

## PLANNING BOARD - 6 NOVEMBER 2013

Planning BoardWednesday 6 November 2013 at 3pm

**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 (for Head of 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.**

**711 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST**

711

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

No declarations of interest were intimated.

**712 CONTINUED PLANNING APPLICATION**

712

There was submitted a report by the Head of Regeneration & Planning on a continued application for planning permission by Inverclyde Windfarm 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.

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

- (1) that 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, in view of the stated temporary nature of the development and to secure satisfactory reinstatement;
- (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 with Scottish Natural Heritage and that they be checked every 6 months to ensure that they remain effective for the period of operation, in the interests of ecology;
- (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, in the interests of ecology;
- (4) that 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

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shall be given to the Planning Authority in writing not less than 14 days before development commences, in the interests of antiquity; and

(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, to control runoff from the site to reduce the risk of flooding.

**713 PLANNING APPLICATION**

**713**

**Alteration to design of a detached dwellinghouse and formation of a garage/carport (variation to 10/0237/IC):**

**Former ARP Station, Lochwinnoch Road, Kilmacolm (13/0246/IC)**

There was submitted a report by the Head of Regeneration & Planning on an application for planning permission by Mr K MacConnacher for alteration to design of a detached dwellinghouse and formation of a garage/carport (variation to 10/0237/IC) at the former ARP Station, Lochwinnoch Road, Kilmacolm (13/0246/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 finishes consistent with the countryside location;

(2) that notwithstanding the information in the approved drawings, no development shall commence until details of bin storage have been submitted to and approved in writing by the Planning Authority, in order to provide satisfactory measures for the storage and uplift of waste materials;

(3) that if works are to be undertaken between March and October inclusive, roofing felt shall be removed by hand prior to renovation/demolition. If bats are subsequently found to be present SNH shall be contacted to advise on necessary licensing requirements, in order to avoid any offence being committed under the Habitats Regulations 1994;

(4) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(5) 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. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(6) 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

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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;

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

(8) 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;

(9) that the planting scheme detailed in approved drawing 367.01.01 under planning permission 10/0237/IC shall be completed within the first planting season following completion of the development hereby approved; thereafter, any specimens which die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen, unless the Planning Authority gives its prior written approval to any alternative, to ensure the provision of a quality landscape setting; and

(10) that prior to the house, hereby approved, being occupied the hedge along the site frontage shall be reduced in height to 1m: thereafter it shall be maintained at 1m high in perpetuity, in order to ensure a safe sightline for vehicles exiting the site onto Lochwinnoch Road.