

Local Review Body

3 February 2016

Planning Application for Review

Mrs A Campbell

**Change of use from joinery workshop to a dance and fitness studio:
Former Joiner Shop, 43 Caledonia Crescent, Gourock (15/0224/IC)**

Contents

- Planning Application and Plan
- Site Photographs
- Report of Handling dated 15 October 2015
- Consultation responses
- Representations
- Decision Notice dated 16 November 2015
- Notice of Review form
- Further representation
- Suggested condition should planning permission be granted on review

PLANNING APPLICATION AND PLAN

Head of Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

FOR OFFICIAL USE ONLY

Reference No.
Date of Receipt
Fee Paid
Date Fee Received
Date Valid
Receipt No.

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans.

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>MRS ANNAMARIE CAMARILL</u>	Name
Address <u>16 CALEDONIA DRIVE, GREENOCK</u> Postcode <u>PA15 2WF</u>	Address
Telephone Number	Postcode
	Telephone Number
	Profession

see note 2

2. Description of Development	
<u>CHANGE OF USE. FROM JOINERY WORKSHOP TO A ^{DANCE & FITNESS} STUDIO.</u>	
Site Location <u>43 CALEDONIA CASSLENT, COOROCK, PA19 1UT</u>	
Site Area (hectares) <u>3000 SQMETRES</u>	Number of dwellinghouses proposed <u>N/A</u>
	New gross floorspace (sq. metres) <u>N/A</u>

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input checked="" type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input checked="" type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: VACANT

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates: N/A.

If the land / buildings are vacant, please state last known use: JOINERY WORKSHOP

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls
Material.....
Colour.....

(c) Roof Covering
Material.....
Colour.....

(d) Windows
Material.....
Colour.....

(e) Boundary Treatment
Material.....
Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out? £ N/A

see note 12

12. Confirmation

Signature of applicant/agent.....

on behalf of..... Date 21/8/15

see note 13

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate D

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner <u>CREAM</u>	Address(es)	Date of Service of Notice(s)
<u>DONALD'S ICES</u>	<u>5 TARBERT ST,</u>
.....	<u>GOUROCK, PA19 1UF.</u>
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

- ✓ * (1) None of the land to which the application relates constitutes or forms part of an agricultural holding
- * (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent

On behalf of

Date 21/8/15

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes

- | | |
|---|--|
| <input checked="" type="checkbox"/> TWO APPLICATION FORMS | <input type="checkbox"/> DESIGN & ACCESS STATEMENT
(National and Major applications only) |
| <input type="checkbox"/> TWO SETS OF PLANS | <input type="checkbox"/> PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only) |
| <input checked="" type="checkbox"/> FEE (Where appropriate) | |

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Revision 'A' - November 2008
Revision 'B' - December 2008
Revision 'C' - July 2009
Revision 'D' - October 2009
Revision 'E' - October 2011

