

PLANNING BOARD - 4 JUNE 2014

Planning Board

Wednesday 4 June 2014 at 3pm

Present: Provost Moran, Councillors Brooks, Campbell-Sturgess, Dorrian, Brennan (for Jones), Loughran, McIlwee, Nelson, Shepherd (for 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 & Property Services).

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

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Apologies for absence were intimated on behalf of Councillors Jones, McColgan and Rebecchi, with Councillor Brennan substituting for Councillor Jones and Councillor Shepherd for Councillor Rebecchi.

No declarations of interest were intimated.

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

- (a) Erection of thirty three dwellinghouses, alterations to detention basin and relocation of play area (amendment to planning permission IC/06/008): Inverkip 8 and 9, Hill Farm, Inverkip (14/0041/IC)**

The report recommended that planning permission be granted subject to a number of conditions.

Decided: that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Property Services in consultation with the Chair.

- (b) Erection of extensions to front and rear of dwellinghouse: 108 Newark Street, Greenock (14/0048/IC)**

The report recommended that planning permission be granted subject to conditions.

After discussion, Councillor Brooks moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor Shepherd moved that planning permission be refused as the proposal is contrary to the Conservation Area status of the area. On a vote, 1 Member voted for the amendment and 9 for the motion which was declared carried.

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

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to be use in construction shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, the use of a grey tile on the roof will not be acceptable, to ensure the external materials are visually appropriate; and

(2) that the existing boundary hedge shall be retained at all times in the future unless its removal, wholly or in part, is approved in writing by the Planning Authority, to maintain a consistency in the appearance of front boundary treatments within the vicinity, in the interests of visual amenity within the Conservation Area.

(c) Demolition and clearance of existing vacant redundant community building and shops and erection of a new building comprising two ground floor retail units, thirteen residential apartments above and ten ancillary basement car parking spaces:

The Kilmacolm Institute, Lochwinnoch Road, Kilmacolm (13/0379/IC)

The Head of Regeneration & Planning advised Members that the third sentence on page 22 of the agenda papers should read "Twelve two and a one bedroom flat ..." instead of "Thirteen two and a one bedroom flat ..."

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

(1) that prior to their use, samples of all facing materials shall be submitted to and approved in writing by the Planning Authority, to ensure that the facing materials are appropriate in terms of finish and colour and reflect the location of the site within a proposed conservation area;

(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 will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the potential 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. 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;

(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 Planning Authority's satisfaction;

(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

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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 materials 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 the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The retail use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(8) that the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;

(9) that all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption", to protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption;

(10) that a Noise Impact Assessment requires to be carried out in terms of PAN 1/2011. The report must contain, where necessary, proposals to reduce noise levels within the housing, to protect the amenity of occupiers of premises from unreasonable noise and vibration levels;

(11) 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;

(12) that prior to commencement of construction of the building hereby permitted, final details of post-construction levels on and immediately adjacent to Smithy Brae shall be submitted to and approved in writing by the Planning Authority, to ensure that post-construction levels are adequate to ensure surface water does not penetrate into the lower level of the building; and

(13) that the parking spaces within the building shall be completed and ready for use prior to occupation of any of the permitted flats, to ensure the provision of the proposed parking spaces.