

A meeting of the Local Review Body will be held on Wednesday 2 June 2021 at 4pm or following conclusion of the meeting of the Planning Board (if later).

This meeting is by remote online access only through the videoconferencing facilities which are available to Members and relevant Officers. The joining details will be sent to Members and Officers prior to the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation.

Please note this meeting will be recorded.

Anne Sinclair
Interim Head of Legal Services

BUSINESS

1.	Apologies, Substitutions and Declarations of Interest	Page
2.	Planning Applications for Review	
(a)	Mr Tony Bonatti Proposed variation to planning condition attached to planning consent No 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue): Carpet Shop, 6 Grey Place, Greenock (20/0318/IC)	p
(b)	Mr Marco Rebecchi Erection of two storey extension with single storey extension incorporating a canopy and external terrace: Ardfruch, Glenmosston Road, Kilmacolm (20/0314/IC)	p
(c)	Mr Robert Campbell Erection of shed in front drive: 26A Victoria Road, Gourrock (20/0324/IC)	p

Please note that because of the current COVID-19 (Coronavirus) emergency, this meeting will not be open to members of the public.

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

In terms of Section 50A(3A) of the Local Government (Scotland) Act 1973, as introduced by Schedule 6, Paragraph 13 of the Coronavirus (Scotland) Act 2020, it is necessary to exclude the public from the meetings of the Local Review Body on public health grounds. The Council considers that, if members of the public were to be present, this would create a real or substantial risk to public health, specifically relating to infection or contamination by Coronavirus.

Enquiries to - **Colin MacDonald** - Tel 01475 712113

LOCAL REVIEW BODY

2 JUNE 2021

PLANNING APPLICATION FOR REVIEW

MR TONY BONATTI

**PROPOSED VARIATION TO PLANNING CONDITION ATTACHED TO PLANNING
CONSENT 20/0165/IC (PROPOSED CHANGE OF USE FROM RETAIL UNIT TO
HOT FOOD TAKE-AWAY AND INSTALLATION OF FLUE)
6 GREY PLACE, GREENOCK (20/0318/IC)**

Contents

- 1. Planning Application dated 17 December 2020 together with supporting statement and plans**
- 2. Appointed Officer's Report of Handling dated 19 February 2021**
- 3. Inverclyde Local Development Plan 2019 Policy Extracts**

To view the Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 4. Inverclyde Local Development Plan 2019 Maps Extract**
- 5. Consultation response in relation to Planning Application.**
- 6. Decision Notice dated 23 February 2021 issued by Head of Regeneration and Planning**
- 7. Notice of Review Form dated 5 March 2021 with supporting statement from Rebecchi Architectural**
- 8. Suggested conditions and advisory notes should planning permission be granted on review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

- 1. PLANNING APPLICATION DATED 17 DECEMBER 2020 TOGETHER WITH SUPPORTING STATEMENT 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 100289422-006

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.

Please provide the application reference no. given to you by your planning authority for your previous application and the date that this was granted.

Application Reference No: *

20/0165/IC

Date (dd/mm/yyyy): *

16/10/2020

Description of Proposal

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

Proposed Variation to Planning Condition attached to Planning Consent No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue)

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:	Rebecchi Architectural		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	
Last Name: *	Rebecchi	Building Number:	55
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NF
Email Address: *	marco@rebecchia.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Tony Bonatti	Building Number:	24-25
Last Name: *		Address 1 (Street): *	Grey Place
Company/Organisation	Tonino's Pizzeria	Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA15 1YF
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

CARPET SHOP

Address 2:

6 GREY PLACE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GREENOCK

Post Code:

PA15 1YF

Please identify/describe the location of the site or sites

Northing

676723

Easting

227548

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)

Email correspondence between myself and case officer regarding variation to the conditions.

Title:

Miss

Other title:

Planning Officer

First Name:

Alexandra

Last Name:

Linn

Correspondence Reference
Number:

Date (dd/mm/yyyy):

07/12/2020

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:

88.00

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)

Hot Food Take-Away

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)? *

0

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.

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

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 Ian Millar

Address:

37, The Esplanade, Greenock, United Kingdom, PA16 7RY

Date of Service of Notice: *

17/12/2020

Name:

Mr Stephen McCaig

Address:

12, Brooklyn Place, Dunoon, United Kingdom, PA23 8DJ

Date of Service of Notice: *

17/12/2020

(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: Marco Rebecchi

On behalf of: Tonino's Pizzeria

Date: 17/12/2020

☒ 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)

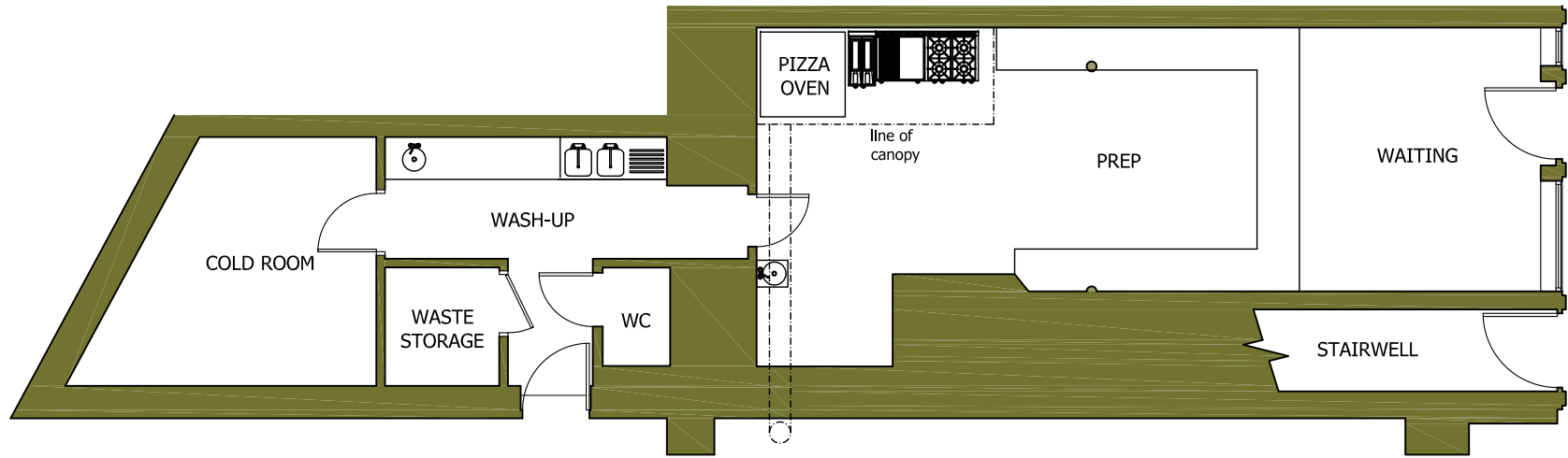
Declare – For Application to Planning Authority

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.

