

PLANNING BOARD – 7 SEPTEMBER 2016

Planning Board

Wednesday 7 September 2016 at 3pm

Present: Councillors Brennan (for Provost Moran), Brooks, Campbell-Sturgess, Jones, Loughran, Clocherty (for McColgan), Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Mr D Ashman (Planning Services), 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.

508 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 508

Apologies for absence were intimated on behalf of Provost Moran, with Councillor Brennan substituting, Councillor Dorrian and Councillor McColgan, with Councillor Clocherty substituting.

No declarations of interest were intimated.

509 PLANNING APPLICATIONS 509

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

**(a) Construction of retail unit (Class 1) together with associated access, servicing and parking (amendment to planning permission 14/0402/IC):
Former Scott Lithgow and East Glen Yards, Russell Way, Port Glasgow (16/0155/IC)**

The Head of Regeneration & Planning advised that the height of the retail unit referred to in the proposal section of the report should be 10.8 metres rather than 15.8 metres.

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

- (1) that for the avoidance of doubt, the facing materials shall match those used on the adjacent terraced units to the immediate east of the application site. Confirmation of the precise materials shall be provided in writing by the applicant prior to their use, in the interests of visual amenity;
- (2) that the vehicular access, parking and manoeuvring areas shall be surfaced in a material to be approved in writing by the Planning Authority, shall be lined and available for use all prior to the unit hereby permitted being brought into use, to prevent deleterious materials being carried onto the carriageway;
- (3) that all surface run-off shall be intercepted within the site at all times, to help prevent flooding;
- (4) that the vehicular access shall be completed with 9 metres radius kerbs on either side of the entrance prior to the unit being brought into use, in the interests of vehicular safety;

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(5) 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 potential spread of Japanese Knotweed in the interests of environmental protection;

(6) 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 have 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;

(7) 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 Planning Authority's satisfaction;

(8) 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;

(9) that no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc.), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. 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; and

(10) 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.

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- (b) **Application for certificate of non-compliance in respect of condition 15 of planning consent IC/05/287 (non-provision of play area):
Gibshill, Greenock (15/0137/IC)**

The report recommended that upon the recording of an agreement under Section 69 of the Local Government (Scotland) Act 1973 for financial provision to support the construction of a new play area at Thomas Muir Street/Shankland Road, planning permission be granted.

After discussion, Councillor Wilson moved that planning permission be granted as detailed in the report. As an amendment, Councillor Nelson moved that planning permission be refused as the proposed location of the play area is remote from the housing development. On a vote, 1 Member voted for the amendment and 8 for the motion which was declared carried.

Decided: that upon the recording of an agreement under Section 69 of the Local Government (Scotland) Act 1973 for financial provision to support the construction of a new play area at Thomas Muir Street/Shankland Road, planning permission be granted.