

**PLANNING BOARD - 2 APRIL 2014**

---

**Planning Board**

**Wednesday 2 April 2014 at 3pm**

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

**Chair:** Councillor Brooks presided.

**In attendance:** Head of Regeneration & Planning, Mr D Ashman (Planning Services), Mr M Higginbotham (for Head of Environmental & Commercial Services) and Ms V Pollock (for Head of Legal & Property Services).

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

**231 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 231**

Apologies for absence were intimated on behalf of Councillors McIlwee, Rebecchi and Wilson.

No declarations of interest were intimated.

**232 PLANNING APPLICATIONS 232**

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

**(a) Change of use from Class 1 (laundrette) to Class 2 (bookmaker) together with the installation of a new shopfront, aerial and associated alterations:  
22 Kilblain Street, Greenock (14/0023/IC)**

The report recommended that planning permission be granted.

**Decided:** that planning permission be refused for the following reasons:

(1) as the proposal will have a detrimental effect, including cumulatively, on the vitality and viability of the existing central shopping area of Greenock, contrary to Local Plan Policy R10(c);

(2) as the applicant has failed to demonstrate that there is capacity for the development in terms of expenditure compared to turnover in the catchment area, or a quantitative deficiency in existing provision, in contradiction to Local Plan Policy R10(b); and

(3) as the proposed change of use would have a detrimental effect on the residential amenity of the area and affect the operation of existing businesses, in contradiction to Local Plan Policy R10(g).

**(b) Erection of restaurant (Class 3) with drive-through facilities together with associated car parking, access and site works:  
Hunter Place, Greenock (13/0354/IC)**

It was noted that this application had been withdrawn.