2. That bird diverters shall be fixed to the guy lines upon erection of the mast, to the satisfaction of the Planning Authority in consultation Scottish Natural Heritage and that they be checked every 6 months to ensure that they remain effective for the period of operation.
3. That construction works shall take place outwith the main bird breeding season (i.e., outwith April to July inclusive). If this is not possible an ornithologist shall be engaged to survey the ground prior to such works to advise of any bird nesting activity and a report shall be submitted to and approved in writing by the Planning Authority prior to the commencement of work.
4. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority in writing not less than 14 days before development commences.
5. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.

Reasons

1. In view of the stated temporary nature of the development and to secure satisfactory reinstatement.
2. In the interests of ecology.
3. In the interests of ecology.
4. In the interests of antiquity.
5. To control runoff from the site to reduce the risk of flooding.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Applicant's supporting information.
3. Inverclyde Local Plan.
4. Proposed Inverclyde Local Development Plan.
5. Consultation responses.
6. Representations.
7. Planning permissions IC/02/281 and IC/05/052.



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Report To:	The Planning Board	Date:	2 October 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0227/IC Plan 10/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712416
Subject:	Construction of a vehicle maintenance facility and offices and the formation of a roads access and parking within the existing depot at 10 Pottery Street, Greenock		

SITE DESCRIPTION

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



PROPOSAL

It is proposed to construct an approximately 1600 square metre vehicle maintenance facility containing seven large service bays. The building is single storey with a mezzanine office floor. External finishes are grey wall cladding panels, blue facing brick base course and an aluminium, standing seam roof. Access is via a new roundabout formed on an internal access road. A 41 space car park is also provided. Boundary treatment is 2m high weld mesh fencing. Details of soft landscaping are included with the proposal.

DEVELOPMENT PLAN POLICIES

Local Plan Policy B3 - Strategic Employment Locations

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

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

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

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

Policy B7 Character and Amenity of Designated Business Areas

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

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

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy ECN1: Business and Industrial Areas

(a) - Strategic Economic Locations

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

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

all subject to Policy ECN3.

(b) Local Business and Industrial Areas

The business and industrial areas listed in Schedule 4.1 and identified on the Proposals Map as ECN1(b) will be safeguarded, with a presumption in favour of new development proposals for business, general industrial and storage or distribution (Use Classes 4, 5 and 6), subject to Policy ECN3.

(c) Economic Mixed Use Areas

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

(d) Business and Industrial Areas with Potential for Change

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

Policy ECN2 Business and Industrial Development Opportunities

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

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

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

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

CONSULTATIONS

Transport Scotland - No objections.

Scottish Environment Protection Agency West - No objections.

Head of Environmental and Commercial Services - No objections subject to the attachment of conditions reserving the submission of details of sustainable urban drainage provisions (SUDS), confirmation that a licence has been received from SEPA and finished floor levels being above 5.0m AOD.

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

PUBLICITY

The application was advertised in the Greenock Telegraph as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

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



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

- (a) specific locational requirements. Use as a vehicle maintenance facility falls within Class 5 (General Industrial) use. The site is within the Council’s existing waste depot. As a complementary facility most suitably located away from housing, I consider the use of the site to be appropriate;
- (c) the need for service provision. The provision of service and repair facilities for the Council’s vehicle fleet is a key component of the Council’s service delivery to the public; and
- (f) other relevant policies of the Local Plan. The relevant policy in this instance is B7. It advises that where the principle of development is acceptable, the following criteria require to be met:
 - (a) car parking, servicing and site access layout provision which accords with the Council’s Roads Development Guide. There are no objections to the proposal from the Head of Environmental & Commercial Services;
 - (b) the scale, siting and design of buildings will have regard to the immediate townscape and the functioning of adjacent land. I consider the design of the proposed building to be appropriate to the setting within an industrial area; and
 - (c) site boundary treatment, including landscaping, will have regard to the immediate streetscape and, where appropriate provide an effective screen to on-site activities. I consider the proposed fencing and landscaping to satisfy this requirement.

Policies ECN1 and ECN2 of the proposed Local Development Plan are similar to Policy B3 in looking favourably upon Use Class 5.

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

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

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

RECOMMENDATION

That the application be granted subject to the following conditions:

Conditions

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

6. The use of the development shall not commence until the applicant has submitted a completion report for approval, in writing, by the Planning Authority detailing all fill or landscaping material imported onto the site. This report shall contain information of the materials source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.
7. No development shall commence until details of construction phase and permanent Sustainable Urban Drainage System provisions have been submitted to and approved, in writing, by the Planning Authority.
8. No development shall commence until evidence has been submitted that either the Sustainable Urban Drainage System requirements comply with the Controlled Activities Regulations General Binding Rules, or an appropriate licence has been approved by SEPA.
9. The building, hereby approved, shall have a floor level above 5.0m AOD.
10. No development shall commence until a flood risk assessment has been submitted to and approved by the Planning Authority in writing.