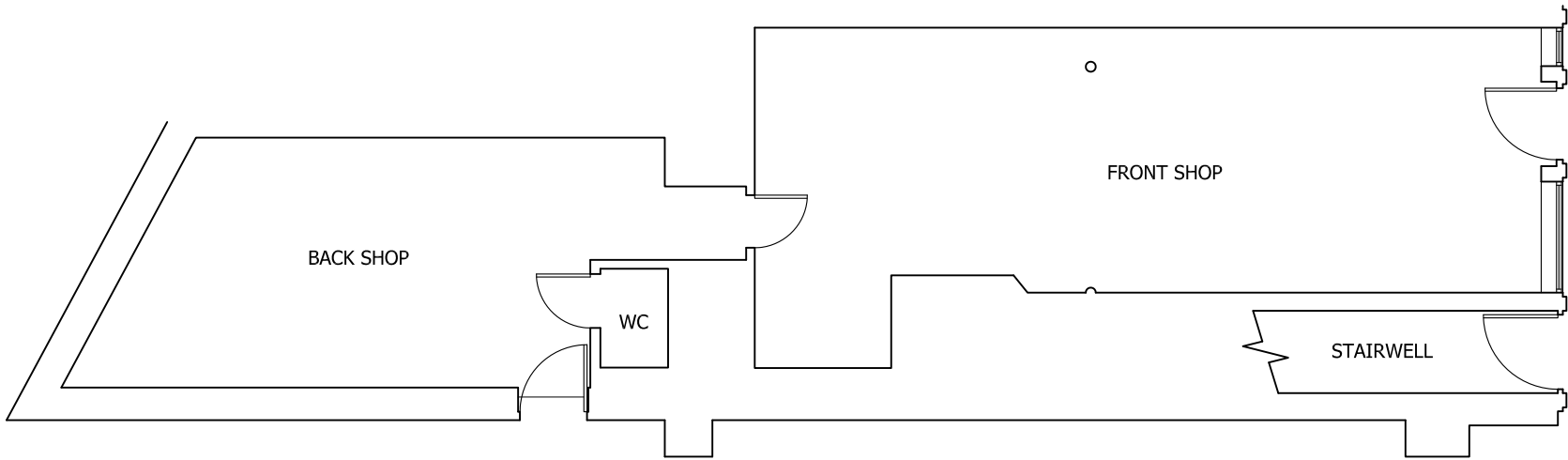
Declaration Name: Mr Marco Rebecchi

Declaration Date: 17/12/2020

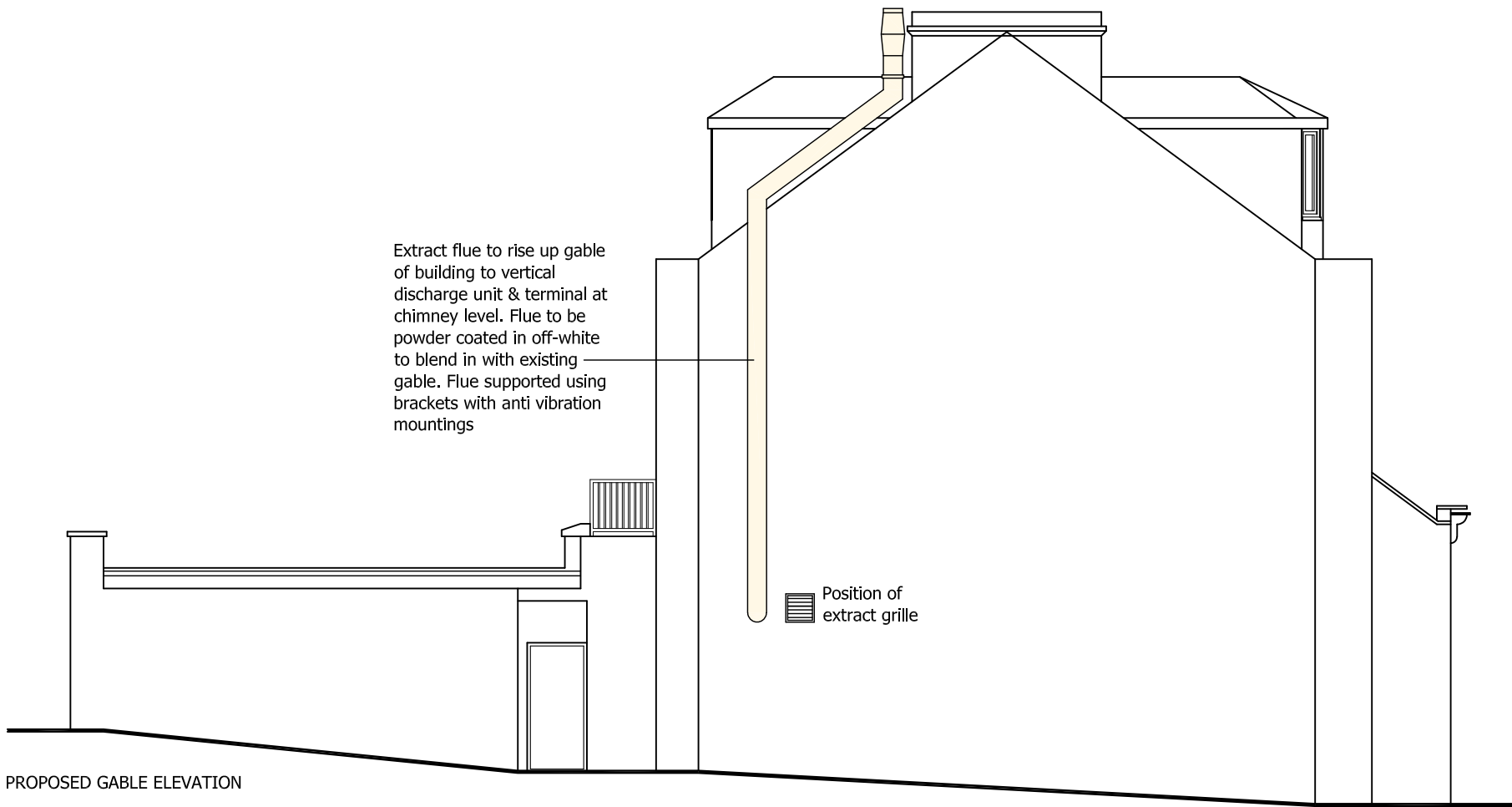
Revision	
Rev A	Layout of prep area amended. Waste Storage area added - 16-12-20



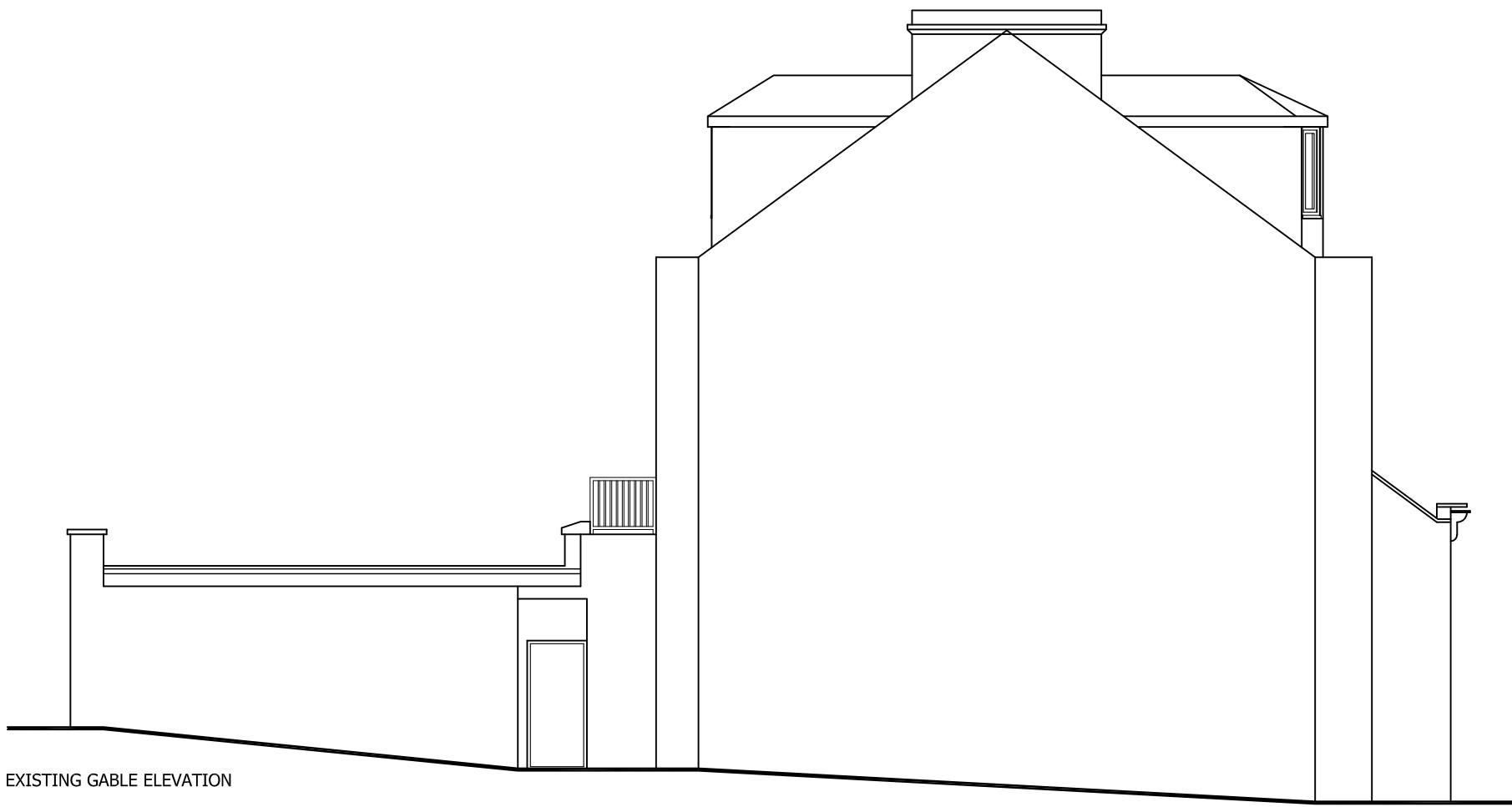
PROPOSED FLOOR PLAN



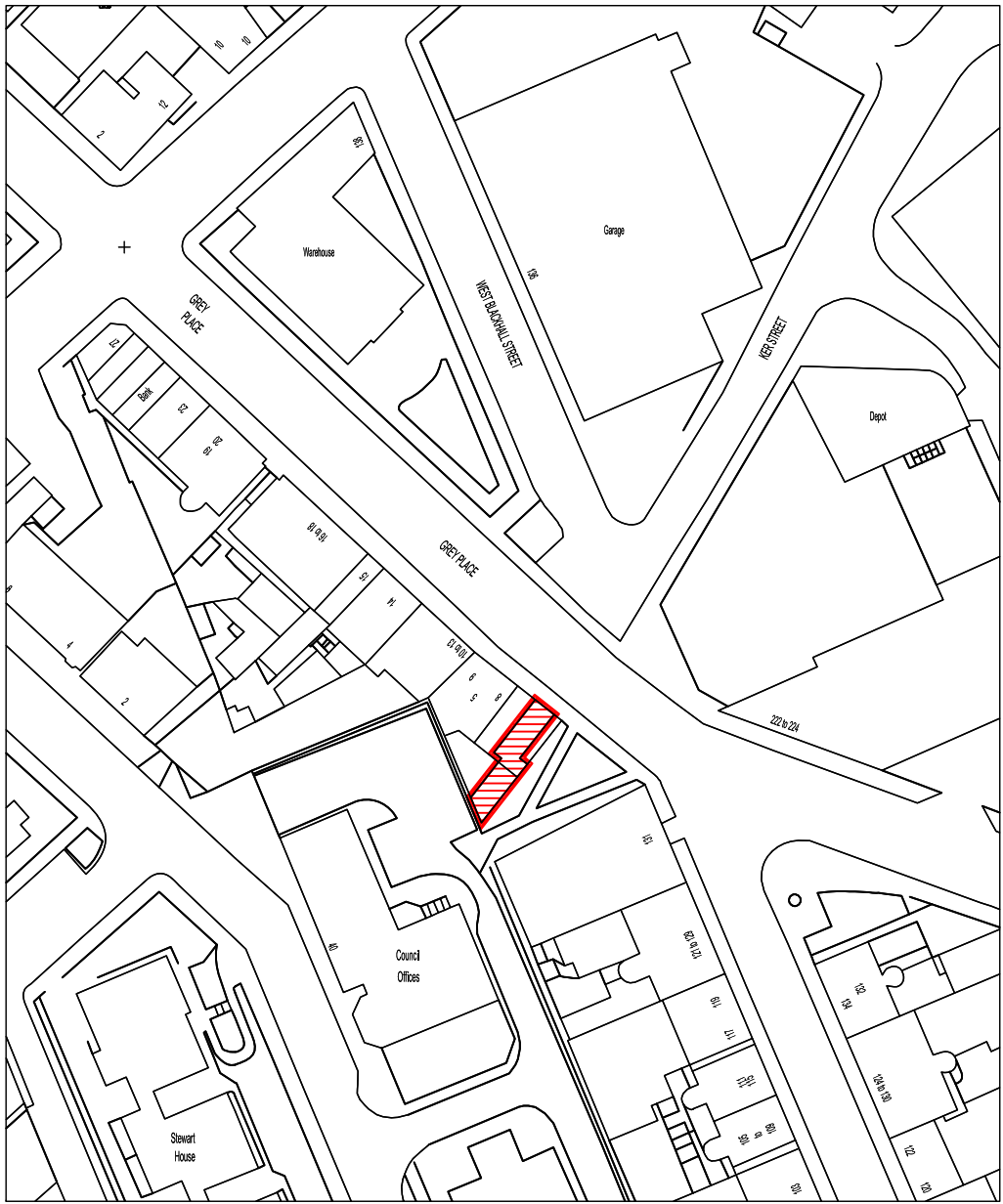
EXISTING FLOOR PLAN



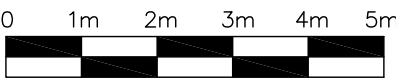
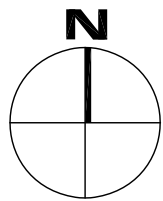
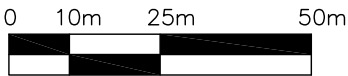
PROPOSED GABLE ELEVATION



EXISTING GABLE ELEVATION



OS REPRODUCED UNDER LICENSE NUMBER -
50005447850



Notes
Hours of Operation
4pm-10pm - 7 days per week



Rebecchi
ARCHITECTURAL
55 Kempock Street
Gourock
PA19 1NF
t - 01475 634844
e - marco@rebecchia.com
w - rebecchia.com

Client
Tonino's Pizzeria

Project Title
Change of Use to Form Hot Food Take-Away at
5 Grey Place
Greenock

Drawing Title
Existing and Proposed Plans and Elevations

Scale	Size	Date
1:100	A2	30-07-20
Job No.	Drawing No.	Revision
20-082	PL-001	-

20-082 – Tonino’s Pizzeria

6 Grey Place, Greenock, PA15 1YF

Planning consent for change of use was granted under application no. 20/0165/IC.

