

PLANNING BOARD – 2 NOVEMBER 2016

Planning Board

Wednesday 2 November 2016 at 3pm

Present: Provost Moran, Councillors Brooks, Dorrian, Jones, Loughran, 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.

670 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 670

Apologies for absence were intimated on behalf of Councillors Campbell-Sturgess and McColgan.

No declarations of interest were intimated.

671 CONTINUED PLANNING APPLICATION 671

**Demolition of former hotel and erection of 11 flats:
1 Ashton Road, Gourock (16/0011/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by Holt Leisure Parks Ltd for the demolition of the former hotel and erection of 11 flats at 1 Ashton Road, Gourock (16/0011/IC), consideration of which had been continued from the meeting held on 5 October 2016 for a site visit.

Not having participated in consideration of this item of business at the meeting on 5 October or attended the site visit, Councillor Wilson was not entitled to take part in its consideration and left the meeting.

Councillor Nelson assumed the Chair.

Mr Jamieson advised that the site visit arranged for 26 October had been inquorate and, accordingly, no formal site visit had taken place. In the circumstances, he asked those Members present to consider whether they had sufficient information available to allow them to determine the matter or whether they wished to continue consideration for a site visit.

Decided:

- (1) that sufficient information was available to allow the matter to be determined; and
- (2) 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

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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 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;

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 of 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 prior to demolition commencing, clear instructions shall be given to workers from a licensed bat handler that in the event of bats being discovered works are to stop and the licensed bat handler thereafter consulted for advice, in the interests of the protection of bats;

7. that prior to the 11 flats hereby approved being occupied, the pavement build-outs detailed on docquetted drawing 592/DET/01 and the 19 off-street parking spaces shown on docquetted drawing 592/ST/03 shall be completed, in the interests of road safety on Ashton Road and Ashton Place;

8. 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 proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a choice of external finishes sympathetic to the character and pattern of development of this part of the Gourcock West Bay Conservation Area; and

9. that no development shall commence until details of tree planting on the embankment at the rear of the site to replace the trees removed to form the rear car park have been submitted to and approved in writing by the Planning Authority: thereafter the approved scheme of planting shall be completed within the first planting

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season following the completion of the 11 flats hereby authorised and any specimens that 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 Planning Authority gives its prior written approval to any alternatives, to ensure a consistency of tree cover in this part of the Gourrock West Bay Conservation Area.

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

672 LOCAL REVIEW BODY – TRAINING**672**

There was submitted a report by the Head of Legal & Property Services on the requirement for Members to undertake training prior to sitting on the Local Review Body.

Decided:

- (1) that the content of the report be noted; and
- (2) that it be noted that all nominated Members of the Local Review Body will be invited to attend a training session in November 2016.