

Local Review Body

1 March 2017

Planning Application for Review

Caledonian Tree Services

Erection of storage shed:

Craigmarloch South, Port Glasgow Road, Kilmacolm (16/0107/IC)

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- Planning Application Advice Note No. 9 (Siting and Design of New Farm Buildings)
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- Notice of Review form dated 14 December 2016 and supporting documentation (NB Productions 3, 5 and 6 not included with the papers in accordance with the criteria set out in Section 43(B) of the Town & Country Planning (Scotland) Act 1997)
- Email dated 12 January 2017 from Bryce Boyd Planning Solutions in relation to new material
- Suggested condition should planning permission be granted on review

PLANNING APPLICATION AND PLANS

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email:
devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100011480-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

erection of storage shed

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	bryce boyd planning solutions		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	bryce	Building Name:	ellersleigh
Last Name: *	boyd	Building Number:	
Telephone Number: *	01505874489	Address 1 (Street): *	castlehill road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	kilmacolm
Fax Number:		Country: *	UK
		Postcode: *	pa13 4el
Email Address: *	bboydplanning@aol.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	south craigmarloch
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	port glasgow road
Company/Organisation	caledonian tree services	Address 2:	
Telephone Number: *		Town/City: *	kilmacolm
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	pa13 4sg
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Craigmarloch South

Address 2:

Port Glasgow Road

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Kilmacolm

Post Code:

PA13 4SG

Please identify/describe the location of the site or sites

Northing

671372

Easting

234700

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

DISCUSSED THE PROPOSAL AT MEETING AND INDICATED TO PLANNING OFFICER THAT PLANNING APPLICATION WOULD BE SUBMITTED FOR THE PROPOSAL

Title:

Mr

Other title:

First Name:

james

Last Name:

mccall

Correspondence Reference Number:

Date (dd/mm/yyyy):

27/10/2015

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

2750.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

VACANT LAND

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

6

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

NOT REQUIRED

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 6 Storage or Distribution

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

756.0000

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr neil wilson

Address:

south craigmarloch, port glasgow road, kilmacolm, uk, pa13 4sg

Date of Service of Notice: *

03/05/2016

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: bryce boyd

On behalf of: caledonian tree services

Date: 03/05/2016

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr bryce boyd

Declaration Date: 03/05/2016

Payment Details

Cheque: caledonian tree services, 000959

Created: 03/05/2016 11:01

REPORT OF HANDLING DATED 23 SEPTEMBER 2016

REPORT OF HANDLING

Report By: James McColl

Report No:

16/0107/IC

**Local Application
Development**

**Contact
Officer:** 01475 712462

Date:

23rd September 2016

Subject: Erection of storage shed at
Craigmarloch South, Port Glasgow Road, Kilmacolm

SITE DESCRIPTION

The application site comprises an area of open ground located to the rear (west) of the existing buildings at South Craigmarloch, Kilmacolm, and immediately to the north of the electricity transmission line. The site is accessed via the existing access tracks from the public road into South Craigmarloch and to the new shed and dwellinghouse currently under construction to the north-west. South Craigmarloch lies approximately 0.6 miles (by road) to the north-west of Kilmacolm, and is located on the western side of the A761 Kilmacolm to Port Glasgow Road. The nearest neighbouring property is Craigmarloch, approximately 400 metres to the north-east of the application site.

PROPOSAL

It is proposed to erect a storage shed with associated outside yard. The proposed storage shed will extend to a floor area of 756 square metres and to a height of around 8.5 metres. Externally, the shed will be finished in grey concrete panels to a height of 4 metres with the upper section of the building and roof finished in profiled metal sheeting.

DEVELOPMENT PLAN POLICIES

Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

(a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or

(b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or

(c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or

(d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and

(e) it does not adversely impact on the natural and built heritage, and environmental resources;

(f) it does not adversely impact on landscape character;

(g) it does not adversely impact on prime quality agricultural land;

(h) it does not adversely impact on peat land with a high value as a carbon store;

(i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;

(j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and

(k) it has regard to Supplementary Guidance on Planning Application Advice.

Policy ECN4 : Business and Industrial Proposals Outwith Designated Areas

Proposals for new or expanded business or industrial development on sites outwith the identified Business and Industrial Areas on the Proposals Map, will require to be assessed against the following criteria:

(a) compatibility with neighbouring uses;

(b) economic and social benefit; and

(c) range and suitability of available sites identified in the Local Development Plan as being suitable for the proposed development.

Planning Application Advice Note (PAAN)9 on "Siting and Design of New Farm Buildings" applies.

CONSULTATIONS

Scottish Power – No comments.

Head of Environmental and Commercial Services – The National Roads Development Guide seeks the provision of 1 parking space per 50 square metre of floor space. Due to the size of the shed, a total of 15 parking spaces are required. The applicant proposes 6 spaces. As the site will be used for the storage of large plant and machinery, it is considered that 6 parking spaces are sufficient in this case.

There are no concerns regarding vehicles accessing to Port Glasgow Road (A761)

Head of Safer and Inclusive Communities – No objections to the proposal however a condition regarding external lighting is recommended.

Greenspace Manager - No biodiversity related concerns with the proposals.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th May 2016 as there are no premises on neighbouring land and as being contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The Kilmacolm Civic Trust offers no objection.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan, Planning Application Advice Note (PAAN) 9 on the "Siting and Design of New Farm Buildings", the visual impact of the proposed development, the consultation responses and the applicant's supporting letter.

The application site is located in the Green Belt and policy SDS8 of the Local Development Plan advises there will be a presumption against the spread of the built-up area into the Green Belt whilst policy ENV2 advises that development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances. Policy ECN4 advises on proposals for new or expanded business or industrial development outwith the business and industrial areas identified on the proposals map, setting out the criteria for the assessment of such proposals.

The applicant has submitted a letter of support to justify the construction of the new storage shed at this Green Belt location. It advises that the tree services business which operates from the site is directly related to agriculture and forestry and provides a wide range of services to the local agricultural and aboricultural community including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge maintenance. It is further advised that the woodfuels section of the company utilises all arising and by-products from the tree services business for woodfuel products. Overall, the business employees 10 full time staff and up to 10 additional staff during busy periods. It is stated that the additional storage shed proposed is essential for the further consolidation of the existing business at South Craigmartloch. The letter also points out that the current lack of existing space and sheds at the site has led to unprocessed timber and woodchip being stored at an open site at Knockmountain, which is not secure and has been subject to vandalism. In addition, high value plant machinery has to be stored outside for extended periods, when it should ideally be kept indoors. The additional storage will provide secure storage of plant and machinery together with timber products adjacent to the existing dwellinghouse.