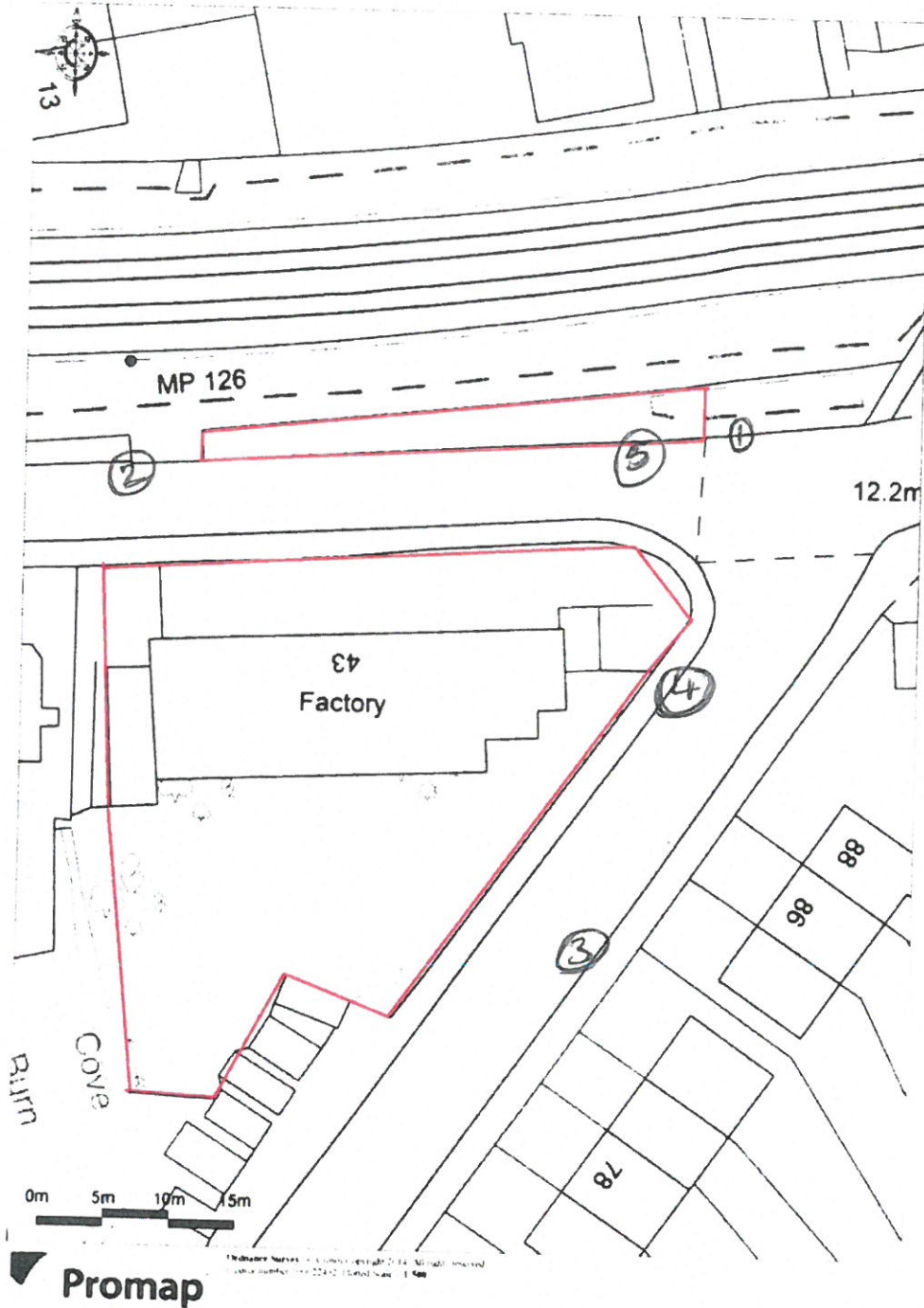
SITE PHOTOGRAPH LOCATIONS AND SITE PHOTOGRAPHS

**Site Photographs taken on 16 September 2015 with Olympus
Pen Lite E-PL3, 14-42mm Zuiko Lens, F3.5-5.5**

PLANNING APPLICATION 15/0224/IC

43 CALEDONIA CRESCENT, GOUROCK

LOCATION OF PHOTOGRAPHS - TAKEN FROM:





RESIDENT

RESIDENT









REPORT OF HANDLING DATED 15 OCTOBER 2015

REPORT OF HANDLING

Report By: Mike Martin

Report No: 15/0224/IC

**Local Application
Development**

**Contact
Officer:** 01475 712412

Date: 15th October 2015

Subject: Change of use from joinery workshop to a dance and fitness studio at
Former Joiner's Workshop, 43 Caledonia Crescent, Gourock.

