

PLANNING BOARD - 2 OCTOBER 2013

Planning Board

Wednesday 2 October 2013 at 3pm

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

Chair: Councillor Wilson presided.

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

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

591 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 591

No apologies for absence were intimated.

Councillor Wilson declared an interest in agenda item 2 (erection of a 70m meteorological mast at Corlic Hill, Greenock (13/0116/IC)).

592 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION 592

**Erection of a 70m Meteorological Mast:
Corlic Hill, Greenock (13/0116/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Inverclyde Wind Farm Limited for the erection of a 70m meteorological mast at Corlic Hill, Greenock (13/0116/IC), consideration of which had been continued from the meeting of 4 September 2013 for a site visit.

Councillor Wilson declared a non-financial interest in this matter in view of his involvement in a previous planning application and left the meeting. Councillor Brooks assumed the Chair.

The Head of Regeneration & Planning advised that the site visit had been convened but had to be abandoned because of adverse weather conditions. The site visit would now take place on 24 October and the item was withdrawn pending the site visit.

Decided: that it be noted this item had been withdrawn pending the site visit on 24 October 2013.

Councillor Wilson returned to the meeting following consideration of this item of business and resumed the Chair.

593 PLANNING APPLICATIONS 593

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) **Construction of a Vehicle Maintenance Facility and Offices and the Formation of a Road Access and Parking within the Existing Depot:
10 Pottery Street, Greenock (13/0227/IC)**

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

(1) 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 choice of finishing materials sympathetic to this part of Greenock;

(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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(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 have been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies, to satisfactorily address potential contamination issues in the interests of environmental safety;

(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, to provide verification that remediation has been carried out to the Authority's satisfaction;

(5) that the presence of any previously unrecorded contamination or variation to reported ground conditions that become evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(6) that 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 material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness, to protect receptors from the harmful effects of imported contamination;

(7) that 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, to prevent harm from flooding;

(8) that no development shall commence until evidence has been submitted that

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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, to prevent harm from flooding;

(9) that the building, hereby approved, shall have a floor level above 5.0m AOD, to prevent harm from flooding; and

(10) that no development shall commence until a flood risk assessment has been submitted to and approved by the Planning Authority in writing, to prevent harm from flooding.

(b) 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)

Decided: that listed building consent be granted.

594 PLANNING APPEAL - 111 - 113 ELDON STREET, GREENOCK

594

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 1 May 2013 to refuse planning permission for the erection of a detached dwellinghouse on the corner of Bentinck Street and Welbeck Street, Greenock together with the formation of new off-street parking spaces (13/0044/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

Noted