Whilst the business provides services to, amongst others, the local agricultural community, there is nothing to suggest why the business or activities and any associated storage of material or machinery could be based and co-ordinated from an alternative location. Equally, the very nature of the tree services business would result in any work being undertaken at the client property. Nothing has been advanced to suggest whether the majority of these clients are local to the premises or that there is any locational requirement for the business to be based specifically at this location. No assessment of available industrial premises within Inverclyde together with their suitability for the storage use has been undertaken. It is acknowledged that the business provides full time employment and that there have been problems identified with the existing open storage arrangement at the second site. However, it is not demonstrated that there are any economic or social benefits to expanding the business within this Green Belt location over an industrial location where storage uses are encouraged by the Local Development Plan. The proposal cannot therefore be justified in respect of policy ECN4 (b) and (c) of the Local Development Plan. Furthermore, there are no exceptional or mitigating circumstances demonstrated for the development within the Green Belt and the proposal would thus be contrary to policy ENV2. The

proposal is also contrary to policy SDS8 which advises there will be a presumption against the spread of the built-up area into the Green Belt.

Notwithstanding the above, it is nevertheless appropriate to further consider the general design and siting of the new building within this rural location. The proposed building is not a farm building. Whilst the advice within PAAN9 provides an assessment criteria for the design of the new farm buildings, the guidance is, however, also relevant to this proposal for a large storage building within the Green Belt. The building is located adjacent to the existing group of buildings at South Craigmarnloch, it is set into the landform and will not break the skyline. PPAN9 advises where steel framed buildings are proposed, external walls and roofs should be finished in colour to blend with the landscape. Whilst the roof and upper sections of the walls finished in profiled sheet metal cladding could be coloured to blend with the landscape, the use of 4 metre high grey concrete panels would not do so. This would be compounded by the scale of the building which would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt at this location. The storage shed would not accord with the guidance within PAAN9.

Considering the consultation responses, the Head of Safer and Inclusive Communities offers no objections to the proposal and matters relating to external lighting can be addressed by an advisory note if required. The Head of Environmental and Commercial Services also offers no objections on the grounds of road safety or access arrangements and finally, the Greenspace Manager advises no impact on local biodiversity would likely occur. There are no records of archaeology within the site, and whilst records do exist nearby an archaeological watching brief was implemented for the development of the nearby dwellinghouse and shed but no archaeology was identified.

In conclusion, no locational requirement for the Green Belt site has been demonstrated, no assessment of available industrial premises within Inverclyde together with their suitability for the storage use has been undertaken and it is not demonstrated that there are any economic or social benefits to expanding the business within this Green Belt location over an industrial location where storage uses are encouraged by the Local Development Plan. The granting of planning permission for the house and shed currently under construction to the north-west of the site by Inverclyde Local Review Body does not provide justification for this development and the continued and inappropriate industrialisation of the Green Belt. There are no exceptional or mitigating circumstances for this development within the Green Belt at this location. The design of the building also fails to follow the guidance within PAAN9. Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 as amended require that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. There are no material considerations which suggest that a departure from policies SDS8, ENV2 and ECN4 (b) and (c) can be justified. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused.

Reasons

1. The applicant has not demonstrated any operational need or any exceptional or mitigating circumstances that would justify the erection of a storage shed in this Green Belt location. The proposal is therefore contrary to policies SDS8, ENV2 and ECN4 (b) and (c) of the 2014 Inverclyde Local Development Plan.
2. The design of the building incorporating the use of 4 metre high grey concrete panels would not blend with the landscape, contrary to the guidance within Planning Application Advice Note 9 and the scale of the building would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt.

Signed:



Case Officer: James McCall



Stuart Jamieson
Head of Regeneration and Planning

**PLANNING APPLICATION ADVICE NOTE NO. 9
(SITING AND DESIGN OF NEW FARM BUILDINGS)**

Planning Application Advice Note No. 9

SITING and DESIGN of NEW FARM BUILDINGS

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Country Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape.

Siting of New Buildings:

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of New Buildings:

ROOFS

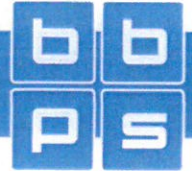
- Where traditional roofing material is proposed a minimum 35 degree pitch should be achieved using a natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate. On large buildings requiring wide roof spans, high pitch roofs would have a

significant impact. Also many buildings, for economic reasons, will propose the use of modern materials. Under such circumstances roofs should be finished in a colour to match the farm buildings in the immediate vicinity and seek to blend with the landscape. Where large buildings use modern materials a low pitch roof should be used. Flat roofs are not appropriate.

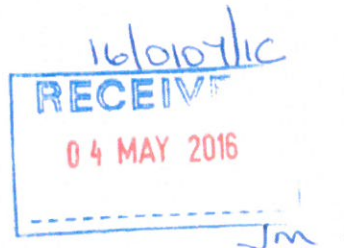
WALLS

- Natural stone or wet dash render are traditional to the Inverclyde countryside and are acceptable. Where steel framed buildings are proposed, they should be finished in a colour to match other farm buildings in the immediate vicinity and seek to blend with the landscape.

APPLICANT'S SUPPORTING STATEMENT



Development Control
Planning Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LY



3 May 2016

Dear Sirs

**PLANNING APPLICATION - ERECTION OF STORAGE SHED ADJACENT TO
SOUTH CRAIGMARLOCH PORT GLASGOW ROAD KILMACOLM
CALEDONIAN TREE SERVICES**

I enclose for your attention a copy of a planning application in respect of the above proposed development.

As the Planning Authority is aware, the premises at South Craigmarloch has been utilised as the base for many years by the Wilson family for providing service to the agricultural and wider community. Two separate companies, Boundaries and Caledonian Tree Services, now operate from the site run by the two Wilson brothers, albeit that they have a very close working relationship. Colin Wilson, the owner of Caledonian Tree Services lives at the former farm building at South Craigmarloch.

Boundaries was recently granted planning permission for a new dwelling and storage shed at the northern section of the site.

Caledonian Tree Services is now seeking planning permission for the erection of an additional storage shed which is essential for the further consolidation of the business at South Craigmarloch

Caledonian Tree Services provides a wide range of services to the local agricultural and arboricultural community, including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge maintenance. Caledonian employs 10 full time staff and during busy periods, up to 10 additional staff are employed.

Caledonian Tree Services Ltd. has continued to grow during recent years and has been awarded 'Arboricultural Association Approved Contractor status' for the 4th year (one of only 3 in central Scotland). The woodfuels section of the company, utilises all arisings / by-products from the tree services business turning this into useable and sustainable woodfuel products. The woodfuel business is registered with BSL (Biomass Suppliers

List) which means that it can be used by all domestic and commercial customers in receipt of the Renewable Heat Incentive.

Owing to the lack of space and sheds at the yard at South Craigmarloch, in recent years, the unprocessed timber and drying woodchip has been stored at Knockmountain, Renfrewshire. This ground and shed at Knockmountain is rented from the Forestry Commission, but is not secure, and a considerable amount of vandalism has occurred at the site during the past two years. This has resulted in tens of thousands of pounds of damage to the business which can not be sustained in the long run.

