

**PLANNING BOARD – 3 AUGUST 2016**

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**Planning Board**

**Wednesday 3 August 2016 at 3pm**

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

**Chair:** Councillor Wilson presided.

**In attendance:** Development & Building Standards Manager, Service Manager (Roads), Mr G Leitch (Environmental & Commercial Services), Mr J Kerr (for Head of Legal & Property Services) and Mr N Duffy (Legal & Property Services).

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

**411 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 411**

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

Provost Moran disclosed a distant family relationship by marriage which he considered did not constitute an interest.

**412 PLANNING APPLICATIONS 412**

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Erection of Dwellinghouse fronting Newark Avenue:  
Land Adjacent to 6 The Craigs, Greenock (16/0063/IC)**

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

(Councillor Campbell-Sturgess entered the meeting during consideration of this item of business).

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

As an amendment, Councillor Rebecchi moved 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.

On a vote, two Members voted for the amendment and eight for the motion which was declared carried.

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

(1) that prior to commencement of works on site, samples of all external materials (inclusive of hard-standing) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilizing the approved materials unless an alternative is agreed in writing by the Planning Authority, to ensure that external materials are appropriate;

(2) that the driveway shown on the approved proposed site plan shall be formed and provide for 4 off-road parking spaces for use by vehicles prior to the occupation of the dwelling. The driveway shall then remain in place and available for use at all times

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thereafter, to ensure that an appropriate driveway is completed and to prevent overspill parking onto the roadway, in the interest of road safety;

(3) that all surface water run-off shall be intercepted within the site, to ensure surface water does not encroach onto the public road, in the interest of road safety;

(4) that the privacy screens to the balconies and raised patio above the garage shall be erected to the satisfaction of the Planning Authority prior to the occupation of the dwelling. The screens shall then remain in place at all times thereafter unless otherwise approved in writing by the Planning Authority, to ensure there is no unacceptable overlooking and loss of privacy to neighbouring properties;

(5) that prior to the commencement of works on site, full technical details of any retaining walls along the edge of the roadway shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority, to ensure the integrity of the public road is maintained, in the interest of road safety;

(6) that prior to the erection on site, details of the boundary treatments for the plot shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority, to ensure the boundary treatments are visually acceptable; and

(7) that prior to the occupation of the dwellinghouse hereby permitted, details of the location and any enclosure for bin storage shall be submitted to and approved in writing by the Planning Authority, to ensure suitable bin storage provision for the new dwellinghouse.

**(b) Proposed formation of roof balcony and dormer window together with new rooflight windows:  
Flat 3-1, 77A Octavia Terrace, Greenock (16/0116/IC)**

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

After discussion, Councillor Campbell-Sturgess moved that planning permission be refused due to the proposed development not being in keeping with the locale.

As an amendment, Provost Moran moved that planning permission be granted subject to the conditions detailed in the report.

On a vote 1 Member voted for the motion and 4 for the amendment, which was declared carried.

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

(1) that prior to the commencement of works on site, samples of all dormer and balcony external materials shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed utilising the approved materials or any alternative agreed in writing by the Planning Authority, to ensure the proposed external dormer and balcony materials are appropriate for the building, in the interest of visual amenity within the Greenock West End Conservation Area; and

(2) that prior to the commencement of works on site, the full specification of the proposed rooflight windows shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority, to ensure the proposed rooflights are appropriate for the building, in the interest of visual amenity within the Greenock West End Conservation Area.

**413 NOTIFICATION OF HIGH HEDGE NOTICE APPEAL DECISION****413****Proposed Reduction in Trees' Height at Kildonan House, Lochwinnoch Road, Kilmacolm**

There was submitted a report by the Head of Regeneration & Planning advising that, following the decision of the Council in January 2016 to issue a High Hedge Notice in respect of a hedge varying in height between approximately 11 and 13 metres within the grounds of Kildonan House, Lochwinnoch Road, Kilmacolm and the subsequent appeal by the appellant to the Scottish Government against the Notice, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal, but vary the Notice, requiring the two hedges to be reduced in height to 10 metres and 3.5 metres.

**Noted**