

PLANNING BOARD – 1 JUNE 2016

Planning Board

Wednesday 1 June 2016 at 3pm

Present: Provost Moran, Councillors Brooks, Campbell-Sturgess, Dorrian, Jones, McColgan, McIlwee, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided for Agenda Items 1 and 3 and Councillor Nelson presided for Agenda Item 2.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Service Manager (Roads), Mr G Leitch (Environmental & Commercial Services), Mr J Kerr (for Head of Legal & Property Services) 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 Board.

360 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 360

No apologies for absence were intimated.

Councillor Wilson declared an interest in Agenda Item 2 (Erection of 23 New Dwellings and Associated Works at the Former St Gabriel's Primary, Juno Terrace, Greenock (15/0245/IC)).

361 CONTINUED PLANNING APPLICATION 361

**Erection of 23 new dwellings and associated works:
Former St. Gabriel's Primary, Juno Terrace, Greenock (15/0245/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Link Group for the erection of 23 new dwellings and associated works at the former St Gabriel's Primary, Juno Terrace, Greenock (15/0245/IC), consideration of which had been continued from the meeting on 6 April 2016 for a site visit and from the meeting on 4 May 2016 (1) for a further site visit to be held during the evening to allow Members to observe car parking at that time of day and (2) for discussion with the developer on a temporary access road during the construction works and the possibility of a variation to the access to the site.

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

Councillor Wilson declared a non-financial interest in this matter as a Board Member of Link Housing Association and Larkfield Housing Association and left the meeting. Councillor Nelson assumed the Chair.

After discussion, Councillor Campbell-Sturgess moved that planning permission be granted subject to the conditions detailed in the report.

As an amendment, Councillor Dorrian moved that planning permission be refused on the grounds of road safety given the narrow width of Juno Terrace and as the proposed development would introduce a further two entry/exit points onto the roadway and in view of the proximity of the playpark.

On a vote, 1 Member voted for the amendment and 7 for the motion which was

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declared carried.

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 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 on 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 full details of the landscape design, layout and specification, drainage proposals, colour and specification of paving materials, colour and specification of fencing and railings, location and form of lighting, and service layouts for utilities have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed in accordance with the approved details, unless the Planning Authority gives its prior written approval to any alternatives, to ensure the provision of a quality landscape setting for the residential development;

(7) that the approved scheme of landscaping shall be completed within the first planting season following completion of the 23 residential units hereby approved and any specimens which 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

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Planning Authority gives its prior written approval to any alternatives, to ensure the provision of a quality landscape setting for the residential development;

(8) that none of the 23 residential units hereby approved shall be occupied until the parking layout detailed on docquetted site layout plan 2510 L1(00)001 Revision T02 has been completed, to prevent obstructive parking on Juno Terrace;

(9) 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 be completed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of finishes with this part of Greenock; and

(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) and in accordance with Sewers for Scotland. Before the development commences, details of the surface water drainage and a maintenance regime shall be submitted and approved in writing by the Planning Authority, to prevent harm from flooding.

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

362 PLANNING APPEAL – LAND NORTH AND EAST OF CORLIC HILL, GREENOCK**362**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Council in December 2014 to refuse planning permission for a proposed wind farm at land north and east of Corlic Hill, Greenock (13/0199/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal and grant planning permission subject to a number of conditions.

Noted