It is proposed to install a preparation and serving area, with kitchen equipment including a pizza oven and fryers. An extract canopy is proposed over the pizza oven and fryers with overhead ducting to an extract terminal and flue which will be attached to the gable of the building with anti-vibration mountings. The flue will run approx. 7m up the side of the gable, 2.7m along the edge of the roof and will be 1.5m high behind the existing chimney head. The internal extraction will incorporate grease and carbon filters with all parts accessible for cleaning and maintenance.

Despite the indication of a flue, my client is confident that the ventilation system can be designed with high performance ventilation system including high efficiency hood filters, controlled ozone odour reduction and high velocity outlets, in the form of an external wall grille. Given the type of cooking and volume of throughput it is considered that there will be no smell nuisance created as a result of the current proposals and that the proposed ventilation and odour arrangements could alleviate these concerns.

On the basis of the above, we seek to remove condition 2 of Planning Consent 20/0165/IC which states “the system for discharging cooking odours approved shall be fully implemented to the satisfaction of the Planning Authority prior to the commencement of the use hereby approved. It shall then remain in full and effective working order at all times thereafter during the lifetime of the use, to the satisfaction of the Planning Authority.

We wish the following conditions be attached to amended planning consent: -

1. The flue as detailed on the approved plans shall be installed or alternative odour extraction arrangements shall be submitted to and approved in writing with the Planning Authority. The extraction arrangement agreed in writing by the Planning Authority shall be installed and operational prior to the commencement of the use.
2. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of the equipment used, the volume and type of cooking and heating of food, canopies, grease filters, rates of air movement over the canopies, make-up air, air disposal points etc.

3. In the event of any changes to either the volume or type of cooking and heating of food from that required by the Planning Authority in condition 2, or if the alternative odour extraction arrangements approved under condition 1 result in an odour nuisance being brought to the attention of the Planning Authority, the flue as detailed on the approved plans shall be installed and operational prior to the changes taking place.
4. The system for discharging cooking odours approved under conditions 1 and 2 shall be fully implemented to the satisfaction of the Planning Authority prior to the commencement of the use hereby approved. It shall then remain in full and effective working order at all times thereafter during the lifetime of the use, to the satisfaction of the Planning Authority.

2. APPOINTED OFFICER'S REPORT OF HANDLING DATED 19 FEBURARY 2021

REPORT OF HANDLING

Report By: Alexandra Linn

Report No: 20/0318/IC

**Local Application
Development**

**Contact
Officer:** 01475 712422

Date: 19th February 2021

Subject: Proposed Variation to Planning Condition attached to Planning Consent
No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food
Take-Away and Installation of Flue) at
Carpet Shop, 6 Grey Place, Greenock

SITE DESCRIPTION

The application site comprises of a unit on the ground floor within a two and a half storey building, located on the south-western side of Grey Place within Greenock Town Centre. There are a variety of buildings and uses within the area, mainly two and three storey commercial properties, although there are also flatted residential properties at upper levels to the rear of the application site.

PROPOSAL

Planning permission is sought to amend consent 20/0165/IC with a revised extraction system. The revised extraction system will give the applicant the option to install either a high level extract flue approved under consent 20/0165/IC or grille through an amendment to the conditions. The proposed grille will be 0.5m by 0.5m and positioned on the side (south-eastern) elevation.

The applicant has submitted a supporting statement explaining the nature of the cooking process (primarily a pizza oven and fryers. Although a flue is shown on the submitted drawings the applicant is confident that given the type of cooking and volume of throughput no odour nuisance will be created. As such, the removal of condition 2 on planning permission 20/0165/IC is sought with two substitute conditions giving an option on which means of ventilation to install to the agreement of the Planning Authority and for details of all cooking arrangements to be provided.

DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 22 - Network of Centres Strategy

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a there is not a suitable sequentially preferable opportunity;
- b there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

Policy 24 – Network of Centres Sui Generis Uses

Proposals for the Sui Generis uses listed in Schedule 6 will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.

CONSULTATIONS

Head of Environmental and Public Protection (Environmental Health) – Comments that given the proximity, particularly of residential receptors but also commercial property including a funeral parlour with particularly sensitive receptors, the topography of the site as well as the proposed cooking equipment to include fryers as well as ovens the likelihood of statutory nuisance caused by cooking odours in the residential premises nearby is high. Consequently a ventilation system to include appropriate filtration and high level discharge will be required.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

The material considerations in determination of this application are Scottish Planning Policy (SPP), the Inverclyde Local Development Plan (LDP), the consultee reply, the impact of the proposed

development on the amenity of this part of Greenock Town Centre and the applicant's supporting statement.

As planning permission has already been granted for the use of the property as a hot food take away and for the installation of a high level flue it only remains to be considered if the alternative provision of a low level grille extract can be supported. In this regard it is appropriate to consider the relevant policies of the Local Development Plan.

LDP Policy 1 requires all development to have regard to the six qualities of successful places. The most relevant criteria in this instance is being "safe and pleasant" in avoiding conflict between adjacent uses by having regard to adverse impacts, particularly noise, smell and vibration in this instance. Policy 22 locates the site within Greenock Town Centre and sets out the preferred locations for town centre uses in Schedule 6 within the network of town and local centres identified in Schedule 7. Policy 24 specifically addresses proposals for sui generis uses and provides detailed assessment criteria. SPP recognises the importance of town centres and that they can be hubs for a range of activities.

As noted in assessment of the earlier application the use of the former shop unit is appropriate, in principle, for this town centre location. I am also satisfied that, visually, the proposed extract grille would have little impact. Policy 24, however, details the amenity considerations for sui generis uses. As the application relates to an alternative means of extract ventilation criterion a) is the most appropriate matter to be addressed, assessing whether the proposal would have an unacceptable impact on the amenity and operation of existing and surrounding land uses. In this connection, this would specifically be the impact of odour and emissions from the proposed grille. I am guided by the consultation reply from the Head of Environmental and Public Protection (Environmental Health). Key to his conclusions are the specific circumstances that apply at this site and in this regard I note that there is an objection to low level ventilation based on the potential adverse impact on the surrounding land uses, with residential properties above and a funeral parlour being identified as particularly sensitive receptors.

This leads me to conclude that the proposed grille would result in odours having an unacceptable impact on the amenity and operation of surrounding land uses and could not therefore be justified in terms of criterion a) of Policy 24. Furthermore, it follows that the proposal would not be "Safe and Pleasant" as it would result in conflicts with adjacent uses for the same reason.

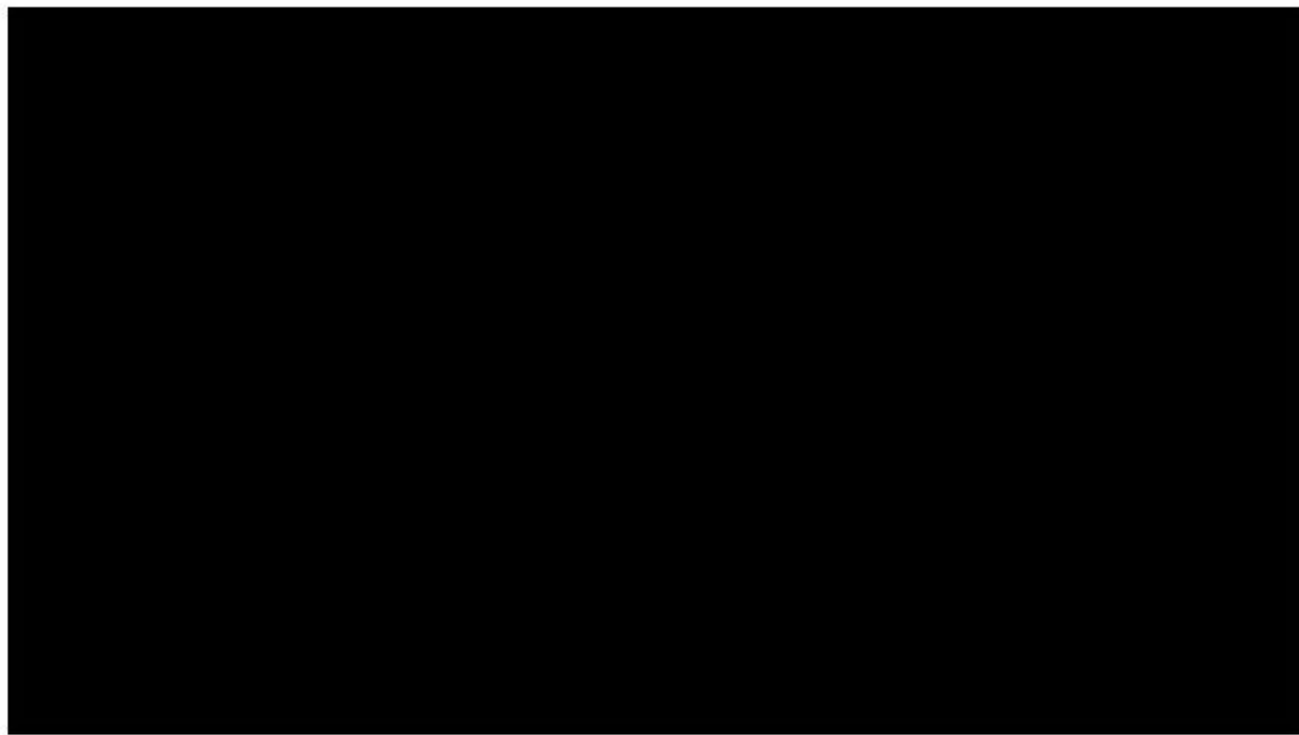
Every application has to be treated on merit and I am therefore unable to support the proposed alternative low level grille ventilation arrangement on this occasion and consider that planning permission should be refused.

RECOMMENDATION

That planning permission be refused for the following reasons:

1. That due to the proximity of sensitive receptors and the likelihood of odour emissions from the proposed low level grille extract, the proposal would not be justified as "Safe and Pleasant" under Policy 1 of the Inverclyde Local Development Plan and would be likely to have an unacceptable impact on the amenity and operation of existing and surrounding land uses under criterion a) of Policy 24 of the Inverclyde Local Development Plan.