SITE DESCRIPTION

The application site comprises a detached single storey building, including associated land, situated on the south side of Caledonia Crescent adjacent to the junction with Manor Crescent, Gourock. The building is set back approximately 6 metres from the heel of the public footpath which is bound, in part, by a low retaining wall constructed in brick. The forecourt area situated in front of the building is surfaced in tarmac. The remaining land associated with the building is generally left to nature and this slopes down steeply from Manor Crescent towards the Cove Burn.

The current authorised use of the property is a joiner's workshop (Class 5 - General Industry) and is located in a primarily residential area. Across Caledonia Crescent lies a narrow strip of undeveloped land adjoining the Gourock to Glasgow railway line cutting. Manor Crescent lies to the east, an area of rough ground lies to the south whilst terraced houses, fronting Caledonia Crescent, bounds to the west.

As many of the nearby houses in Caledonia Crescent do not benefit from off-street parking, the street is already heavily parked. Much the same applies in Manor Crescent, which is also a bus route.

PROPOSAL

The proposal is for a change of use from a joiner's workshop (Class 5 - General Industry) to a dance and fitness studio (Class 11 - Assembly and Leisure). The proposed use is intended to operate from on Monday to Thursday from 4.30pm to 9pm. The indicative class sizes are between 12 and 18 up to a maximum of 30. A dance floor area of approximately 210 square metres (approximately 10 metres by 21 metres) would be formed. Recorded music to accompany the classes would be provided. No external alterations are proposed.

It is advised that the participants would typically travel either by public transport or by car share and that no vehicles would be parked for the duration of the classes. It is indicated that space exists at the front of the building and also within the associated land across Caledonia Crescent for car parking.

LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

CONSULTATIONS

Head of Environmental and Commercial Services - a parking requirement of 14 spaces applies. Whilst the forecourt area provides potential for parking this presents difficulties in being used safely. In order to maximise the available space, parking would be best arranged at right angles to Caledonia Crescent and this could potentially provide 10 parking bays. However, due to the westmost part of this area being significantly higher than the road level, 5 of these potential spaces are not practicable for use. Due to proximity to the junction of Caledonia Crescent with Manor Crescent poor visibility would result from vehicles emerging from the remaining 5 potential spaces. The ability of this forecourt area to provide safe parking use is therefore compromised. It is noted that Caledonia Crescent is already congested with on road parking and that the proposal would increase the number of vehicles resulting in increased congestion at drop off and pick up times. As a consequence, the application is recommended for refusal on road safety grounds, as the demand for on road parking would be increased resulting in increased traffic congestion and also conflicting vehicle movement at the junction of Manor Crescent.

Head of Safer and Inclusive Communities - no objections.

Network Rail - no objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 4th September 2015 as there are no premises on neighbouring land and as a Schedule 3 development.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Seven representations have been received from eight individuals. Issues raised are:-

- Concern over increased demand for on street parking and resultant traffic congestion in Caledonia Crescent and the adjoining streets, particularly Manor Crescent.
- This increased demand for parking is likely to occur mostly in the evenings when residents are usually at home and the demand for car parking is at its greatest, causing the greatest difficulty for those residents without driveways, and exacerbating parking congestion.
- Whilst, in one instance, support in principle to use being made of the building and encouraging local business is indicated, this is qualified by concerns that the traffic generated by the proposed use would result in greater traffic congestion in the surrounding area.
- Concerns over the possibility of music being audible outwith the application property and incidental noise from persons accessing/egressing the building.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, objector comments, consultee responses and residential amenity.