Reasons

1. To ensure a choice of finishing materials sympathetic to this part of Greenock.
2. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
3. To satisfactorily address potential contamination issues in the interests of environmental safety.
4. To provide verification that remediation has been carried out to the Authority's satisfaction.
5. To ensure that all contamination issues are recorded and dealt with appropriately.
6. To protect receptors from the harmful effects of imported contamination.
- 7-10. To prevent harm from flooding.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



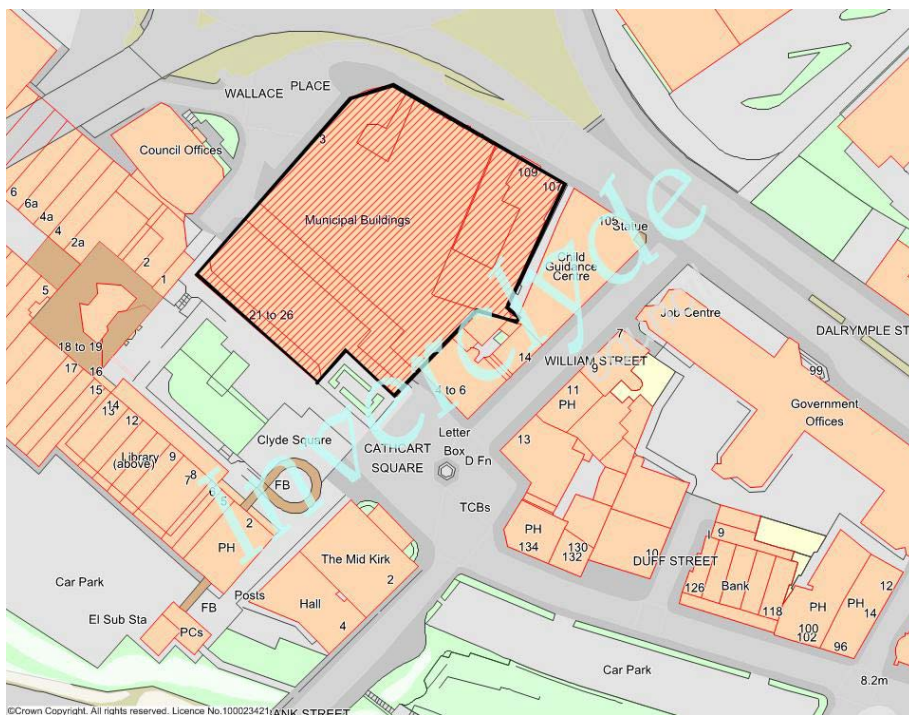
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Report To:	The Planning Board	Date:	2 October 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0024/LB Plan 10/13
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of a full height partition with self closing doors and an enclosure for an IT data cabinet at Municipal Buildings, Clyde Square, Greenock		

SITE DESCRIPTION

The Victoria Tower within the Municipal Buildings is the subject of this application. The Municipal Buildings is a category A listed building.



PROPOSAL

Listed building consent is sought for internal alterations to facilitate the formation of a 1 hour fire rated full height partition with 2 self closing 1 hour fire rated doors and the formation of a 1 hour fire rated enclosure for an IT data cabinet with a 1 hour fire rated access door and louvered vent on the fourth stair landing of the tower.

LOCAL PLAN POLICIES

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR14 - Alterations and Extensions to Listed Buildings

Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):

- (a) overall design;
- (b) scale and form;
- (c) materials and finishes;
- (d) landscaping proposals;
- (e) form of boundary enclosure; and
- (f) compliance with Policy HR1.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy HER4: Alteration, Extension and Demolition of Listed Buildings

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

CONSULTATIONS

Historic Scotland – No objections.

PUBLICITY

The application was advertised in the Edinburgh Gazette and Greenock Telegraph as development affecting a Listed Building.

SITE NOTICES

A site notice was posted for Development Affecting a Listed Building.

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

The material considerations in the determination of this proposal are the Local Plan, the Proposed Local Development Plan, Historic Scotland's Scottish Historic Environment Policy, Managing Change in the Historic Environment design guidance series and the consultation response.