Signed:



Case Officer: Alexandra Linn



Stuart Jamieson
Head of Regeneration and Planning

3. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

FIGURE 3: Factors Contributing to Successful Places



8.0 OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations.

8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the McLean Museum and Art Gallery, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 22 – NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 6 – Uses Directed to the Network of Centres

- Shops (Class 1)
- Financial, professional and other services (Class 2)
- Food and drink (Class 3)
- Non-residential institutions (Class 10)
- Assembly and leisure (Class 11)
- Amusement arcade/centre (Sui generis)
- Betting office (Sui generis)
- Beautician/Nail bar (Sui generis)
- Hot food takeaway (Sui generis)
- Pay day loan shop (Sui generis)
- Public house (Sui generis)
- Tattoo parlour (Sui generis)
- Taxi/private hire office (Sui generis)
- Theatre (Sui generis)
- Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))



Grey Place, Greenock

SCHEDULE 7 – Network of Centres Strategy

Centre	Status	Role and function
<ul style="list-style-type: none"> • Greenock 	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 6 uses with an Inverclyde-wide catchment.
<ul style="list-style-type: none"> • Port Glasgow • Gourock 	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 6 uses with whole town catchments
<ul style="list-style-type: none"> • The Cross, Kilmacolm • Dubbs Road, Pt Glasgow • Sinclair Street, Greenock • Lynedoch Street, Greenock • Barrs Cottage, Greenock • Cumberland Walk, Greenock • Cardwell Road, Gourock • Kip Park, Inverkip • Ardgowan Road, Wemyss Bay • Inverkip Power Station* • Spango Valley, Greenock* 	Local Centre	New retail development should not exceed 1,000 square metres. Preferred location for other Schedule 6 uses serving a local catchment.
* proposed local centre as part of comprehensive masterplan		
<ul style="list-style-type: none"> • Local facilities 		Proposals for new Schedule 6 uses outwith the town and local centres shall not exceed 250 square metres in total.

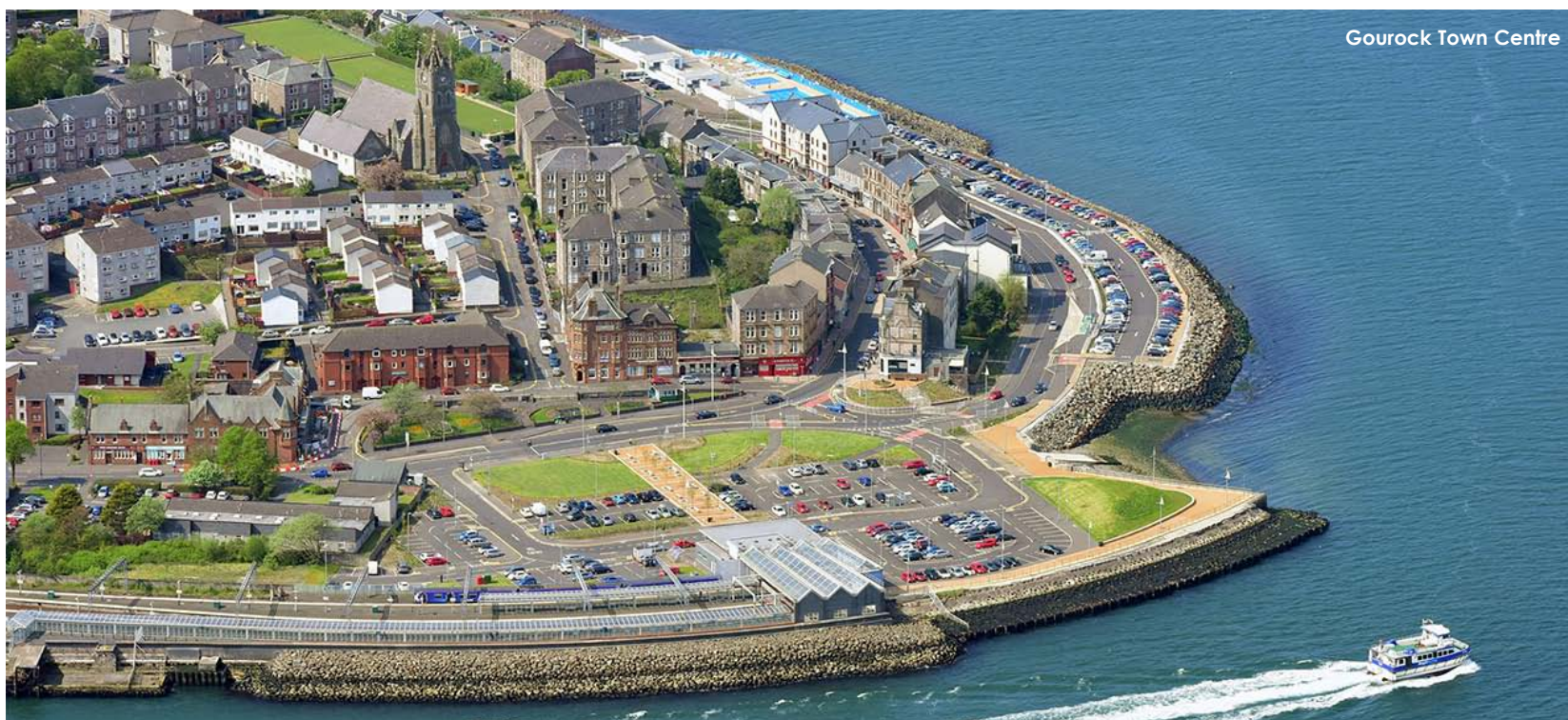
Network of Centres Sui Generis uses

8.8 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as *sui generis* (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAPS EXTRACT

5. CONSULTATION RESPONSE IN RELATION TO PLANNING APPLICATION

Memorandum Public Protection Planning Application Consultation Response	
To: Planning Services - devcont.planning@inverclyde.gov.uk For the Attention of : Alexandra Linn	
From: Environment & Public Protection	Date sent to Planning: 9 th Feb 2021

Lead Officer: Sharon Lindsay	
Tel: 01475 714 205	Email: Sharon.Lindsay@inverclyde.gov.uk

Planning Application Reference:	20/0318/IC
Planning Application Address:	Carpet Shop 6 Grey Place Greenock PA15 1YF
Planning Application Proposal:	Proposed Variation to Planning Condition attached to Planning Consent No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue)

<https://planning.inverclyde.gov.uk/Online/>

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	8.2.21
Contaminated Land	Roslyn McIntosh	1.01.21 – no comments
Public Health & Housing	Janet Stitt	19.1.21
Noise	Sharon Lindsay	8.2.21

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

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

*The location of the proposed development (*with occupied property above / *in close proximity to occupied property) will require the provision of high level discharge for cooking odours.

The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc.

Reason: To protect the amenity of the immediate area and prevent the creation of odour nuisance.

1. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

2. 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

3. The external flue ducting attached to the property must be suitably insulated or isolated.

Reason: To minimise the effects of vibration in neighbouring properties.

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and its implications on client duties etc.
- ii. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.
- iii. **Consultation on Proposed Use:** It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;
 - a) Food Safety Legislation,
 - b) Health and Safety at Work etc. Act 1974,
- iv. **Alteration to current use and likely impact on ventilation requirements.** It is imperative that if there is any alteration to the use which has been outlined in this application such as a change to the type of cooking carried out, cooking equipment to be used, food types or a significant increase in the volume of cooking that officers of Environmental and Public Protection (Public Health and Housing) and Planning are consulted with a view to the likely increase in cooking odours resulting in a need to improve the ventilation/ air handling to the premises.

**6. DECISION NOTICE DATED 23 FEBRUARY 2021 BY
HEAD OF REGENERATION AND PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 20/0318/IC

Online Ref:100289422-006

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

**Tonino's Pizzeria
Mr Tony Bonatti
24-25 Grey Place
Greenock
PA15 1YF**

**Rebecchi Architectural Services Ltd
Marco Rebecchi
55 Kempock Street
GOUROCK
PA19 1NF**

With reference to your application dated 17th December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed Variation to Planning Condition attached to Planning Consent No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue) at

Carpet Shop, 6 Grey Place, Greenock

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. That due to the proximity of sensitive receptors and the likelihood of odour emissions from the proposed low level grille extract, the proposal would not be justified as "Safe and Pleasant" under Policy 1 of the Inverclyde Local Development Plan and would be likely to have an unacceptable impact on the amenity and operation of existing and surrounding land uses under criterion a) of Policy 24 of the Inverclyde Local Development Plan.

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

Dated this 23rd day of February 2021



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:
20-082-PL-001	Rev A	16.12.2020

**7. NOTICE OF REVIEW FORM DATED 5 MARCH 2021
WITH SUPPORTING STATEMENT FROM REBECCHI
ARCHITECTURAL**

Inverclyde council

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 100289422-008

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.

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:	Rebecchi Architectural		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	
Last Name: *	Rebecchi	Building Number:	55
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NF
Email Address: *	marco@rebecchia.com		

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Tony	Building Number:	24-25
Last Name: *	Bonatti	Address 1 (Street): *	Grey Place
Company/Organisation	Tonino's Pizzeria	Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA15 1YF
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Inverclyde Council
Full postal address of the site (including postcode where available):	
Address 1:	CARPET SHOP
Address 2:	6 GREY PLACE
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GREENOCK
Post Code:	PA15 1YF

Please identify/describe the location of the site or sites

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Nothing	676723	Easting	227548
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed Variation to Planning Condition attached to Planning Consent No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue)

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The precedent has been set by granting planning permission for wall grille and no flue at Nico's Pizzeria, Cathcart Street, Greenock (Consent No. 19/0185/IC). The condition attached to planning consent no. 19/0185/IC gave the planners powers to request the flue be installed if the type of cooking and heating of food changed and also if complaints were received from Neighbours regarding odour nuisance. We were applying to have the same conditions applied to our consent.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Drawing Supporting statement Appeal statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/0318/IC

What date was the application submitted to the planning authority? *

17/12/2020

What date was the decision issued by the planning authority? *

19/02/2021

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Marco Rebecchi

Declaration Date: 05/03/2021



20-082 – Tonino's Pizzeria

6 Grey Place, Greenock, PA15 1YF

Planning consent to vary the conditions applied to planning consent no. 20/0165/IC was refused on 19 February 2021.

It is proposed to install a preparation and serving area, with kitchen equipment including a pizza oven and fryers. An extract canopy is proposed over the pizza oven and fryers with overhead ducting to an extract terminal and flue which will be attached to the gable of the building with anti-vibration mountings. The flue will run approx. 7m up the side of the gable, 2.7m along the edge of the roof and will be 1.5m high behind the existing chimney head. The internal extraction will incorporate grease and carbon filters with all parts accessible for cleaning and maintenance.

Despite the indication of a flue, my client is confident that the ventilation system can be designed with high performance ventilation system including high efficiency hood filters, controlled ozone odour reduction and high velocity outlets, in the form of an external wall grille. Given the type of cooking and volume of throughput it is considered that there will be no smell nuisance created as a result of the current proposals and that the proposed ventilation and odour arrangements could alleviate these concerns.

On the basis of the above, we sought to remove condition 2 of Planning Consent 20/0165/IC which states "the system for discharging cooking odours approved shall be fully implemented to the satisfaction of the Planning Authority prior to the commencement of the use hereby approved. It shall then remain in full and effective working order at all times thereafter during the lifetime of the use, to the satisfaction of the Planning Authority.