The company also has to keep machinery outside in the yard area, both at South Craigmarloch and Knockmountain, due to lack of space within the existing sheds. A lot of the work is seasonal due to environmental and ecological issues and at times the machinery is kept outside for extended periods. This machinery is very high value and to maintain condition should always be kept indoors where practicable. The machinery is by nature of an agricultural and arboricultural scale comprising both wheeled and tracked machinery. These include a Komatsu 840 Forwarder (8m (l) X 2.8m(h). 20 Tonnes), 8.390 Ford Tractor with Mus Max chipper (9m(l) X 2.8(h)), Hyundai 145.9 Harvester/excavator, 3 x Valtra Forestry Tractors with Crane and winches (each is 4.5m high), 4 x Agricultural Tractors, 3 x Whole tree Chippers and 5x commercial vehicles and small scale arboricultural machinery (chippers, stumpgrinders, etc.). Photographs illustrating the size and scale of some of these vehicles are attached.

As outlined above, a considerable amount of vandalism has occurred at the Knockmountain shed and yard during the past two years, and given the cost of the large agricultural vehicles used by Caledonian, it is essential that these vehicles can be located in a secure location adjacent to the former farm building. An indication of the costs of the vehicles referred to above are as follows:-

Mus max chipper and New Holland Tractor - £350,000
Komatsu 840 Forwarder - £180,000
Hyundai Excavator base Harvester - £110,000
2 x 203 Valtra Tractors with Forestry Crane and winch kits - £360,000 (combined)
Various pedestrian based chippers and other Forestry related bits of kits including trailers, PTO chippers and serviced vehicles - Approx. £300,000

The woodfuel element of the business sells approximately 1500-2000 cm³ of seasoned logs annually which require to be dried inside the shed for 6 months and 4000 cm³ of seasoned woodchip annually which also requires to be dried indoors.

The company now wish to consolidate all of its operations on the one site, which will enable the company to operate more efficiently and by having the proposed new shed and storage space adjacent to the existing yard and dwelling house, security would be greatly improved.

As has been outlined above the services provided by Caledonian Tree Services is directly related to agriculture and forestry. The business is based at South Craigmarloch and it is entirely appropriate that the company is permitted to consolidate its business at the current location. The proposed new shed will enable the company to remain in Inverclyde and provide additional storage space to accommodate the large, agricultural scale vehicles used by the company and additionally enable the logs and woodchip to be dried out under cover at a location where it can be easily supervised, and protected from vandalism by virtue of its location, in close proximity to the dwelling house.

The proposed shed has the appearance of an agricultural building which is clearly in keeping with the character of this rural location.

Please do not hesitate to contact me if you require any further information or clarification in respect of this application.

Find enclosed a cheque for £4411.00 which I understand is the appropriate planning fee in respect of the application.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

J BRYCE BOYD





CONSULTATION RESPONSES

James McColl

From: Elaine Provan
Sent: 02 September 2016 10:26
To: James McColl
Subject: RE: Planning Application 16/0107/IC - South Craigmarloch

Hi James

As discussed I've responded to the above application and have no further comments to make on the access and egress from A761 Port Glasgow Road.

Kind regards

Elaine

From: James McColl
Sent: 01 August 2016 16:52
To: Elaine Provan
Subject: FW: Planning Application 16/0107/IC - South Craigmarloch

Elaine,

Further to previous correspondence regarding the above, please see the additional information from the applicant. I would be grateful of your comments.

Regards

James McColl BSc (Hons) MRTPI
Senior Planner

Development Management
Regeneration and Planning
Inverclyde Council
Municipal Buildings
24 Clyde Square
Greenock
PA15 1LY

Phone – 01475 712462

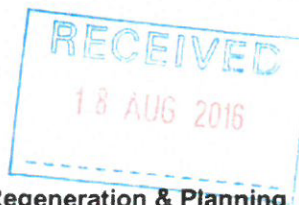
Inverclyde Council website – www.inverclyde.gov.uk

Inverclyde on Twitter – twitter.com/inverclyde

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To: Head of Regeneration & Planning Your Ref: 16/0107/IC
 From: Head of Environmental & Commercial Services Our Ref: EP/14/04/16/0107/IC
 Subject: Observations On Planning Application Contact: E Provan
 Detail: Erection of storage shed Tel: (01475) 714814
 Site: Craigmarloch South, Port Glasgow Road, PA13 4SG PA Ref: 16/0107/IC
 Applicant: Caledonian Tree Services

Type of Consent: Detailed Permission/ In-Principle/ Approval of Matters/ Change of Use

Comments:

1.	The National Roads Development Guide seeks the provision of 1 parking space per 50sqm. Due to the size of the storage shed a total of 15 parking spaces. The application provides 6 parking spaces. As the site will be used for the storage of large agricultural it is considered that 6 parking spaces are sufficient in this case.

Notes For Intimation To Applicant

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ xxx

*Relevant Section of the Roads (Scotland) Act 1984

Signed: [Redacted] Steven Walker, Service Manager (Roads)

Date: 15/08/2016

Memorandum Safer Communities Planning Application Consultation Response	
To: Planning Services FAO James McColl	
From: Safer and Inclusive Communities	Date sent to Planning: 19/5/16

Lead Officer: Sharon Lindsay	
Tel: 01475 714205	Email: Sharon.lindsay@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	16/0107/IC
Planning Application Address:	Craigmarloch South Port Glasgow Road Kilmacolm PA13 4SG
Planning Application Proposal:	Erection of storage shed.

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	19.5.16
<i>Contaminated Land</i>	Roslyn McIntosh	16/5/16
Public Health & Housing	Jim Blair	16.5.16
Noise	Sharon Lindsay	19.5.16

Amend table entries as appropriate and insert date when each officer review is completed.



**Healthy
Working
Lives**



Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health

No Comments

Air Quality

No Comments

Contaminated Land

No Comments

Public Health & Housing

1. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Noise

No Comments

 Email

From: [Charlie Cairns](#)
To: [James McColl](#)
Subject: South Craigmearloch

Sent: 16/09/2016 11:09:40



James

Further to our conversation, I can confirm no biodiversity related concerns with the proposals at South Craigmearloch

Regards

Charlie

*Charlie Cairns
Area Manager - Lower Clyde Greenspace
tel 01475 712464*

LOWER CLYDE GREENSPACE IS A PARTNERSHIP BETWEEN INVERCLYDE AND ARGYLL & BUTE COUNCILS

REPRESENTATION

Audrey-Alaria Lever

From: Nicol Cameron [REDACTED]
Sent: 17 May 2016 17:56
To: Stuart Jamieson; Devcont Planning
Subject: Kilmacolm Civic Trust Comment on recent planning applications

From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)

To: Mr Stuart Jamieson (Head of Regeneration and Planning, Inverclyde Council)

Good Afternoon Mr Jamieson

KILMACOLM CIVIC TRUST COMMENT ON RECENT PLANNING APPLICATIONS

The Kilmacolm Civic Trust Executive Committee has considered the following planning applications out of committee and has the following observations:

- **16/0003/TRE:** Barnsford, Glencairn Road, Kilmacolm. **Comment: No objection.**
- **16/0094/IC:** 3 Nursery Lane, Kilmacolm. **Comment: No objection.**
- **16/0097/IC:** 11 Nursery Lane, Kilmacolm. **Comment: No objection.**
- **16/0107/IC:** South Craigmarnoch, Port Glasgow Rd, Kilmacolm. **Comment: No objection.**
- **16/0096/IC:** Cottage 45, Quarriers Village. **Comment: We object. A letter will follow shortly.**

We shall discuss 16/0062/IC (Overton South Lodge, Barclaven Road, Kilmacolm) in committee at our monthly meeting on Thursday 19th May 2016. I shall let you know our decision on Friday 20th.

