

Local Review BodyWednesday 4 May 2016 at 4pm

**Present:** Councillors Dorrian, Loughran, Nelson and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Mr R Gimby (Planning Adviser), Mr J Kerr (Legal Adviser) and Ms R McGhee (Legal & Property Services).

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

**309 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 309**

An apology for absence was intimated on behalf of Councillor Rebecchi.

No declarations of interest were intimated.

**310 CONTINUED PLANNING APPLICATION FOR REVIEW 310**

**Erection of Conservatory:**

**Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village (16/0001/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a conservatory at Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village (16/0001/IC), consideration of which had been continued from the meeting held on 6 April 2016 for an unaccompanied site inspection.

Councillors Dorrian, Loughran and Wilson participated in consideration of this item of business.

**Decided:**

(1) that sufficient information had not been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that, in terms of Regulation 16 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, consideration of the application for review be continued for a further unaccompanied site inspection to afford all Members of the Local Review Body the opportunity to attend to be arranged by the Head of Legal & Property Services in consultation with the Chair.

**311 PLANNING APPLICATION FOR REVIEW 311**

**Amendment to location of access ramp in previously granted application for boat marshalling area (11/0019/IC):**

**Royal Gourock Yacht Club, Ashton Road, Gourock (15/0231/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for amendment to the location of the access ramp in the previously

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granted application for a boat marshalling area (11/0019/IC) at Royal Gourock Yacht Club, Ashton Road, Gourock (15/0231/IC).

Mr Kerr referred to new matters raised by the applicant's agent in the form of Decision Notices relative to planning applications 11/0019/IC and 15/0231/IC, it being noted that the Decision Notice relative to planning application 15/0231/IC being the subject of the review had been circulated as part of the agenda papers. He asked the Local Review Body whether it wished to have regard to the Decision Notice relative to planning application 11/0019/IC in determining the application for review of refusal of planning permission in terms of Section 43(B) of the Town and Country Planning (Scotland) Act 1997. It was agreed that the Local Review Body consider the Decision Notice and copies were circulated.

**Decided:**

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-

(i) that the presence of any previously unrecorded contamination or variation to reported ground conditions (associated with planning permission 11/0019/IC) 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;

(ii) that no material shall be imported onto the site until written details of the source of the imported material have been submitted for approval, in writing by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(iii) that prior to the access hereby permitted being brought into use, crash barriers of a specification to be submitted to and approved, in writing by the Planning Authority, shall be erected as directed by the Planning Authority, in the interests of driver safety;

(iv) that prior to the access being brought into use a sign, the details of which are to be submitted to and approved in writing by the Planning Authority, shall be erected to warn drivers leaving the car park that they are crossing a cycle track and should give way to cyclists, in the interests of the safety of cyclists;

(v) that the access ramp shall be surfaced in a hard surface, the details of which are to be submitted to and approved in writing by the Planning Authority, to prevent deleterious material being carried onto the carriageway;

(vi) that prior to the commencement of development, a scheme showing provision for the existing National Cycle Route to remain open during the construction process shall be submitted to and approved in writing by the Planning Authority. The scheme shall, thereafter, remain in force until the completion of construction, to ensure continuity of access for users of the National Cycle Route;

(vii) that prior to the commencement of development, full drainage details and details of the treatment of surface water shall be submitted to and approved in writing by the Planning Authority, to help prevent flooding and possible contamination of the river; and

(viii) 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).

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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.