We asked the following conditions be attached to amended planning consent: -

1. The flue as detailed on the approved plans shall be installed or alternative odour extraction arrangements shall be submitted to and approved in writing with the Planning Authority. The extraction arrangement agreed in writing by the Planning Authority shall be installed and operational prior to the commencement of the use.
2. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of the equipment used, the volume and type of cooking and heating of food, canopies, grease filters, rates of air movement over the canopies, make-up air, air disposal points etc.

3. In the event of any changes to either the volume or type of cooking and heating of food from that required by the Planning Authority in condition 2, or if the alternative odour extraction arrangements approved under condition 1 result in an odour nuisance being brought to the attention of the Planning Authority, the flue as detailed on the approved plans shall be installed and operational prior to the changes taking place.
4. The system for discharging cooking odours approved under conditions 1 and 2 shall be fully implemented to the satisfaction of the Planning Authority prior to the commencement of the use hereby approved. It shall then remain in full and effective working order at all times thereafter during the lifetime of the use, to the satisfaction of the Planning Authority.

Given that planning consent was granted with the same condition for Nico's Pizzeria, Cathcart Street, Greenock under planning consent no. 19/0185/IC a precedent has been established.

Our property is located at the end of a parade of commercial units with flats above, exactly the same as the property at Cathcart Street.

Environmental Health has highlighted the adjacent funeral parlour as a "sensitive receptor". Surely the funeral parlour is no more sensitive than the domestic properties located above the premises.

The condition gave the council powers to insist that the flue was installed if the type of cooking and heating of food or if the volume of cooking changed. If complaints were received about odour nuisance, then they could also have insisted that the flue be installed.

Therefore, there was nothing to lose by granted the variation to the conditions and to allow the applicant to demonstrate that an expensive and unsightly flue in this prominent location wasn't required.

**8. SUGGESTED CONDITIONS AND ADVISORY NOTES
SHOULD PLANNING PERMISSION BE GRANTED
ON REVIEW**

Proposed Variation to Planning Condition attached to Planning Consent No. 20/0165/IC (Proposed Change of Use from Retail Unit to Hot Food Take-Away and Installation of Flue) (20/0318/IC).

Carpet Shop, 6 Grey Place, Greenock, PA15 1YF.

Suggested conditions and advisory notes should planning permission be granted on review.

Conditions

1. That the flue shown in the approved drawings shall be erected and fully operational prior to the commencement of first cooking within the premises. (Reason: In the interests of amenity).
2. That the external flue ducting attached to the property must be suitably insulated or isolated. (Reason: To minimise the effects of vibration in neighbouring properties).
3. That details of bin store screening shall be submitted to and approved in writing by the Planning Authority and constructed or implemented, all prior to the commencement of the approved use. (Reason: In the interests of visual amenity)

Advisory Notes

- a. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc.
- b. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
- c. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
- d. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and its implications on client duties etc.
- e. Design and Construction of Buildings – Gulls: It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.

- f. Consultation on Proposed Use: It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;
 - a. Food Safety Legislation,
 - b. Health and Safety at Work etc. Act 1974,
- g. Alteration to current use and likely impact on ventilation requirements. It is imperative that if there is any alteration to the use which has been outlined in this application such as a change to the type of cooking carried out, cooking equipment to be used, food types or a significant increase in the volume of cooking that officers of Environmental and Public Protection (Public Health and Housing) and Planning are consulted with a view to the likely increase in cooking odours resulting in a need to improve the ventilation/ air handling to the premises.

LOCAL REVIEW BODY

2 JUNE 2021

PLANNING APPLICATION FOR REVIEW

MR M REBECCHI

**ERECTION OF TWO STOREY EXTENSION WITH SINGLE STOREY EXTENSION
INCORPORATING A CANOPY WITH EXTERNAL TERRACE AT:
ARDFRUOCH, GLENMOSSTON ROAD, KILMACOLM (20/0314/IC)**

Contents

- 1. Planning Application dated 15 December 2020 together with Drawings and Location Plan**
- 2. Appointed Officer's Report of Handling dated 5 February 2021**
- 3. Inverclyde Local Development Plan 2019 Policy Extracts**

To view Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 4. Inverclyde Local Development Plan 2019 Maps Extract**
- 5. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extracts**
- 6. Representations in relation to Planning Application**
- 7. Decision Notice dated 5 February 2021 issued by Head of Regeneration and Planning**
- 8. Notice of Review Form dated 29 March 2021 together with Supporting Statement from Bennett Developments and Consulting**
- 9. Suggested conditions should planning permission be granted on review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

- 1. PLANNING APPLICATION DATED 15 DECEMBER
TOGETHER WITH DRAWINGS AND LOCATION
PLAN**



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 100340298-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Extension to existing house to provide entrance hall, family room, gym & swimming facilities, and a guest bedroom to first floor.

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:	Thomas Robinson Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	The Red House
Last Name: *	Higgins	Building Number:	
Telephone Number: *	01360661144	Address 1 (Street): *	Croftamie
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G63 0EU
Email Address: *	craig@thomasrobinsonarchitects.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Ardfuoch
First Name: *	Marco	Building Number:	
Last Name: *	Rebecchi	Address 1 (Street): *	Glenmoston Rd
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Kilmacolm
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA13 4PF
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

ARDFRUOCH

Address 2:

GLENMOSSTON ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

KILMACOLM

Post Code:

PA13 4PF

Please identify/describe the location of the site or sites

Northing

669489

Easting

236285

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Craig Higgins

On behalf of: Mr Marco Rebecchi

Date: 15/12/2020

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Craig Higgins

Declaration Date: 15/12/2020

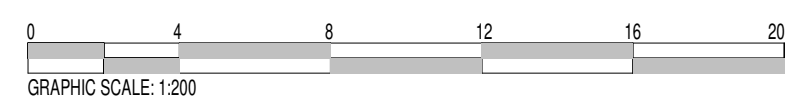
Payment Details

Online payment: ICPP00000956

Payment date: 16/12/2020 11:53:00

Created: 16/12/2020 11:53

TP

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PROJECT NUMBER 0958	DRAWING NUMBER EX-200	REV

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CDM - Residual Hazards
The following are considered to be significant
risks relevant to this drawing, which could not
be fully mitigated or removed through design



South West Elevation



North West Elevation

South East Elevation



North East Elevation

Existing elevations
1 : 100
0 1 2 3 4 5 10
GRAPHIC SCALE: 1:100

STATUS PURPOSE OF ISSUE
PLANNING

Rev	Description	Date

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email: mail@thomasrobinsonarchitects.co.uk
www.thomasrobinsonarchitects.co.uk

Job Title
Ardfruoach, Kilmacolm

DRAWNG
TITLE
Existing Elevations

DRAWN BY
Author

SCALE (@ A1) 1st ISSUE DATE CHECKED BY
1 : 100 12/09/20 Checker

PROJECT NUMBER	DRAWING NUMBER	REV
0958	EX-500	

CDM - Residual Hazards
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Existing - Ground floor
1 : 100

0 1 2 3 4 5 10

GRAPHIC SCALE: 1:100



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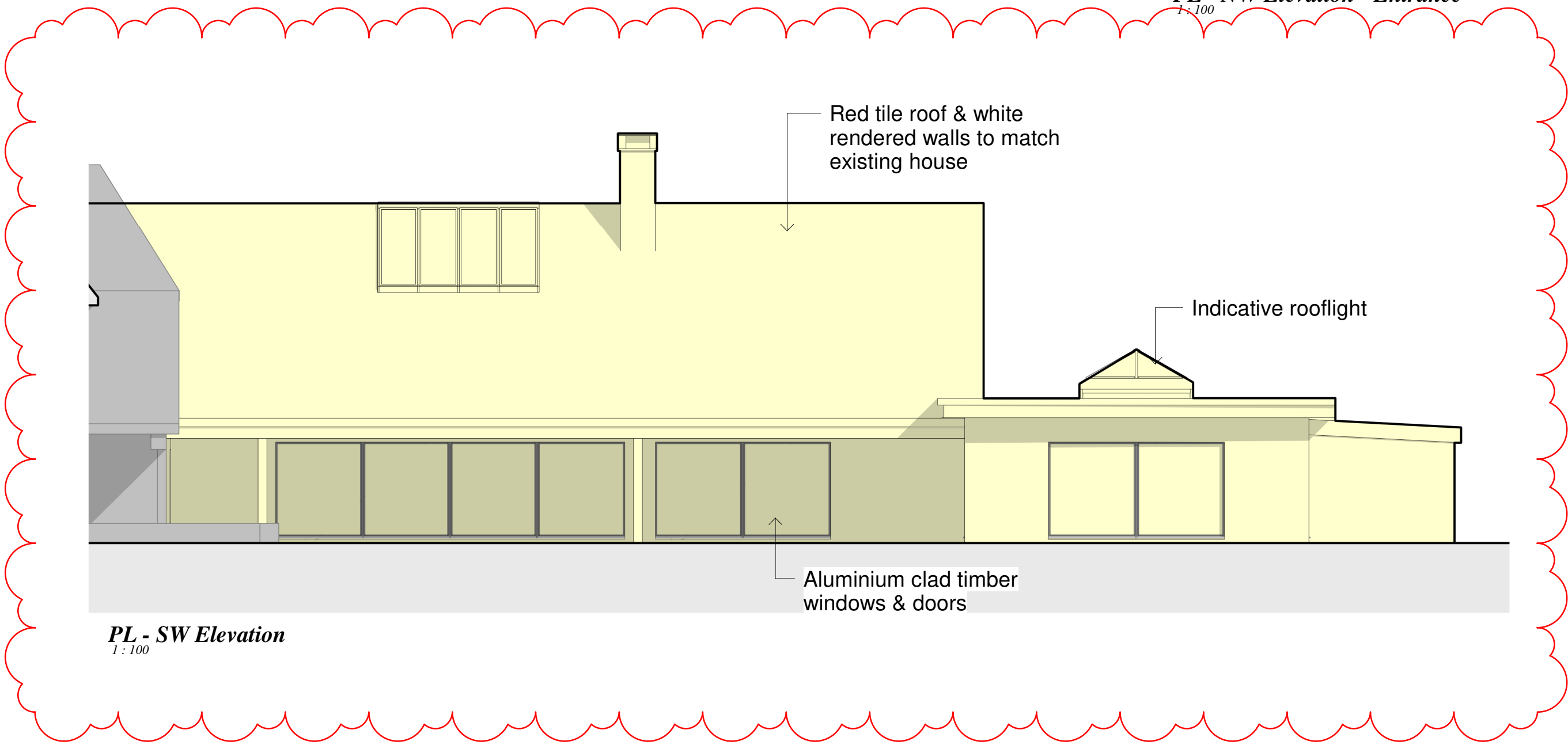
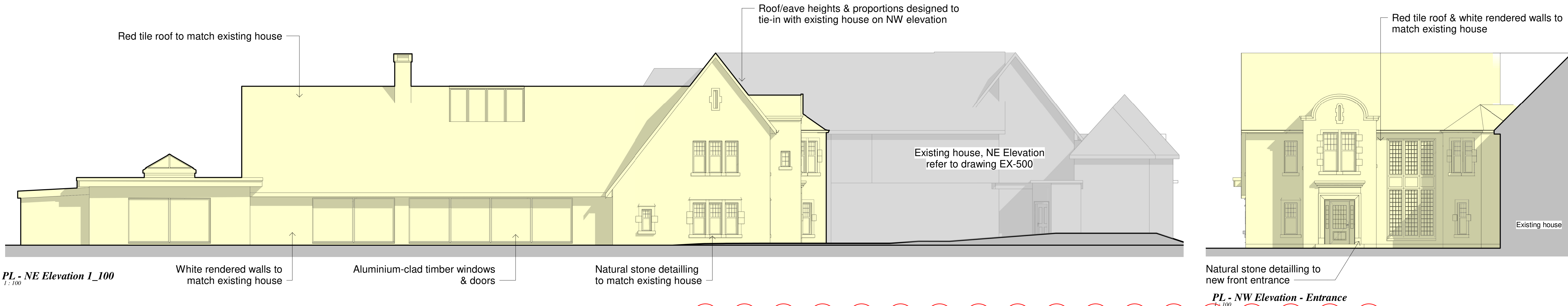
Ardfruch, Kilmacolm