Kind regards,

Nicol Cameron

(Mr R.N. Cameron - Chairman Kilmacolm Civic Trust)

DECISION NOTICE DATED 26 SEPTEMBER 2016

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 16/0107/IC

Online Ref:100011480-001

*TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND)REGULATIONS 2013*

Caledonian Tree Services
Craigmarloch South
Port Glasgow Road
Kilmacolm
PA13 4SG

Bryce Boyd Planning Solutions
Bryce Boyd
Ellersleigh
Castlehill Road
KILMACOLM
PA13 4EL

With reference to your application dated 3rd May 2016 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of storage shed at

Craigmarloch South, Port Glasgow Road, Kilmacolm

Category of Application - Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The applicant has not demonstrated any operational need or any exceptional or mitigating circumstances that would justify the erection of a storage shed in this Green Belt location. The proposal is therefore contrary to policies SDS8, ENV2 and ECN4 (b) and (c) of the 2014 Inverclyde Local Development Plan.
2. The design of the building incorporating the use of 4 metre high grey concrete panels would not blend with the landscape, contrary to the guidance within Planning Application Advice Note 9 and the scale of the building would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 26th day of September 2016


Head of Regeneration and Planning

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
06	/	
05	/	
04	/	
03	Rev A	
01	/	
01	/	
07	/	
VEH01	/	
VEH02	/	

**NOTICE OF REVIEW FORM DATED 14 DECEMBER 2016
AND SUPPORTING DOCUMENTATION**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Agent (if any)

Name

Name

Address

Address

Contact Telephone 1

Contact Telephone 2

Fax No

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

A SITE INSPECTION WOULD ENABLE MEMBERS TO VIEW THE LOCUS OF THE PROPOSAL

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE SUPPORTING DOCUMENTS

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

SEE SUPPORTING DOCUMENTS

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date 14/12/16

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

GROUNDS OF NOTICE OF REVIEW

**SUBMISSION AGAINST REFUSAL OF PLANNING PERMISSION BY
INVERCLYDE COUNCIL FOR THE ERECTION OF STORAGE SHED AT
CRAIGMARLOCH SOUTH, PORT GLASGOW ROAD, KILMACOLM.**

REF: 16/0107/IC

Notice of Review

Online Reference Number: 100034271-001



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

GROUNDS OF NOTICE OF REVIEW

**SUBMISSION AGAINST REFUSAL OF PLANNING PERMISSION BY
INVERCLYDE COUNCIL FOR THE ERECTION OF STORAGE SHED AT
CRAIGMARLOCH SOUTH, PORT GLASGOW ROAD, KILMACOLM.**

REF: 16/0107/IC

1.0 BACKGROUND

- 1.1 The Planning Application submitted to the Council in May 2016 was accompanied by a Supporting Statement outlining the unique nature of the business based at South Craigmarloch, their links to the agricultural community and the wish for the business to expand and continue to offer an essential service to the rural economy.
- 1.2 A copy of this submission is attached.

Production 1- Supporting Statement

2.0 REFUSAL NOTICE & OFFICER REPORT

- 2.1 On 26 September 2016 a Notice of Refusal of Planning Permission was issued by Inverclyde Council indicating that the planning application had been refused on the following grounds:
 1. The applicant has not demonstrated any operational need or any exceptional or mitigating circumstances that would justify the erection of a storage shed in this Green Belt location. The proposal is therefore contrary to policies SDS8, ENV2 and ENC4 (b) and (c) of the 2014 Inverclyde Local Development Plan.
 2. The design of the building incorporating the use of 4 metre high grey concrete panels would not blend with the landscape, contrary to the guidance within Planning Application Advice Note 9 and the scale of the building would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt.

- 2.2 The manner in which the planning application was dealt with by the planning officials, leading to the refusal of planning permission, is detailed in the Report of Handling on the application. A copy of the Report is attached.

Production 2 - Report of Handling

3.0 GROUNDS OF REVIEW

- 3.1 Section 37(2) of the Town and Country Planning (Scotland) Act 1997 provides that in determining an application regard shall be had to the Development Plan so far as material to the application and to any material considerations. Section 25(1) provides that the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 In reaching a decision to refuse planning permission, the planning officials have indicated that the development is contrary to the provisions of the Local Development Plan (LDP) and, additionally, to the guidance within Planning Application Advice Note 9 (PAAN 9).
- 3.3 In reaching a decision to refuse planning permission it is submitted that the planning officials have taken an extremely narrow interpretation of the LDP and PAAN 9 Policies for this agricultural related use to justify the refusal of planning permission and chosen to ignore the other 'material considerations' in respect of the planning application.
- 3.4 The erection of the shed can, in fact, be fully justified in terms of the LDP, as is illustrated below.

4.0 ANALYSIS OF APPLICATION

- 4.1 As outlined above, the planning application was accompanied by a Supporting Statement, *Production 1*, which detailed the family background of Mr Wilson and the circumstances which led to the application being submitted.
- 4.2 The Supporting Statement outlined the justification for the erection of a storage shed at this location within the greenbelt, highlighting the unique circumstances surrounding the application.
- 4.3 In regard to the Local Development Plan Policies referred to in the grounds of refusal, Policy SDS8 is a broad brush policy which outlines a general presumption against development in the green belt, however the Local Development Plan then goes on, through other policies, to identify when development will accord with the Local Development Plan.
- 4.4 As detailed in the submission, the business provides an essential service to the local agricultural and arboricultural community, including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge

maintenance. Caledonian Tree Services employs 10 full time staff and during busy periods, up to 10 additional staff are employed.