Whilst policy RES1 applies at this location, as a non-residential development it rests to consider the proposal in terms of Local Development Plan policy RES 6. In considering the relevant criteria in policy RES6, I consider that the proposal is compatible with the character and amenity of the area (criterion a), as it is not unusual to find social facilities with similar pedestrian and traffic generation, for example church halls and scout buildings, in residential locations. Criterion (c) considers the impact of traffic generated by development. The consultation response from the Head of Environmental and Commercial Services identifies inadequate parking provision for the development and notes that existing parking congestion will be exacerbated. The configuration of the site is such that, whilst it has an area of hard standing situated in front of the building which is capable of accommodating parked vehicles, due to the combination of gradient and the location adjacent to a road junction, its potential use for the safe vehicle access and egress limited and potentially dangerous to vehicles and pedestrians. This is further exacerbated by the nature of the proposed use resulting in vehicles carrying children likely to arrive simultaneously. The small strip of land across Caledonia Crescent would, at best, provide only a fraction of the required level of off-street parking. Due to existing local demands, parking on-street is not a viable option. As a consequence, I accept the concerns of the Head of Environmental and Commercial Services and consider the proposal to be contrary to policy RES6 (criterion c).

Addressing the remaining points of objection, I note that the Head of Safer and Inclusive Communities has raised no issues on the potential for music being audible outwith the building. Regardless, this matter may be controlled under separate legislation.

In conclusion, the proposal creates concerns in respect of road safety and is therefore contrary to Local Development Plan policy RES6. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused.


Reason

The proposal, due to the inability of the application site to accommodate the required level of off-street car parking provision, would generate additional demand for on street parking in an area where there is currently high demand. This would adversely impact upon public safety and as such, is contrary to Local Development Plan policy RES6.

Signed:

A black rectangular redaction box covering the signature of the Case Officer.

Case Officer: Mike Martin

A black rectangular redaction box covering the signature of the Head of Regeneration and Planning.

Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 02 September 2015 16:53
To: Grant Kennedy
Subject: FW: Planning Consultation Request 150224IC 43 Caledonia Crescent Gourock

-----Original Message-----

From: Jacqueline Steele
Sent: 02 September 2015 15:50
To: Devcont Planning
Subject: RE: Planning Consultation Request 150224IC 43 Caledonia Crescent Gourock

Building warrant required.

Regards,

Jacqueline

Jacqueline Steele BSc (Hons)
Building Standards Officer
Municipal Buildings
Clyde Square
GREENOCK
PA15 1LY

Tel: 01475 712434
Fax: 01475 712433

Let us know how satisfied you are with the service received from our Building Standards section by completing our customer survey at Survey Monkey - Building Standards

-----Original Message-----

From: Building Standards
Sent: 02 September 2015 15:06
To: Jacqueline Steele
Subject: FW: Planning Consultation Request 150224IC 43 Caledonia Crescent Gourock

-----Original Message-----

From: Devcont Planning
Sent: 02 September 2015 15:06
To: Roads; safer communities; Building Standards
Cc: Michael Martin
Subject: Planning Consultation Request 150224IC 43 Caledonia Crescent Gourock

Consultation Request - Planning Application Ref - 15/0224/IC

Please can you comment on the application detailed in the attachment.

Could you reply at devcont.planning@inverclyde.gov.uk

Regards

Alaria

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 14 September 2015 17:44
To: Grant Kennedy
Subject: FW: 15/0224/IC - Change of use from joinery workshop to a dance and fitness studio at Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

From: Henderson Martin [mailto:Martin.Henderson@networkrail.co.uk] **On Behalf Of** Town Planning Scotland
Sent: 14 September 2015 14:48
To: Devcont Planning
Subject: REF: 15/0224/IC - Change of use from joinery workshop to a dance and fitness studio at Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

For the attention of Mike Martin

Mike,

Thank you for consulting Network Rail regarding the above development. After examining the proposal Network Rail considers that it will have no impact on railway infrastructure and therefore have no comments/objections to this application.

Regards

Martin Henderson



Martin Henderson
Town Planning Technician
1st Floor George House
36 North Hanover Street
Glasgow, G1 2AD
T +44 (0) 141 555 4543 (Internal) 085 44543
E martin.henderson@networkrail.co.uk

www.networkrail.co.uk/property

Please send all Notifications and Consultations to TownPlanningScotland@networkrail.co.uk or by post to Network Rail, Town Planning, 1st Floor George House, 36 North Hanover Street, Glasgow, G1 2AD

The content of this email (and any attachment) is confidential. It may also be legally privileged or otherwise protected from disclosure.