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SCALE (@ A1) 1 : 100	1st ISSUE DATE 01/23/18	CHECKED BY Checker
PROJECT NUMBER 0958	DRAWING NUMBER EX-300	REV

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STATUS		PURPOSE OF ISSUE
		PLANNING
Rev	Description	Date
A	Revisions following client comment	2020_11_13
B	Elevation view added	2020_12_17

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Job Title
Ardfruch, Kilmacolm

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TITLE
Proposed Elevations

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Author

SCALE (@ A1)
1 : 100

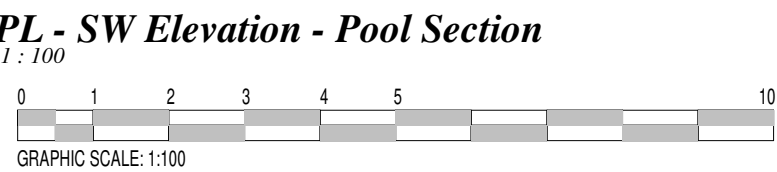
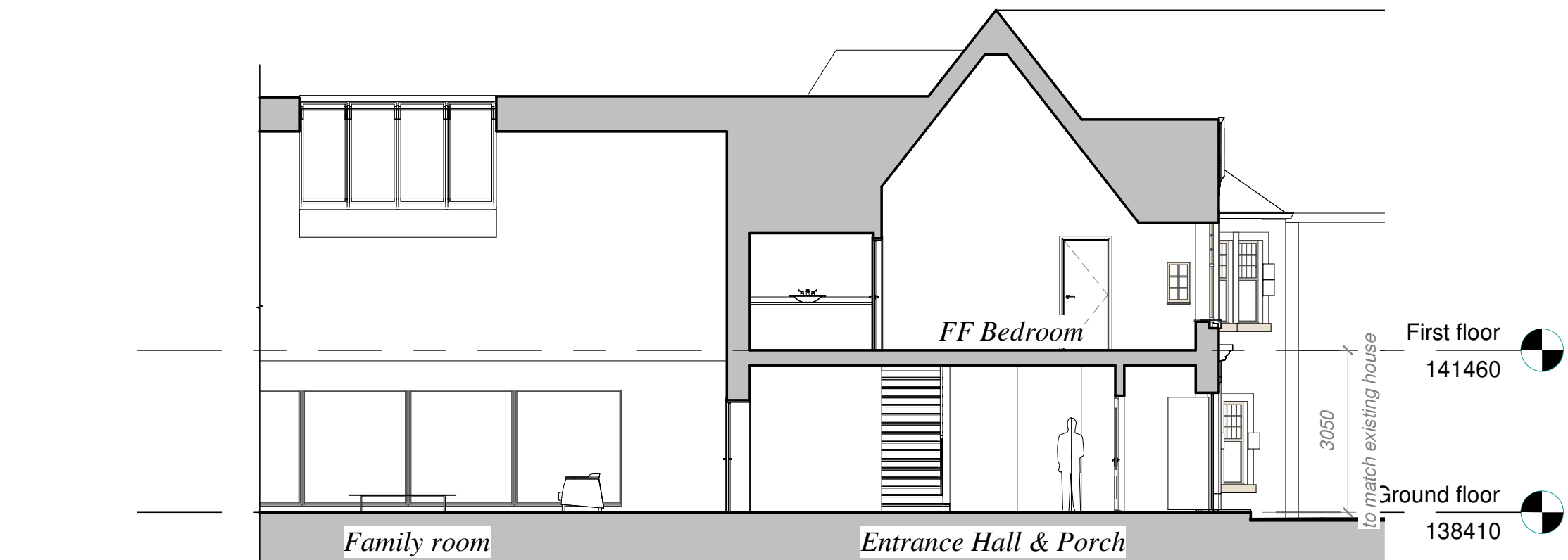
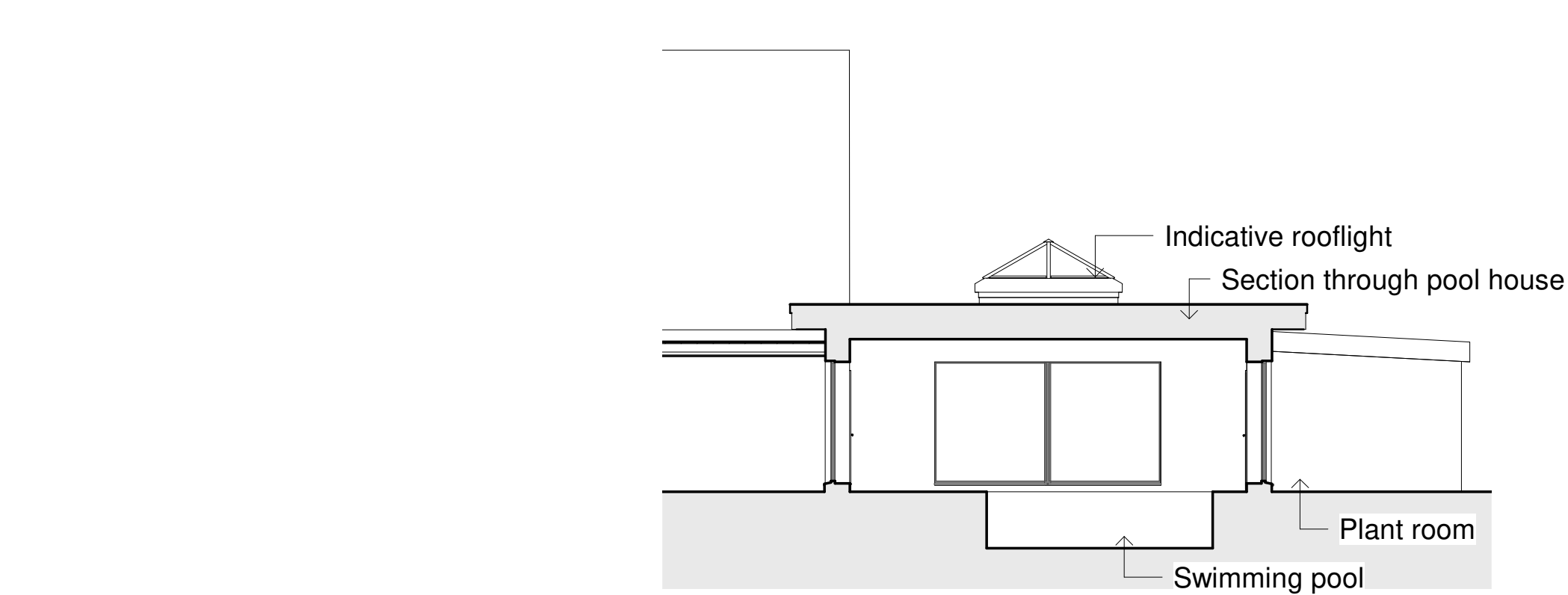
1st ISSUE DATE
12/09/20

CHECKED BY
Checker

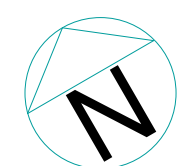
PROJECT NUMBER
0958

DRAWING NUMBER
PL-500

REV
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CDM - Residual Hazards
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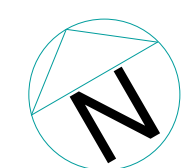
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Ardfruoich, Kilmacollm

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PROJECT NUMBER 0958	DRAWING NUMBER PL-306	REV

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PL - Proposed Ground Floor Plan
1 : 100



Job Title

DRAWING
TITLE **Proposed Ground Floor**

DRAWN BY
Author

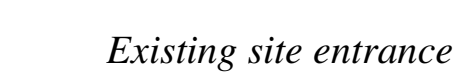
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PROJECT NUMBER 0958	DRAWING NUMBER PL-305	REV
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CDM - Residual Hazards
The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design



Stone paving to perimeter
of house

Tarmac to courtyard

60

STATUS PURPOSE OF ISSUE
PLANNING

[illegible]

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Job Title

Ardfruch, Kilmacolm

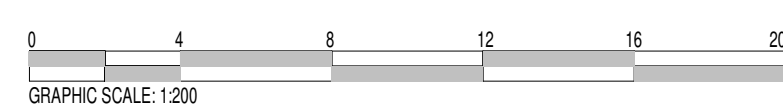
DRAWING TITLE	Proposed Site Plan
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DRAWN BY
Author

SCALE (@ A1)	1st ISSUE DATE	CHECKED BY
1 : 200	12/09/20	Checker

PROJECT NUMBER 0958	DRAWING NUMBER PL-201	REV
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PL - Proposed Site Plan
1 : 200



2. APPOINTED OFFICER'S REPORT OF HANDLING DATED 5 FEBURARY 2021

REPORT OF HANDLING

Report By: Sean Mc Daid

Report No: 20/0314/IC

**Local Application
Development**

**Contact
Officer:** 01475 712412

Date: 5th February 2021

Subject: Erection of two storey extension with single storey extension incorporating a canopy and external terrace at
Ardfruoach, Glenmosston Road, Kilmacolm

SITE DESCRIPTION

The site is a two and a half storey detached house located in the Kilmacolm Conservation Area. Ardfruoach is located on the east side of Glenmosston Road and set within extensive grounds. Mature tree cover, hedging and a stone wall to the boundary of the plot limits views from both the public road and from neighbouring properties. The main part of the house has a pitched roof finished in red tiles with white painted render on the walls. There are wall head dormer windows on the north-east facing elevation and dormer windows on the south-west facing elevation. Neighbouring properties are also set in large sized grounds.