- 4.5 As outlined in the Supporting Statement, Production 1, Caledonian Tree Services Ltd. has been awarded 'Arboricultural Association Approved Contractor status' for the 4th year (one of only 3 in central Scotland). The woodfuels section of the company, utilises all arisings / by-products from the tree services business turning this into useable and sustainable dry woodchip. The woodfuel business is registered with BSL (Biomass Suppliers List) which means that it can be used by all domestic and commercial customers in receipt of the Renewable Heat Incentive (RHI). The RHI participants, have to demonstrate to Ofgem that the fuel they are using in their biomass boilers meets the RHI sustainability criteria required to claim their RHI payments. All domestic RHI participants with boilers under 1,00kW, who are sourcing woody biomass and wish to claim money under the RHI scheme must use fuel that is supplied by a firm on the Biomass Suppliers List.
- 4.6 Owing to the lack of space and sheds at the yard at South Craigmarloch, in recent years, the unprocessed timber and drying woodchip has been stored at Knockmountain, Renfrewshire. This ground and shed at Knockmountain is rented from the Forestry Commission, but is not secure, and a considerable amount of vandalism has occurred to both the timber and the sheds at the site during the past two years, including wanton fire raising. The company has therefore had to reduce the amount of dry woodchip stored at Knockmountain and to enable this part of the business to continue it is essential that the storage space is located at Craigmarloch, where there is on site supervision from the adjacent dwelling house where Mr Wilson and his family live.
- 4.7 If planning permission is not forthcoming for the erection of the additional shed it is most likely that the Woodfuels section of Caledonian's operations would have to be terminated with the loss of at least 3 of the existing full time jobs.
- 4.8 As can be seen from the submission, the business provides a service to the local agricultural and arboricultural community and the provision of the additional shed to facilitate the consolidation of the business is clearly in complete conformity with Policy ENV2 (a).
- 4.9 Turning to Policy ENC 4, this policy indicates that proposals for expanding businesses on sites outwith the identified Business and Industrial Areas have to be assessed against three criteria
- (a) compatibility with neighbouring uses
 - (b) economic and social benefit, and
 - (c) range and suitability of available sites identified in the Local Development Plan as being suitable for the proposed development
- 4.10 In respect of point (a), the proposed shed is clearly compatible with the neighbouring uses, bearing in mind the adjacent sheds, which are currently used by Caledonian Tree Services.

- 4.11 Turning to point (b), as outlined in the Supporting Statement, Production 1, owing to the lack of space and sheds at the yard at South Craigmarloch, in recent years, the unprocessed timber and drying woodchip has been stored at Knockmountain, Renfrewshire. The ground and shed at Knockmountain is rented from the Forestry Commission, but is not secure, and a considerable amount of vandalism has occurred at the site during the past two years. This has resulted in tens of thousands of pounds of damage to the business which can not be sustained in the long run.
- 4.12 The company also has to keep machinery outside in the yard area, both at Craigmarloch and Knockmountain, due to lack of space within the existing sheds. A lot of the work is seasonal due to environmental and ecological issues and at times the machinery is kept outside for extended periods. This machinery is very high value and to maintain condition should always be kept indoors where practicable. The machinery is by nature of an agricultural and arboricultural scale comprising both wheeled and tracked machinery. These include a Komatsu 840 Forwarder (8m (l) X 2.8m(h). 20 Tonnes), 8.390 Ford Tractor with Mus Max chipper (9m(l) X 2.8(h)), Hyundai 145.9 Harvester/excavator, 3 x Valtra Forestry Tractors with Crane and winches (each is 4.5m high), 4 x Agricultural Tractors, 3 x Whole Tree Chippers and 5x commercial vehicles and small scale arboricultural machinery (chippers, stumpgrinders, etc.). Photographs of a number of these vehicles are contained within production 1. Additional photographs of these vehicles, which further illustrate the types and scale of the vehicles and trailers, all of an agricultural nature, are also attached in production 3.

Production 3 - Photographs of Vehicles & Trailers

- 4.13 The provision of the proposed additional shed at Craigmarloch will provide the company with security for the plant and machinery of the business on a 24 hour basis. By increasing the covered areas available for storage, weather damage to both machinery and wood will also be minimised.
- 4.14 Additionally, as outlined above, the company currently employ 10 full time staff with an additional 10 employed during busy periods. The consolidation of the business at the site at Craigmarloch will ensure the continuation of these jobs within Inverclyde.
- 4.15 It is clear, therefore, that the development is in conformity with Policy ENC 4(b).
- 4.16 Point (c) refers to the range and suitability of development sites identified in the LDP as being suitable for the proposed development.
- 4.17 As the Supporting Statement, Production 1, outlines the sole purpose for the erection of the additional shed at South Craigmarloch is to consolidate the existing business at this location and provide security for the plant and machinery used by the business. To suggest that the use might be made of a storage facility within an industrial estate in either Greenock or Port Glasgow

appears preposterous bearing in mind the need to consolidate the business at the existing location and the types of agricultural vehicles involved in the operation of the business. The suggestion is akin to asking a farmer to store all his agricultural vehicles in an industrial estate within the urban area rather than on the farm.

- 4.18 It is clear, given the nature of the business of the company, which is essentially agricultural in nature, that accommodation within the areas identified in the LDP for Industrial purposes are entirely unsuitable for this agricultural related business. As such the proposal is in conformity with Policy ECN 4(c).
- 4.19 The second reason for refusal indicates that the scale of the building and the proposed side concrete panelling would not blend with the landscape, be a significant feature in the rural location and be contrary to the guidance in Planning Application Advice Note 9 (PAAN9). Additionally the refusal suggests that the shed is an inappropriate industrialisation of the Green Belt.
- 4.20 Planning Application Advice Note 9 deals with the siting and design of new farm buildings. By referring to this particular advice note in the reason for refusal, there appears to be an acceptance by the Head of Regeneration and Planning that the proposed structure is an agricultural building. This appears to be at odds with the other references made in the reasons for refusal making reference to the "industrialisation of the Green Belt" and suggestions that the industrial estates in the urban areas should be used for storage purposes for this agricultural business.

Production 4 - Planning Application Advice Note 9

- 4.21 PAAN9 provides advice in respect of the design and siting of new farm buildings in the countryside. The document, in respect of the siting of buildings indicates that new buildings should not be located in prominent positions on skylines etc, that they should be set into the landform and be related to other buildings. In all respects the proposed shed at Craigmarloch conforms to this advice.
- 4.22 In regard to the design of the building, PAAN9 indicates that on large scale buildings high pitches roofs are to be discouraged and low pitched roofs should be used. Where modern materials are to be used roofs should seek to blend in with the landscape and that the buildings should be finished in a colour to match the buildings in the immediate vicinity.
- 4.23 The proposed building has a low pitched roof and the colour of the building would be either green or grey, it being normal practice in an application such as this, to have a condition imposed by the Planning Authority to indicate that the colour of the building has to be approved before work commences.
- 4.24 The proposal therefore is entirely in conformity with PAAN9.

- 4.25 In the reason for refusal particular reference is made to the grey concrete panels proposed on the side of the shed and that these would not "blend with the landscape". This analysis by the planning officials appears to completely ignore the reality of the design and finish of modern farm buildings which, in almost all cases, have concrete sides.
- 4.26 Two farms in the local vicinity illustrate the typical appearance of modern farm buildings incorporating side concrete panelling. Castlehill Farm on Kilmacolm Road has a modern shed adjacent to the farm, with the roof and side metal sheeting coloured grey and the lower walls finished in concrete.
- 4.27 Gryffeside Farm on Blackston Road has a number of large modern sheds with concrete side panelling. A number of the sheds at Gryffeside are coloured green and one blue.
- 4.28 The attached aerial photographs and photographs of the buildings illustrate the scale, design and colour of farm buildings to be found in the local vicinity.