This email should not be used by anyone who is not an original intended recipient, nor may it be copied or disclosed to anyone who is not an original intended recipient.

If you have received this email by mistake please notify us by emailing the sender, and then delete the email and any copies from your system.

Liability cannot be accepted for statements made which are clearly the sender's own and not made on behalf of Network Rail.

Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office
Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Memorandum Safer Communities Planning Application Consultation Response	
To: Planning Services For the Attention of Michael Martin	
From: Safer and Inclusive Communities	Date of Issue to Planning: 21.9.15

Lead Officer: JIM BLAIR	
Tel: 01475 71 4305	Email: jim.blair@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	15/0224/IC
Planning Application Address:	Former Joiner Shop - 43 Caledonia Crescent, Gourock PA19 1UT
Planning Application Proposal:	Change of use from joinery workshop to a dance and fitness studio

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality <i>Contaminated Land</i>	Sharon Lindsay	18.9.15 n/a
Public Health & Housing	Jim Blair	14.9.15
Noise	Sharon Lindsay	18.9.15

Amend table entries as appropriate and insert date when each officer review is completed.



Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health
No Comments
Air Quality
No Comments
Contaminated Land
No Comments

Public Health & Housing
1. 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 development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place. Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
2. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption". Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
Noise
No Comments

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. **Rats, drains and sewers:** Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.
- ii. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and its implications on client duties etc.
- iii. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.
- iv. **Consultation on Proposed Use:** It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;
 - a) Food Safety Legislation,
 - b) Health and Safety at Work etc. Act 1974,

REPRESENTATIONS

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Ms Karen Phillips

Address: 25 Caledonia Crescent Gourock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Caledonia Crescent I object to not being consulted as a resident on the street this application will affect. I spotted the planning application story on Inverclyde Now. The parking on Caledonia Crescent is already difficult for residents without driveways and is at capacity by the evening time and at weekends. This was not an issue during the day when the premises was a joinery workshop. A dance & fitness studio will likely operate during times when residents require parking near their homes. There is no detail on the application regarding parking for the users of the dance & fitness studio. Residents already experience problems during events such as firework displays and highland games when drivers seeking parking think it acceptable to park across residents driveways. I ask the council planning team to take account of parking and the location of the premises on a busy corner. Thank you

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Mrs Kathleen Maguire

Address: 26 Caledonia Crescent Gourock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking on Caledonia Crescent is already very difficult. Use of this building as a dance studio will attract more traffic and an increase in in the need for parking nearby and further congestion on a somewhat narrow road .

Strongly object to this proposal on the grounds of available parking spaces .