The house is orientated at an angle within the site on a general north-west to south-east alignment and positioned towards the centre of the site. The house is elevated above Glenmosston Road with the driveway rising up from the road. The driveway leads to a reasonably large level area of tarmac on the north side of the house that is used for parking. An entrance door into the house faces onto this area of tarmac. There is also a porch extension on this elevation towards the west side. The section of the house at the north-west side is two storeys high with a hipped roof and its ridge line is below the ridge line of the roof on the main part of the house. Adjacent to this and on the south-west facing elevation there is a single storey flat roof extension with an external raised terrace beside it.

On the south-east side of the house there is a two storey extension/projection with a hipped roof that again has its ridge line below the ridge line of the roof on the main part of the house. This extension/projection has a covered terrace on the ground floor.

The area to the east and south-east of the house contains a lawn with groups of trees of mixed species beyond. There is a general gentle slope from west to east across the lawn to the trees. The lawn to the south/south-east side of the house slopes down in a general southward direction.

PROPOSAL

The proposed extension is to be constructed onto the east part of the north-east facing elevation of the house over part of the area of tarmac and onto the lawn. The extension is to extend out 12.51m from an existing gable end on the north-east facing elevation and the overall length of the extension is to be 36.635m.

The part of the extension that is to be attached to and extends out from the north-east facing elevation of the house is to accommodate an entrance hall on the ground floor and a bedroom

on the first floor. This part of the extension is to be linked internally to the ground and first floors of the house by hallways. The roof over this part of the extension is to be asymmetric. On the north-west facing elevation the eaves and ridge lines of this part of the extension are to be at the same level as those on this part of the house and the roof appears as a continuation of where it is attached to the roof of the house. The north-west facing elevation is to incorporate a double storey projection that contains a porch on the ground floor and a bay window on the first floor. There is also to be a double storey height projection positioned at an angle where the extension joins the house. The eaves line on the east facing (rear) roof slope of this part of the extension is to be lower and at first floor level.

The extension continues at right angles to the abovementioned part of the extension in a south-east direction and has a pitched roof running into its rear roof slope with its ridge line approximately 1.6m below the existing ridge line. The eaves line is again to be at first floor level. This part of the extension is to accommodate a family room and a gym on the ground floor with no first floor above and a vaulted ceiling over both rooms. There is to be a chimney head positioned on the roof at the east side of the family room as well as centrally positioned rooflights.

The eastern part of the extension is to be positioned at right angles to the main part of the extension and is to house a swimming pool. This part of the extension is to be 7.9m wide and 16.065m long. It is to be single storey and has a flat roof with a centrally positioned rooflight. There is to be a plant room with a flat roof attached to the east side of the swimming pool that extends out by a further 3.2m and is to be 3.4m wide. This is to have a flat roof with its highest part set below the eaves of the swimming pool part of the extension.

There is to be a terrace in the area between where the proposed extension is to be attached to the house and the swimming pool. The terrace is to be 20.28m long and extends out from the extension by approximately 7.5m although does not extend beyond the south-east elevation of the swimming pool. Approximately half the width of the terrace is to be covered by a flat roof canopy that is approximately 2.5m high.

The main external materials on the extension are to be white render on the walls with red tiles on the roof all to match those used on the existing house. The roof over the swimming pool and canopy are to be finished in lead/zinc roof cladding.

The submitted drawings also indicate stone paving to be laid along the north elevation of the house and over part of the parking area as well as around the perimeter of the proposed extension.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 - Conservation Areas

Proposals for development within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy D - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Planning Application Advice Note (PAAN) 4 and 5 on "House Extensions" and "Outdoor Seating Areas" applies.

CONSULTATIONS

None.

PUBLICITY

The application was advertised in the Greenock Telegraph on 8 January 2021 as development affecting a conservation area.

SITE NOTICES

A site notice was posted on 8 January 2021 as the proposed development is in a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification and no representations from neighbours have been received.

The Kilmacolm Civic Trust has no objections to the application and comments that the design has been thought through carefully and the extension will have little, if any, impact on the privacy of neighbouring houses in the immediate vicinity.

ASSESSMENT

The material considerations in the determination of this application are the Inverclyde Local Development Plan (LDP); the Planning Policy Statement on Our Homes and Communities; and the amenity impact of the proposal.

Policy 1 of the LDP requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figure 3. In this proposal, the relevant factors relate to being 'Distinctive' through reflecting local architecture and urban form and being 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The site is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities where the general principle of extending a house and constructing terraces/outdoor seating areas may be acceptable subject to the details of what is being proposed and cross-referencing to the Planning Application Advice Notes (PAANs).

This part of the Conservation Area is characterised by reasonably large houses in large plots with the stone boundary walls being a defining feature of the streets. There are a variety of house styles in the surrounding area. Mature trees within gardens are also a feature of the streetscape in the conservation area.

It is acknowledged that this is a reasonably large house within extensive grounds however it does not follow that it is appropriate for a large extension to be constructed. Extensions are expected in the first instance to be in proportion with the original house and not dominate it in terms of size, scale, position and design. It also has to be borne in mind that this house has

already been extended with a single storey flat roof extension and a porch under planning permission 16/0329/IC.

In terms of the direct impact of the proposed extension on the existing house the total floor space of the proposed extension excluding the external terrace is larger than the footprint of the extended house. The size of the proposed development is considered to dominate the existing house irrespective of whether the height of the extension drops across its length from west to east.

The design and external appearance throughout the extension does not fully reflect the design and character of the existing house. The part of the extension that is attached to the north-east elevation of the existing house is considered to generally reflect the design and appearance of the house, particularly the north-west facing elevation of this, through the use of the same eaves and ridge lines and matching external materials. However the part of the extension at the rear of this, where the family room and gym are located, contrasts with the aforementioned part of the extension in terms of its footprint and different roof design. The extent of the roof is considered to be large and visually dominant when viewed against the other parts of the extension. The same can be said of this roof when viewed against the house. The east part of the extension that is to house the swimming pool introduces a further different roof design.

There are therefore disparate design elements across the entire extension that contrast with other parts of the extension and most importantly they contrast with the original house. Although flat roofs are used over an existing extension and porch these are used in limited areas which mean that these are secondary in appearance to the original house. There is little uniformity in design across the proposed extension which does reflect the design and character of the house and this results in a detrimental impact on the house.

PAAN4 indicates that consideration will be given to contemporary and/or innovative proposals that are considered to have a positive impact on the amenity, character and appearance of the property and its surroundings. The parts of the proposed extension that are to house the family room, gym and swimming pool and the covered terrace would be considered to be of a more contemporary design however these are not considered to have a positive impact on the character and appearance of the house for the reasons set out above.

PAAN4 gives advice on side and rear extensions and although the proposed extension may not result in 50% of the garden area being developed and is not within 5.5m of the garden boundary, compliance with these factors does not result in the proposed extension being acceptable.

PAAN5 states that outdoor seating areas should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods to the extent that regular activity may impinge upon the enjoyment of neighbouring gardens. PAAN5 goes on to indicate that screening will generally be required, however if this is more than 2.5m high within 2m of a boundary or results in a loss of light to a room in a neighbouring house, then the proposed decking will not be supported. The proposed terrace is large and therefore could be used over extensive periods. Given the position of the proposed decking, its limited height above ground level, the distance from the south boundary and to the property to the south, and the existing intervening trees it is not considered that significant overlooking will occur.

Although the proposed extension combined with the proposed external terrace does not result in overdevelopment of the entire site this factor alone does not result in the proposal being acceptable. In order for an extension to be acceptable at this location it would have to be substantially reduced in size and reflect the design of the existing house more directly. An important design consideration in particular would be the size, scale and appearance of the roof.

There may be limited aspects of the proposed extension that accord with parts of Policy 1 and parts of the advice in PAAN 4 and 5, however the application has to be considered as a whole and the overall impact considered as a whole. As indicated above the overall impact on the house is not acceptable.

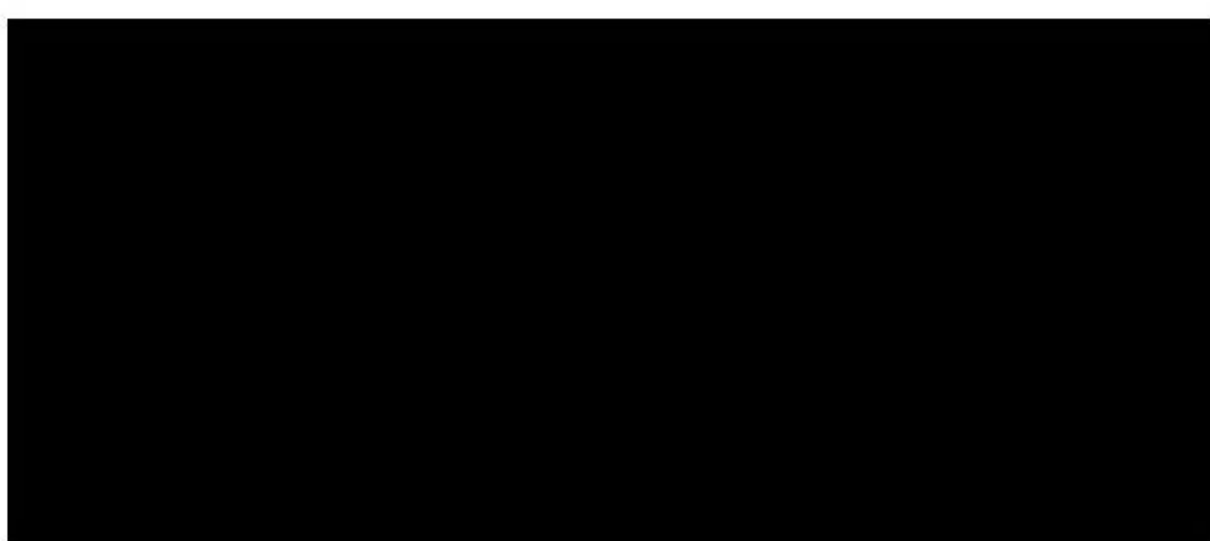
In conclusion, the overall form and appearance of the extension contrast significantly with the existing house to the detriment of the house. The proposed extension cannot be justified under Policy 1 and there are no material considerations that outweigh this policy.

RECOMMENDATION

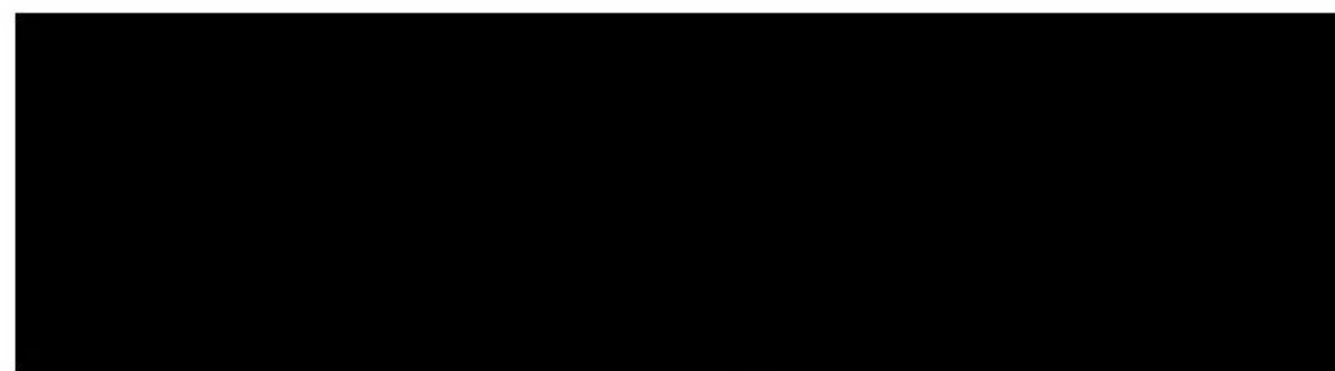
That the application be refused on the following reason.