Production 5 - Photographs of Castlehill Farm
Production 6 - Photographs of Gryffeside Farm

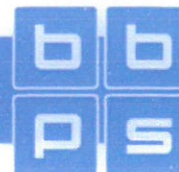
- 4.29 As can be seen from the photographs, the proposed shed at Craigmarloch is similar to all of the modern farm sheds which can be seen all over the countryside areas. It appears completely unreasonable to suggest that the proposed shed "will not blend with the landscape" bearing in mind the many similar structures already approved in the area. Indeed if the planning officials were so concerned as to the impact which, in their view, the proposed concrete walling would have then an appropriate condition could have been included in any planning consent issued requiring the metal cladding to be brought down over the concrete panelling on the outside of the shed.
- 4.30 The photographs also illustrate the scale of farm buildings and sheds which are now common place at the majority of working farms. The extensive number of sheds at Gryffeside farm provide a clear picture as to the scale of such structures in the countryside area. The proposed new shed at Craigmarloch is in keeping with the types of shed which are commonplace in the majority of farms in the rural areas and to suggest that the "scale" of the proposal at Craigmarloch would be a "significant feature" at a rural location, given the scale of sheds elsewhere is clearly absurd.
- 4.31 As outlined above, the business provides an essential service to the local agricultural and arboricultural community, including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge maintenance. The shed proposed at Craigmarloch is similar to many such sheds associated with farms in the rural area and to suggest that the proposal is leading to an "inappropriate industrialisation" of the Green Belt is a complete misinterpretation of the proposal.

5.0 CONCLUSIONS

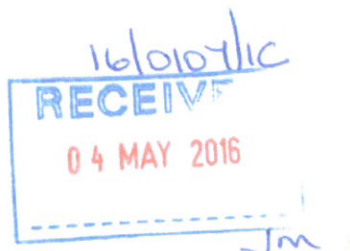
- 5.1 In reaching their decision to refuse Planning Permission the Planning Officers have adopted a very narrow interpretation of the Development Plan Policies to justify the reasons for refusal.
- 5.2 As outlined above the proposed shed is an agricultural building which will support the operations of Caledonian Tree Services and will enable the and arboricultural community.
- 5.3 Indeed as outlined above if the erection of the additional shed is not approved it is likely that the woodfuels section of the company's operations will have to cease with the loss of at least 3 employees from the company.
- 5.4 The proposal is entirely in conformity with the Local Development Plan policies and such sheds are commonplace throughout the rural areas of Inverclyde.
- 5.5 For all of the reasons detailed above it is requested that the Local Review Body overturn the decision of the Planning Officials and grant planning permission for the erection of a storage shed at Craigmarnloch, Port Glasgow Road, Kilmacolm.

PRODUCTION 1

Supporting Statement



Development Control
Planning Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LY



3 May 2016

Dear Sirs

**PLANNING APPLICATION - ERECTION OF STORAGE SHED ADJACENT TO
SOUTH CRAIGMARLOCH PORT GLASGOW ROAD KILMACOLM
CALEDONIAN TREE SERVICES**

I enclose for your attention a copy of a planning application in respect of the above proposed development.

As the Planning Authority is aware, the premises at South Craigmarloch has been utilised as the base for many years by the Wilson family for providing service to the agricultural and wider community. Two separate companies, Boundaries and Caledonian Tree Services, now operate from the site run by the two Wilson brothers, albeit that they have a very close working relationship. Colin Wilson, the owner of Caledonian Tree Services lives at the former farm building at South Craigmarloch.

Boundaries was recently granted planning permission for a new dwelling and storage shed at the northern section of the site.

Caledonian Tree Services is now seeking planning permission for the erection of an additional storage shed which is essential for the further consolidation of the business at South Craigmarloch

Caledonian Tree Services provides a wide range of services to the local agricultural and arboricultural community, including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge maintenance. Caledonian employs 10 full time staff and during busy periods, up to 10 additional staff are employed.

Caledonian Tree Services Ltd. has continued to grow during recent years and has been awarded 'Arboricultural Association Approved Contractor status' for the 4th year (one of only 3 in central Scotland). The woodfuels section of the company, utilises all arisings / by-products from the tree services business turning this into useable and sustainable woodfuel products. The woodfuel business is registered with BSL (Biomass Suppliers

List) which means that it can be used by all domestic and commercial customers in receipt of the Renewable Heat Incentive.

Owing to the lack of space and sheds at the yard at South Craigmarloch, in recent years, the unprocessed timber and drying woodchip has been stored at Knockmountain, Renfrewshire. This ground and shed at Knockmountain is rented from the Forestry Commission, but is not secure, and a considerable amount of vandalism has occurred at the site during the past two years. This has resulted in tens of thousands of pounds of damage to the business which can not be sustained in the long run.

The company also has to keep machinery outside in the yard area, both at South Craigmarloch and Knockmountain, due to lack of space within the existing sheds. A lot of the work is seasonal due to environmental and ecological issues and at times the machinery is kept outside for extended periods. This machinery is very high value and to maintain condition should always be kept indoors where practicable. The machinery is by nature of an agricultural and arboricultural scale comprising both wheeled and tracked machinery. These include a Komatsu 840 Forwarder (8m (l) X 2.8m(h). 20 Tonnes), 8.390 Ford Tractor with Mus Max chipper (9m(l) X 2.8(h)), Hyundai 145.9 Harvester/excavator, 3 x Valtra Forestry Tractors with Crane and winches (each is 4.5m high), 4 x Agricultural Tractors, 3 x Whole tree Chippers and 5x commercial vehicles and small scale arboricultural machinery (chippers, stumpgrinders, etc.). Photographs illustrating the size and scale of some of these vehicles are attached.

As outlined above, a considerable amount of vandalism has occurred at the Knockmountain shed and yard during the past two years, and given the cost of the large agricultural vehicles used by Caledonian, it is essential that these vehicles can be located in a secure location adjacent to the former farm building. An indication of the costs of the vehicles referred to above are as follows:-

Mus max chipper and New Holland Tractor - £350,000
Komatsu 840 Forwarder - £180,000
Hyundai Excavator base Harvester - £110,000
2 x 203 Valtra Tractors with Forestry Crane and winch kits - £360,000 (combined)
Various pedestrian based chippers and other Forestry related bits of kits including trailers, PTO chippers and serviced vehicles - Approx. £300,000

The woodfuel element of the business sells approximately 1500-2000 cm³ of seasoned logs annually which require to be dried inside the shed for 6 months and 4000 cm³ of seasoned woodchip annually which also requires to be dried indoors.

The company now wish to consolidate all of its operations on the one site, which will enable the company to operate more efficiently and by having the proposed new shed and storage space adjacent to the existing yard and dwelling house, security would be greatly improved.

