

PLANNING BOARD - 4 DECEMBER 2013

Planning Board

Wednesday 4 December 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 Mr J Kerr (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.

758 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 758

No apologies for absence were intimated.

Councillor Dorrian declared an interest in agenda item 2(b) (Alterations and extension to hotel including works to function suite and formation of restaurant in basement: Tontine Hotel, 6 Ardgowan Square, Greenock (13/0090/IC)) and agenda item 2(c) (Alterations and extension to hotel including works to function suite and formation of restaurant in basement: Tontine Hotel, 6 Ardgowan Square, Greenock (13/0015/LB)).

759 PLANNING APPLICATIONS 759

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

**(a) Change of use to convenience store and hot food takeaway:
48-50 Princes Street, Port Glasgow (13/0215/IC)**

Decided: that planning permission be refused as the proposal would have an adverse effect on the residents of King Street, whose properties back on to the application site, by virtue of smells and noise emanating from the premises.

Councillor Campbell-Sturgess entered the meeting following consideration of this item of business.

(b) Alterations and extension to hotel including works to function suite and formation of restaurant in basement:

Tontine Hotel, 6 Ardgowan Square, Greenock (13/0090/IC)

Councillor Dorrian declared a financial interest in this item and the following item 2(c) (Alterations and extension to hotel including works to function suite and formation of restaurant in basement: Tontine Hotel, 6 Ardgowan Square, Greenock (13/0015/LB)) due to a business association and left the meeting.

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

(1) that the use hereby permitted shall not operate between 00.00 hours and 10.00 hours daily, to protect occupants of nearby housing from noise/disturbance late in the

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evening/early morning;

(2) that permission is not granted for the bin store location on approved drawing number 03. Prior to the commencement of work on site details of an alternative bin store location shall be submitted to and agreed in writing with the Planning Authority. Development shall thereafter be implemented in accordance with the approved plan unless otherwise agreed in writing by the Planning Authority, to ensure that the bin store location is sited away from nearby housing;

(3) that prior to the commencement of works on site, samples of all external materials to be used in construction (including any hardstanding) shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure all external materials are appropriate for the listed building;

(4) that prior to the commencement of works on site, full details of the design and finished colour of all doors and windows shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the finished appearance of all doors and windows is appropriate for the listed building; and

(5) 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.

**(c) Alterations and extension to hotel including works to function suite and formation of restaurant in basement:
Tontine Hotel, 6 Ardgowan Square, Greenock (13/0015/LB)**

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

(1) that prior to the commencement of works on site, samples of all external materials to be used in construction (including any hardstanding) shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure all external materials are appropriate for the listed building; and

(2) that prior to the commencement of works on site, full details of the design and finished colour of all doors and windows shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the finished appearance of all doors and windows is appropriate for the listed building.