

PLANNING BOARD – 4 NOVEMBER 2015

Planning Board

Wednesday 4 November 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.

734 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 734

No apologies for absence or declarations of interest were intimated.

735 CONTINUED PLANNING APPLICATION 735

**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 regarding an application by Mr J Burleigh for the erection of off-road carport, sheds and extension to existing rear deck at Flat 1-1, 14 Grey Place, Greenock (15/0078/IC), consideration of which had been continued from the meeting on 7 October 2015 for a site visit.

After discussion, Councillor Rebecchi moved that planning permission be refused for the following reasons:-

- (1) as the size of the car parking space proposed falls below absolute minimum standards laid down in the Scottish Government policy Designing Streets; and
- (2) as the proposed car parking space line of sight is obstructed by a wall and vehicles using the adjacent car parking space which totally obscure the line of sight in contradiction to guidance in the Scottish Government policy Designing Streets.

As an amendment, Councillor Dorrian moved that planning permission be granted subject to the condition detailed in the report. On a vote, 4 Members voted for the motion and 6 for the amendment which was declared carried.

Decided: 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, the 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.

736 PLANNING APPLICATION

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**Alterations and extension to dwellinghouse:
Orsay House, Glencairn Road, Kilmacolm (15/0226/IC)**

There was submitted a report by the Head of Regeneration & Planning on an application for planning permission by Mr E Mackay for alterations and extension to dwellinghouse at Orsay House, Glencairn Road, Kilmacolm (15/0226/IC).

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 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, to ensure the external materials are visually appropriate; and
- (2) that prior to the commencement of works on site, the detailed specification of the appearance of the rooflight windows hereby permitted 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, to ensure the appearance of the rooflight windows are appropriate for the conservation area location.