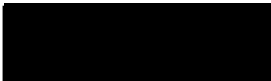
As has been outlined above the services provided by Caledonian Tree Services is directly related to agriculture and forestry. The business is based at South Craigmarnloch and it is entirely appropriate that the company is permitted to consolidate its business at the current location. The proposed new shed will enable the company to remain in Inverclyde and provide additional storage space to accommodate the large, agricultural scale vehicles used by the company and additionally enable the logs and woodchip to be dried out under cover at a location where it can be easily supervised, and protected from vandalism by virtue of its location, in close proximity to the dwelling house.

The proposed shed has the appearance of an agricultural building which is clearly in keeping with the character of this rural location.

Please do not hesitate to contact me if you require any further information or clarification in respect of this application.

Find enclosed a cheque for £4411.00 which I understand is the appropriate planning fee in respect of the application.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

J BRYCE BOYD





PRODUCTION 2

Report of Handling

REPORT OF HANDLING

Report By: James McColl

Report No: 16/0107/IC

**Local Application
Development**

**Contact
Officer:** 01475 712462

Date: 23rd September 2016

Subject: Erection of storage shed at
Craigmarloch South, Port Glasgow Road, Kilmacolm

SITE DESCRIPTION

The application site comprises an area of open ground located to the rear (west) of the existing buildings at South Craigmarloch, Kilmacolm, and immediately to the north of the electricity transmission line. The site is accessed via the existing access tracks from the public road into South Craigmarloch and to the new shed and dwellinghouse currently under construction to the north-west. South Craigmarloch lies approximately 0.6 miles (by road) to the north-west of Kilmacolm, and is located on the western side of the A761 Kilmacolm to Port Glasgow Road. The nearest neighbouring property is Craigmarloch, approximately 400 metres to the north-east of the application site.

PROPOSAL

It is proposed to erect a storage shed with associated outside yard. The proposed storage shed will extend to a floor area of 756 square metres and to a height of around 8.5 metres. Externally, the shed will be finished in grey concrete panels to a height of 4 metres with the upper section of the building and roof finished in profiled metal sheeting.

DEVELOPMENT PLAN POLICIES

Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

(a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or

(b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or

(c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or

(d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and

(e) it does not adversely impact on the natural and built heritage, and environmental resources;

(f) it does not adversely impact on landscape character;

(g) it does not adversely impact on prime quality agricultural land;

(h) it does not adversely impact on peat land with a high value as a carbon store;

(i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;

(j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and

(k) it has regard to Supplementary Guidance on Planning Application Advice.

Policy ECN4 : Business and Industrial Proposals Outwith Designated Areas

Proposals for new or expanded business or industrial development on sites outwith the identified Business and Industrial Areas on the Proposals Map, will require to be assessed against the following criteria:

(a) compatibility with neighbouring uses;

(b) economic and social benefit; and

(c) range and suitability of available sites identified in the Local Development Plan as being suitable for the proposed development.

Planning Application Advice Note (PAAN)9 on "Siting and Design of New Farm Buildings" applies.

CONSULTATIONS

Scottish Power – No comments.

Head of Environmental and Commercial Services – The National Roads Development Guide seeks the provision of 1 parking space per 50 square metre of floor space. Due to the size of the shed, a total of 15 parking spaces are required. The applicant proposes 6 spaces. As the site will be used for the storage of large plant and machinery, it is considered that 6 parking spaces are sufficient in this case.

There are no concerns regarding vehicles accessing to Port Glasgow Road (A761)

Head of Safer and Inclusive Communities – No objections to the proposal however a condition regarding external lighting is recommended.

Greenspace Manager - No biodiversity related concerns with the proposals.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th May 2016 as there are no premises on neighbouring land and as being contrary to the development plan.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The Kilmacolm Civic Trust offers no objection.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan, Planning Application Advice Note (PAAN) 9 on the "Siting and Design of New Farm Buildings", the visual impact of the proposed development, the consultation responses and the applicant's supporting letter.

The application site is located in the Green Belt and policy SDS8 of the Local Development Plan advises there will be a presumption against the spread of the built-up area into the Green Belt whilst policy ENV2 advises that development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances. Policy ECN4 advises on proposals for new or expanded business or industrial development outwith the business and industrial areas identified on the proposals map, setting out the criteria for the assessment of such proposals.

The applicant has submitted a letter of support to justify the construction of the new storage shed at this Green Belt location. It advises that the tree services business which operates from the site is directly related to agriculture and forestry and provides a wide range of services to the local agricultural and aboricultural community including woodland and tree maintenance, tree clearance, tree surgery, timber extraction and hedge maintenance. It is further advised that the woodfuels section of the company utilises all arising and by-products from the tree services business for woodfuel products. Overall, the business employees 10 full time staff and up to 10 additional staff during busy periods. It is stated that the additional storage shed proposed is essential for the further consolidation of the existing business at South Craigmarloch. The letter also points out that the current lack of existing space and sheds at the site has led to unprocessed timber and woodchip being stored at an open site at Knockmountain, which is not secure and has been subject to vandalism. In addition, high value plant machinery has to be stored outside for extended periods, when it should ideally be kept indoors. The additional storage will provide secure storage of plant and machinery together with timber products adjacent to the existing dwellinghouse.

Whilst the business provides services to, amongst others, the local agricultural community, there is nothing to suggest why the business or activities and any associated storage of material or machinery could be based and co-ordinated from an alternative location. Equally, the very nature of the tree services business would result in any work being undertaken at the client property. Nothing has been advanced to suggest whether the majority of these clients are local to the premises or that there is any locational requirement for the business to be based specifically at this location. No assessment of available industrial premises within Inverclyde together with their suitability for the storage use has been undertaken. It is acknowledged that the business provides full time employment and that there have been problems identified with the existing open storage arrangement at the second site. However, it is not demonstrated that there are any economic or social benefits to expanding the business within this Green Belt location over an industrial location where storage uses are encouraged by the Local Development Plan. The proposal cannot therefore be justified in respect of policy ECN4 (b) and (c) of the Local Development Plan. Furthermore, there are no exceptional or mitigating circumstances demonstrated for the development within the Green Belt and the proposal would thus be contrary to policy ENV2. The

proposal is also contrary to policy SDS8 which advises there will be a presumption against the spread of the built-up area into the Green Belt.

Notwithstanding the above, it is nevertheless appropriate to further consider the general design and siting of the new building within this rural location. The proposed building is not a farm building. Whilst the advice within PAAN9 provides an assessment criteria for the design of the new farm buildings, the guidance is, however, also relevant to this proposal for a large storage building within the Green Belt. The building is located adjacent to the existing group of buildings at South Craigmarnloch, it is set into the landform and will not break the skyline. PAAN9 advises where steel framed buildings are proposed, external walls and roofs should be finished in colour to blend with the landscape. Whilst the roof and upper sections of the walls finished in profiled sheet metal cladding could be coloured to blend with the landscape, the use of 4 metre high grey concrete panels would not do so. This would be compounded by the scale of the building which would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt at this location. The storage shed would not accord with the guidance within PAAN9.