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Mrs Matilda Hayne

Address: 35 Caledonia Crescent Gourock

Comment Details

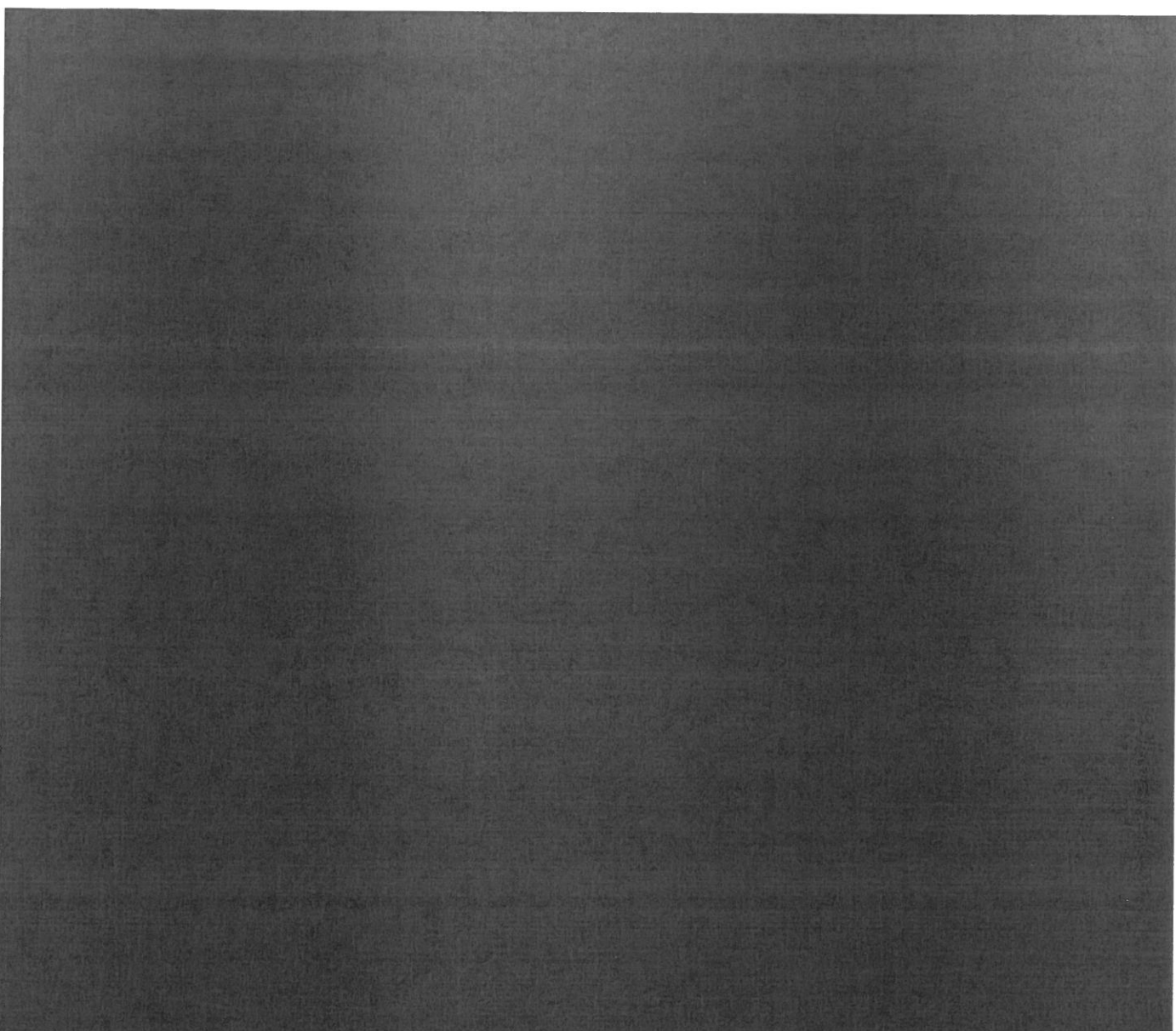
Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the factory at 43 Caledonia Crescent Gourock Pa191ut. To be changed from a joiners shop to a dance and fitness centre. My objection for this is parking in Caledonia Crescent has a volume of traffic and it would'nt be fair to residents. Also my concern is the music that would be heard from the factory as we only stay a few doors away. Also any loitering if the factory was on late at night.

Mr & Mrs Andrew Hayne.



----- Original Message -----

From: [REDACTED]
Sent: 2015-09-16 18:09:44.0
To: customerservice@inverclyde.gov.uk
Subject: Dance school at Caledonia Crescent

Dear Sir, I would like to object to the change of use of a building in Caledonia Crescent to become a dance school on the grounds that there is insufficient parking in the street , most of my neighbours feel the same . Mr and Mrs Keddie 31 Caledonia Crescent Gourrock .