Policies HR1 and HR14 of the Local Plan and HER4 of the proposed Local Development Plan combined seek to ensure that works to listed buildings have an acceptable impact. Key to the assessment is the informal observations of Historic Scotland, which support and welcome the investment in the listed building.

Historic Scotland's Scottish Historic Environment Policy advises that change in the historic environment should be managed with intelligence and understanding. The best measure, I consider, to determine whether or not the proposal achieves this aim is to assess it against Historic Scotland's Managing Change In the Historic Environment design guidance series. It advises that the interior of a historic building forms an important element in defining its character. The interest and authenticity of a historic interior is derived from its plan form, completeness and quality of decorative schemes, materials and craftsmanship. The Victoria Tower's stair landing is a functional area and the proposed works do not impact upon any decorative features. The re-modelling of the stair landing's floor plan is I, therefore, consider an intelligent management of the building's interior.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Historic Scotland's Scottish Historic Environment Policy.
4. Historic Scotland Managing change in the Historic Environment design guidance series.
5. Consultation reply



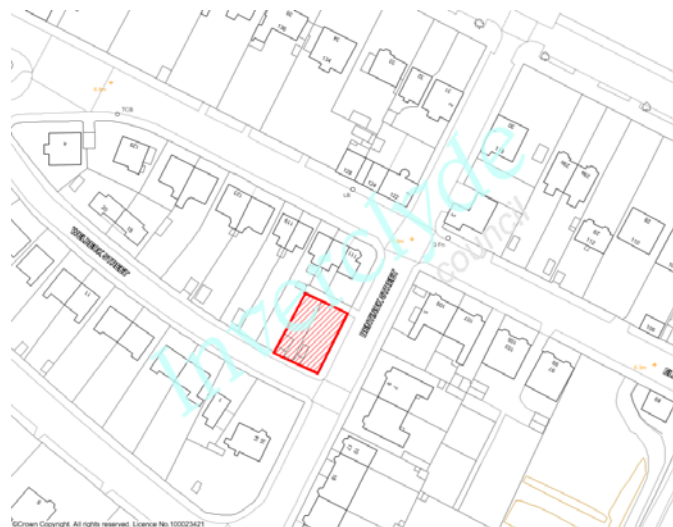
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Report To:	The Planning Board	Date:	2 October 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0044/IC Plan 10/13
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Notification of Planning Appeal decision: Erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street together with the formation of new off street parking at 111 - 113 Eldon Street, Greenock		

INTRODUCTION

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

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



An appeal against the refusal has been lodged with the Scottish Government and considered by written submissions.

APPEAL DECISION

The Reporter considered the determining issues to be whether the siting, orientation and style of the house would preserve the character or appearance of the conservation area, and the impact of sub dividing the plot and the effect of the proposed house on the character and amenity of the area.

In assessing the proposal the Reporter noted that the footprint of the proposed house is similar in size to many in the area and that the building position reflects the small front gardens of adjacent houses, adopting a similar building line onto Bentinck Street and leaving a reasonable sized rear garden which is larger than some others in the area. While expressing concern that the existing vehicular accesses to 111 and 113 Eldon Street are not being reused, he considered the provision of off street parking to be better than that available to many nearby houses. He also found the separation from other houses to be more than adequate. Looking at the pressure for single plot development in the Conservation Area, he observed that the area around this site is such that a modest house may be sited without detracting, noting that this is an unusual double plot already separated from existing houses. He also recognised other development in the rear of gardens fronting Welbeck Street and other corner plot developments nearby. As for the house design, the Reporter acknowledged that it sought to echo the height, scale and appearance of nearby houses on Bentinck Street, Welbeck Street and Eldon Street.

As part of his consideration the Reporter also noted that neighbours have no right to a view over the site and rejected concerns that the proposal would unacceptably impact the street tree fronting the site.



In reaching his decision the Reporter focuses on the design of the house and the resultant impact on both neighbouring property and the Conservation Area. The Reporter found the development of a “tall 2 storey house on this isolated garden plot would appear very prominent, and would be out of character with the single storey dwellings in Welbeck Street” and would “detract from the outlook of properties on the east side of Bentinck Street”.

He also expressed concern over the proposed building materials, referring specifically to the use of uPvc windows, rendered walls and artificial slates; acknowledging other examples of their use elsewhere in the Conservation Area but considering them not to be in sympathy with the prevailing character.

In summary, the Reporter found that “while the land use and density may be acceptable in principle, the proposed 2 storey house would appear too dominant in its surroundings and the materials would be out of keeping”. The appeal was dismissed.

RECOMMENDATION

That the Board note the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 13/0044/IC.
Reporter’s decision letter dated 27 August 2013.



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