

**PLANNING BOARD – 7 OCTOBER 2015**

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**Planning Board**

**Wednesday 7 October 2015 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 G Leitch (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.**

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

**609**

No apologies for absence were intimated.

Councillor Wilson declared an interest in agenda item 2(b) (Construction of new road and creation of development platforms with associated servicing and groundworks at Leperstone Avenue, Kilmacolm (14/0409/IC)).

**610 CONTINUED PLANNING APPLICATIONS**

**610**

**(a) Residential development of 3 blocks, containing 15 flats, with associated road, parking and landscaping:  
Cowal View, Gourock (15/0150/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Baronial Developments Gourock Limited for residential development of 3 blocks, containing 15 flats, with associated road, parking and landscaping at Cowal View, Gourock (15/0150/IC), consideration of which had been continued from the meeting on 2 September 2015 for a site visit.

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

(1) 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;

(2) 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

**PLANNING BOARD – 7 OCTOBER 2015**

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address potential contamination issues in the interests of environmental safety;

(3) 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;

(4) 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;

(5) 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;

(6) 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 continuity of finishing materials in this part of Gourcock;

(7) that a visibility splay of 2.4m x 43m x 1.05m above ground level shall be provided at the junction with Cowal View prior to any of the flats (hereby approved) being occupied and, thereafter, maintained in perpetuity, in the interests of road safety on Cowal View;

(8) that none of the flats hereby approved shall be occupied until parking spaces have been formed in accordance with drawing AL(0)04 A, to prevent overspill parking onto Cowal View and in the interests of road safety; and

(9) that the approved landscaping scheme in drawing 289.04.03a shall be completed in the first planting season following completion of the 15 flats, hereby approved, and any specimens that in the subsequent 5 years 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 sustainable and quality landscape setting.

**(b) Construction of new road and creation of development platforms with associated servicing and groundworks:**

**Leperstone Avenue, Kilmacolm (14/0409/IC)**

There was submitted a report by the Head of Regeneration & Planning on an application for planning permission by Riverside Inverclyde Property Holdings Company Limited for the construction of a new road and creation of development platforms with associated servicing and groundworks at Leperstone Avenue, Kilmacolm (14/0409/IC), consideration of which had been continued from the meeting on 2 September 2015 for

PLANNING BOARD – 7 OCTOBER 2015

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a site visit.

Councillor Wilson declared a non-financial interest in this matter as a Director of Riverside Inverclyde and left the meeting. Councillor Brooks assumed the Chair.

After discussion, Councillor Dorrian moved that planning permission be granted subject to the conditions detailed in the report. As an amendment, Councillor Nelson moved that planning permission be refused as the proposal would increase flooding risk contrary to Local Development Plan Policy INF4. On a vote, 4 Members voted for the amendment and 4 for the motion. There being equality in voting, the Chair exercised his casting vote in favour of the motion which was declared carried.

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

- (1) that development shall accord in general terms with the requirements of the design brief hereby approved, to ensure continuity in the development of the site;
- (2) that subsequent applications for each dwellinghouse and associated garages, walls or wall/fence combinations shall be accompanied by samples of all facing materials to be used in the development of the plot and that, for the avoidance of doubt, these shall accord with the approved Design Statement. Development of each plot shall not commence until approval of materials by the Planning Authority, to ensure continuity in the development of the site in the interests of visual amenity;
- (3) that following approval of the first plot to be developed in terms of condition 2 above, subsequent plots shall be developed in accordance with the approved materials unless a variation is granted in writing by the Planning Authority, to ensure continuity in development of the site in the interests of visual amenity;
- (4) 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;
- (5) 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;
- (6) 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;
- (7) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc.), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these