Sent from my iPad

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Mr CAMPBELL SWAN

Address: 7 SHARP STREET GOUROCK

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concern is that it is almost impossible to park in the area of Sharp Street/ Manor Cres at the moment. And with the free for all parking I have witnessed outside other dance studios in the Inverclyde area I would question how and where residents would park if arriving home when these classes are on. I know there is limited parking outside the building in question but would think that would not be sufficient. On a traffic point of view I would point out that Caledonia Cres is very tight for driving through and may well jam up with the increased traffic going through from each end of it. Also there are double yellow lines on the railway bridge on Manor Cres which would be a danger if parked on them. Also possible noise pollution coming from the building with music and doors banging closed constantly.

Regards

Campbell Swan

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Mr Ian Turner

Address: 86 Manor Crescent Gourock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concern over the lack of consideration for parking. This will increase congestion on both Caledonia Crescent (where it is already difficult to navigate at busy periods due to the narrow road and parked cars) and Manor Crescent with probably inconvenience to local residents.

Comments for Planning Application 15/0224/IC

Application Summary

Application Number: 15/0224/IC

Address: Former Joiner Shop 43 Caledonia Crescent Gourock PA19 1UT

Proposal: Change of use from joinery workshop to a dance and fitness studio

Case Officer: Mike Martin

Customer Details

Name: Ms Roslyn Mackenzie

Address: 88 Manor Crescent Gourock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I formally object to the recently received correspondence relating to the planning permission sought.

I feel that the traffic that this new business will generate is not suitable for an already overcrowded area as Caledonia Crescent and Manor Crescent. Caledonia Crescent is an extremely narrow road and people who visit the dance studio will invariably park on Manor Crescent causing an already overcrowded street to become insufferable. Manor Crescent is used by residents of Caledonia Crescent for parking already and is used as a parking area for access to Sharp St and Cardwell Road.

Whilst I do not have issue with the derelict joiners yard being brought into use and encourage local business, there is just not the provision for large numbers of extra cars within this area, which a dance/fitness studio would bring.

Thank you

DECISION NOTICE DATED 16 NOVEMBER 2015

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Inverclyde
council

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 15/0224/IC

*TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013*

Mrs Annemarie Campbell
16 Caledonia Drive
GREENOCK
PA15 2WF

With reference to your application dated 26th August 2015 for planning permission under the above mentioned Act and Regulation for the following development:-

Change of use from joinery workshop to a dance and fitness studio at

Former Joiner Shop, 43 Caledonia Crescent, Gourock.

Category of Application Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal, due to the inability of the application site to accommodate the required level of off- street car parking provision, would generate additional demand for on street parking in an area where there is currently high demand. This would adversely impact upon public safety and as such, is contrary to Local Development Plan policy RES6.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 16th day of November 2015

[Redacted Signature]

Head of Regeneration and Planning



- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
100022432		26.08.2015

NOTICE OF REVIEW FORM

RECEIVED 23 NOV 2015

ACTION _____

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name ANN MARIE CAMPBELL

Address 16 CALEDONIA DRIVE,
GREENOCK,

Postcode PAIS 2WF

Contact Telephone 1 _____

Contact Telephone 2 _____

Fax No _____

E-mail* _____

Agent (if any)

Name _____

Address _____

Postcode _____

Contact Telephone 1 _____

Contact Telephone 2 _____

Fax No _____

E-mail* _____

Mark this box to confirm all contact should be
through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

15/0224/IC

Site address

43 CALEDONIA CRESCENT, GOUROCK, PA19 1AT.

Description of proposed
developmentCHANGE OF USE FROM JOINERS WORKSHOP (CLASPS)
TO DANCE & FITNESS STUDIO (CLASS II)

Date of application

26/8/15.