Considering the consultation responses, the Head of Safer and Inclusive Communities offers no objections to the proposal and matters relating to external lighting can be addressed by an advisory note if required. The Head of Environmental and Commercial Services also offers no objections on the grounds of road safety or access arrangements and finally, the Greenspace Manager advises no impact on local biodiversity would likely occur. There are no records of archaeology within the site, and whilst records do exist nearby an archaeological watching brief was implemented for the development of the nearby dwellinghouse and shed but no archaeology was identified.

In conclusion, no locational requirement for the Green Belt site has been demonstrated, no assessment of available industrial premises within Inverclyde together with their suitability for the storage use has been undertaken and it is not demonstrated that there are any economic or social benefits to expanding the business within this Green Belt location over an industrial location where storage uses are encouraged by the Local Development Plan. The granting of planning permission for the house and shed currently under construction to the north-west of the site by Inverclyde Local Review Body does not provide justification for this development and the continued and inappropriate industrialisation of the Green Belt. There are no exceptional or mitigating circumstances for this development within the Green Belt at this location. The design of the building also fails to follow the guidance within PAAN9. Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 as amended require that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. There are no material considerations which suggest that a departure from policies SDS8, ENV2 and ECN4 (b) and (c) can be justified. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused.

Reasons

1. The applicant has not demonstrated any operational need or any exceptional or mitigating circumstances that would justify the erection of a storage shed in this Green Belt location. The proposal is therefore contrary to policies SDS8, ENV2 and ECN4 (b) and (c) of the 2014 Inverclyde Local Development Plan.
2. The design of the building incorporating the use of 4 metre high grey concrete panels would not blend with the landscape, contrary to the guidance within Planning Application Advice Note 9 and the scale of the building would be a significant feature within the rural location leading to the continued and inappropriate industrialisation of the Green Belt.

Signed:

[Redacted signature]

Case Officer: James McColl

[Redacted signature]

Stuart Jamieson
Head of Regeneration and Planning

PRODUCTION 3

Photographs of Vehicles & Trailers

PRODUCTION 4

Planning Application Advice Note 9

Planning Application Advice Note No. 9

SITING and DESIGN of NEW FARM BUILDINGS

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape.

Siting of New Buildings

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.

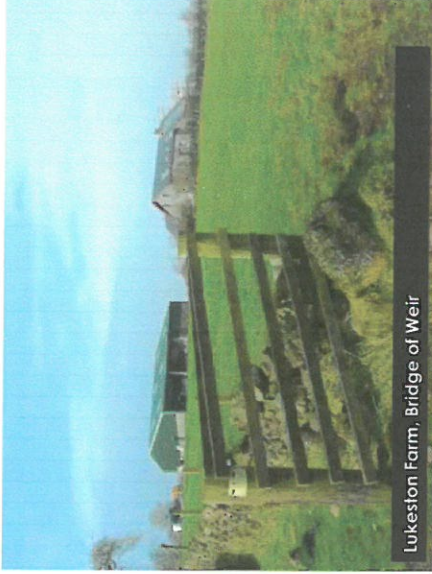
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of New Buildings

ROOFS

- Where traditional roofing material is proposed a minimum 35 degree pitch should be achieved using a natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate. On large buildings requiring wide roof spans, high pitch roofs would

have a significant impact. Also many buildings, for economic reasons, will propose the use of modern materials. Under such circumstances roofs should seek to blend in with the landscape or be finished in a colour to match the farm buildings in the immediate vicinity. Where large buildings use modern materials a low pitch roof should be used. Flat roofs are not appropriate.



WALLS

- Natural stone or wet dash render are traditional to the Inverclyde countryside and are acceptable. Where steel framed buildings are proposed, they should seek to blend in with the landscape or be finished in a colour to match other farm buildings in the immediate vicinity.

PRODUCTION 5

Photographs of Castlehill Farm

PRODUCTION 6

Photographs of Gryffeside Farm

**EMAIL DATED 12 JANUARY 2017 FROM
BRYCE BOYD PLANNING SOLUTIONS IN
RELATION TO NEW MATERIAL**

Rona McGhee

From: BBoydPlanning@aol.com
Sent: 12 January 2017 12:39
To: Rona McGhee
Subject: Re: Review of Decision to Refuse Planning Permission - Erection of Storage Sh...

Rona,

I refer to your recent email in respect of the above and would respond as follows:

Production 3

The photographs in production 3 refer to the text in the original letter of support submitted with the planning application, production 1. The fourth paragraph on the second page of the letter of support lists the vehicles used by the business. The photographs clarify the design and scale of these vehicles.

Production 5&6

These photographs illustrate the scale and design of buildings in rural locations close to the site which is the subject of Appeal to the Review Body. In refusing planning permission the planning officials have, in the second reason for refusal, indicated that "... the scale of the building would be a significant feature within this rural location leading to the continued and inappropriate industrialisation of the Green Belt".

It is submitted that in respect of Production 3 the photographs illustrate in a visual manner information which was submitted with the original planning submission.

In regard to Production 5 and 6 the photographs illustrate the scale of similar structures in the rural area and prior to the terms of the refusal notice having been issued by the planning officials it would not have been possible to submit these photographs.

It is submitted therefore that all 3 productions are legitimate in terms of the legislation.

Bryce.

.....

Bryce Boyd
Bryce Boyd Planning Solutions
Ellaersleigh
Castlehill Road
Kilmacollm
PA13 4EL

T: 01505 874 489
M: 07974 469 476

In a message dated 12-Jan-17 12:00:06 P.M. GMT Standard Time, Rona.McGhee@inverclyde.gov.uk writes:

Dear Mr Boyd

I refer to the Notice of Review that you served on Inverclyde Council's Local Review Body relative to the above.

As you may be aware, Section 43B of the Town & Country Planning (Scotland) Act 1997 restricts the introduction of material which was not before the planning officer at the time of the determination now under review (or at the time of the expiry of the period of determination). New

material will only be permitted where the applicant can demonstrate that it could not have been introduced earlier in the process, or that it arises as a consequence of exceptional circumstances. Having reviewed the material submitted with the Notice of Review, Productions 3, 5 and 6 enclosed with the Grounds of Notice of Review submitted by you on behalf of the applicant is new material.

In the circumstances, I should be obliged if you would either (i) demonstrate that the above material could not have been introduced earlier in the process, or (ii) that it arises as a consequence of exceptional circumstances. In this regard, I should be pleased to hear from you within 14 days of the date of this email.

In addition, I would confirm that no further representations have been received.

I look forward to hearing from you.

Regards,

Rona

Rona McGhee

**Senior Committee Officer
Legal & Property Services
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
Inverclyde
PA15 1LX**

Phone – 01475 712113

e-mail – rona.mcghee@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk

Inverclyde on Twitter – twitter.com/inverclyde

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**SUGGESTED CONDITION SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

**ERECTION OF STORAGE SHED AT CRAIGMARLOCH SOUTH, PORT GLASGOW ROAD,
KILMACOLM (16/0107/IC)**

Suggested condition should planning permission be granted on review

Condition:

1. That prior to the commencement of works on site, samples of all external materials to be used in construction be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority.

Reason:

1. To ensure the proposed materials are acceptable.