**PLANNING BOARD – 7 OCTOBER 2015**

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- agreed details, to protect receptors from the harmful effects of imported contamination;
- (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 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;
- (10) 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;
- (11) that no dwellinghouses shall be occupied within the application site until the approved drainage works, including culvert alterations and the construction of a surface water detention pond, have been implemented in full, to prevent flooding within and adjacent to the site;
- (12) that prior to the start of development, full details of the construction of the detention pond shall be submitted to and approved in writing by the Planning Authority, to ensure the robustness of the construction in order to avoid flooding;
- (13) that prior to the start of development, full details and samples of hard landscaping shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, all driveway pavements shall be porous, in the interests of visual amenity and to prevent flooding;
- (14) that prior to the start of construction, details of all soft landscaping, including a timetable for planting, shall be submitted to and approved in writing by the Planning Authority, in the interests of visual amenity;
- (15) that details of the maintenance of all hard and soft landscaped areas shall be submitted to and approved in writing by the Planning Authority prior to the start of development. With respect to soft landscaping, any planting that dies, becomes diseased, is removed or damaged within 5 years of planting shall be replaced with others of a similar size and species within the first planting season, to ensure the long term appearance of all soft and hard landscaped areas;
- (16) that prior to the start of construction, tree protection measures in accordance with the latest British Standard BS 5837 shall be implemented and retained in place until the completion of construction, to ensure retention of the trees in the interests of visual amenity;
- (17) that prior to the commencement of development the existing culvert below Finlaystone Road shall be repaired, to prevent flooding within and adjacent to the site;
- (18) that prior to the commencement of development, full details of the maintenance arrangements for all drainage and flooding related infrastructure, including all culverts, grilles and inlets for the detention pond shall be submitted to and approved in writing by the Planning Authority, to prevent flooding within and adjacent to the site;
- (19) that upon completion of the detention pond a Structural Engineer's Certificate

**PLANNING BOARD – 7 OCTOBER 2015**

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shall be submitted for the approval of the Planning Authority confirming the integrity of the structure, to ensure the detention pond is fit for purpose;

(20) that prior to the commencement of development, details shall be submitted to and approved in writing by the Planning Authority of safety measures for the detention pond to ensure children cannot enter it during periods of flooding, in the interests of safety;

(21) that the access lane between Finlaystone Road and Leperstone Avenue and between Leperstone Avenue and the garages and track to the east shall be kept free of obstructions at all times, in the interests of pedestrian and vehicular safety;

(22) that the access road and associated footways hereby approved shall be constructed to base course level prior to occupation of the first of the dwellinghouses on the plots hereby approved being occupied and to final wearing course prior to the last of the dwellinghouses on the plots hereby approved being occupied, in the interests of pedestrian and vehicular safety; and

(23) that full details shall be provided of the proposed retaining walls prior to their construction, in the interests of visual amenity

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

**611 PLANNING APPLICATION**

**611**

**Erection of off-road carport, sheds and extension to existing rear deck:  
Flat 1-1, 14 Grey Place, Greenock (15/0078/IC)**

There was submitted a report by the Head of Regeneration & Planning on an application for planning permission by Mr J Burleigh for erection of off-road carport, sheds and extension to existing rear deck at Flat 1-1, 14 Grey Place, Greenock (15/0078/IC).

The report recommended that planning permission be granted subject to no development commencing on site until full details of all external materials have been submitted to and approved by the Planning Authority. For the avoidance of doubt, this shall include precise details of all external materials for the outbuildings, car parking space, the works to the boundary wall, the lower level storage space and the screening for the proposed enlargement of the rear deck. This screening is to be erected prior to the enlarged deck being brought into use and retained at all times thereafter, in the interest of visual amenity and to ensure the satisfactory completion of the proposed development.

After discussion, Councillor Rebecchi moved that planning permission be refused as the proposal would have a detrimental impact on the safety of the area. As an amendment, Councillor Campbell-Sturgess moved that consideration of the matter be continued for a site visit to be arranged by the Head of Legal and Property Services in consultation with the Chair.

On a vote, 2 Members for the motion and 8 for the amendment which was declared carried.

**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.