Date of decision (if any)

16/11/15

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | | |
|--|---|-----------------------------|
| 1. Can the site be viewed entirely from public land? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFUSED PERMISSION ON ROAD SAFETY GROUNDS, FOR A DEVELOPMENT WHICH IS NEITHER A DANCE HALL OR DISCOTEQUE. THE ASSUMPTION RELATING TO VEHICLE MOVEMENTS ARE INCORRECT AS OUR BUSINESS MODEL RELIES ON 1-2 MEMBERS OF STAFF WHO MORE OFTEN THAN NOT SHARE 1 CAR, FURTHERMORE WE DO NOT ENCOURAGE PARENTS TO REMAIN WITH THEIR CHILDREN AS THIS PROVIDES A DISTRACTION AND WE RELY ON PARENTS CAR SHARING AND DROPPING OFF AND PICKING UP CHILDREN, SO THE DEMAND FOR OFF STREET PARKING IS NEGLIBLE FOR THE 3-5 CARS WHICH MAY BE COMING TO THE PREMISES. THERE IS NO DIFFERENCE WITH OUR PROPOSAL AND OTHER CLUBS IN SCHOOLS AND CLUBS IN RESEIDENTIAL AREAS NOR RE THAT MATTER OTHER DANCE TROUPE'S OPERATING FROM UNREGULATED PREMISES. THE LOCAL DEVELOPMENT PLAN ENCOURAGES THIS TYPE OF USE IN TOWN CENTRES, SINCE BEING PUT ON NOTICE WE HAVE LOOKED AT OTHER PROPERTIES, THIS PROPERTY PROVIDES US A PALATABLE SOLUTION IN PLANNING TERMS. WE ARE A GOOD NEIGHBOUR, WE ARE A WELL ESTABLISHED LOCAL BUSINESS, WE DO SUPPORT A HEALTHY LIFESTYLE.. WE RECOGNISE THAT FOR SHORT PERIODS IT MAY BE BUSY BUT THE VEHICLE MOVEMENTS IS MUCH LESS THAN READ REPORTS SUGGEST, IN CURRENT STATE JOINERS ARE ALLOWED 5 SPACES, AS PREVIOUSLY STATED WE WILL BE THE SAME AMOUNT OF SPACES. IN ORDER TO PREVENT ANY LOSS OF EMPLOYMENT WE ENCOURAGE THE L.R.B. TO LOOK FAVOURABLY ON OUR APPEAL.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

N/A.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

FURTHER REPRESENTATION

Rona McGhee

From:
Sent: 08 December 2015 17:18
To: Rona McGhee
Subject: Re: Review of Decision to Refuse Planning Permission - Change of Use from Joinery Workshop to Dance & Fitness Studio, 43 Caledonia Crescent, Gourrock (15/0224/IC)

Half of our street will be looking for a council tax rebate if this goes ahead.
Regards Rose

Sent from my iPad

On 2 Dec 2015, at 10:46 a.m., Rona McGhee <Rona.McGhee@inverclyde.gov.uk> wrote:

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection as follows:

1. At the office of the Council's Regeneration and Planning Service, Municipal Buildings, Clyde Square, Greenock during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Property Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

Inverclyde Council
Email Disclaimer

This document should only be read by those persons to whom it is addressed and is not intended to be relied upon by any person without subsequent written confirmation of its contents. Accordingly, Inverclyde Council disclaim all responsibility and accept no liability (including in negligence) for the consequences for any person acting, or refraining from acting, on such information prior to the receipt by those persons of subsequent written confirmation.

If you have received this E-mail message in error, please notify us immediately by telephone.
Please also destroy and delete the message from your computer.

Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this E-mail message is strictly prohibited.

**SUGGESTED CONDITION SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

**CHANGE OF USE FROM JOINERY WORKSHOP TO A DANCE AND FITNESS STUDIO
AT FORMER JOINER'S WORKSHOP, 43 CALEDONIA CRESCENT, GOUROCK
(15/0224/IC)**

Suggested condition should planning permission be granted on review

Condition:-

No development shall commence on site until a scheme showing the formation of off-street parking and vehicle manoeuvring within the site has been submitted to and approved in writing by the Planning Authority, and all approved works being implemented fully prior to the occupation of the building.

Reason:-

In the interests of public safety.