1. The proposed development cannot be justified under Policy 1 of the adopted Inverclyde Local Development Plan as the overall size, design and appearance contrasts significantly with the original house as well as visually dominating the house. The proposed development is considered to be incongruous, does not reflect local architecture and urban form and therefore has a negative visual impact on the house.

Signed:



Sean Mc Daid
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

3. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



10.0 OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

Conservation Areas

10.2 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

10.3 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

POLICY 28 – CONSERVATION AREAS

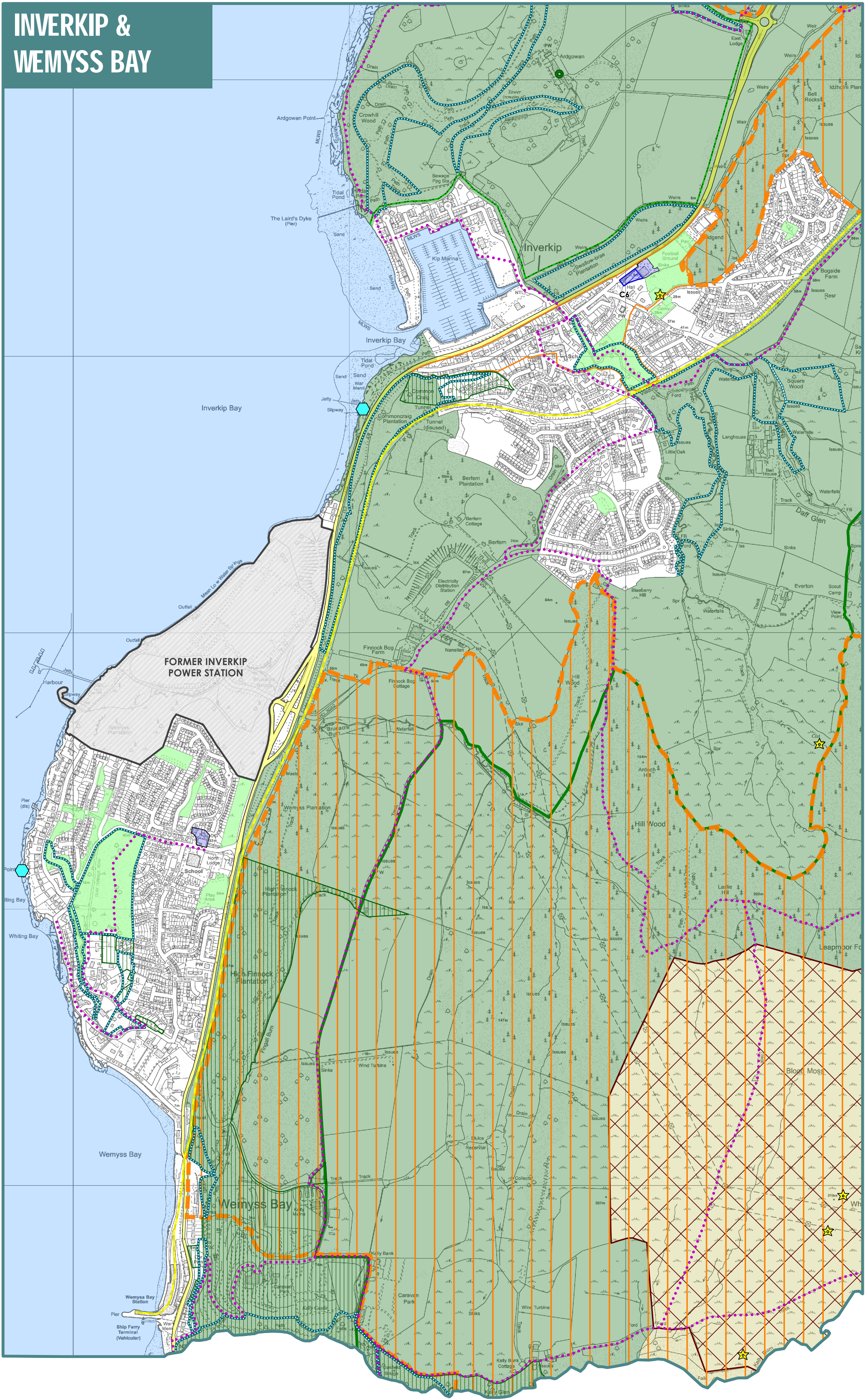
Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.



Conservation Area - Main Street, Inverkip

4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

INVERKIP &
WEMYSS BAY



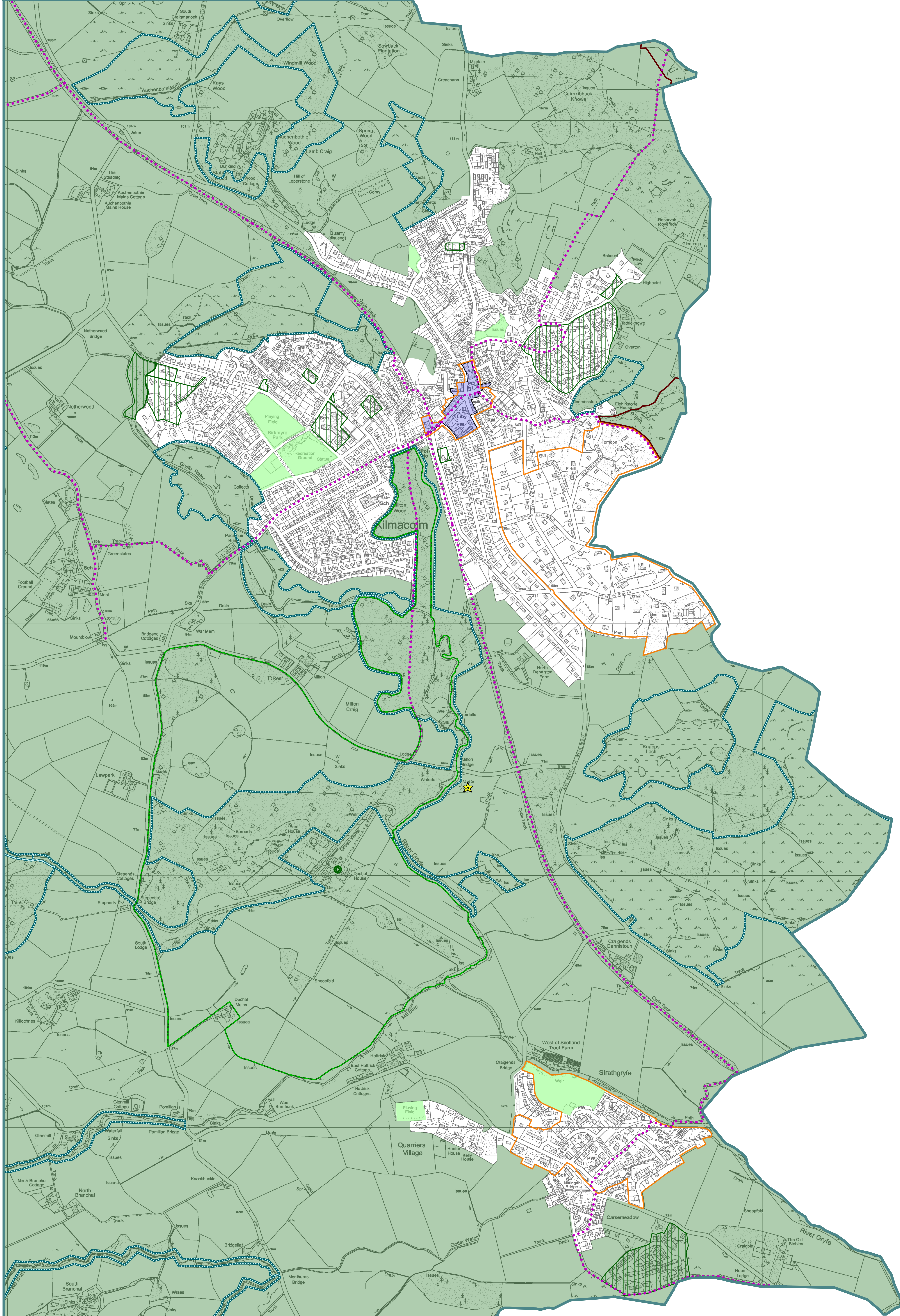
KEY

- SUSTAINABLE DEVELOPMENT STRATEGY**
- Priority Place POLICY 3
- CONNECTING PEOPLE AND PLACES**
- Trunk Road POLICY 11
 - Railway POLICY 11
- SPATIAL DEVELOPMENT STRATEGY**
- Green Belt POLICIES 14 & 19
 - Countryside POLICIES 14 & 19
- OUR TOWN AND LOCAL CENTRES**
- Town Centre / Local Centre POLICY 22
 - Network of Centres Opportunity POLICY 22
- OUR JOBS AND BUSINESSES**
- Business & Industrial Area POLICY 25
 - Business & Industrial Development Opportunity POLICY 26
- OUR HISTORIC BUILDINGS AND PLACES**
- Conservation Area POLICY 28
 - Scheduled Monument POLICY 31
 - Gardens & Designed Landscapes POLICY 32
- OUR NATURAL AND OPEN SPACES**
- Special Protection Area / Ramsar Site POLICY 33
 - Site of Special Scientific Interest POLICY 33
 - Local Nature Conservation Site POLICY 33
 - Local Nature Conservation Site (Geological) POLICY 33
 - West Renfrew Hills Local Landscape Area POLICY 33
 - Tree Preservation Order POLICY 34
 - Open Space POLICY 35
 - Clyde Muirshiel Regional Park POLICY 37
 - Core Path POLICY 38
 - River Clyde / Firth of Clyde

Inverclyde council SCALE 1:10,000

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KILMACOLM &
QUARRIERS VILLAGE



**5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019
SUPPLEMENTARY GUIDANCE ON PLANNING
APPLICATION ADVICE NOTES POLICY EXTRACTS**

Planning Application Advice Note No. 4

HOUSE EXTENSIONS

Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

The following advice sets out standards that the Council expect proposals to comply with. Consideration will also be given to contemporary and/or innovative proposals which are considered to have a positive impact on the amenity, character and appearance of the property and its surroundings.

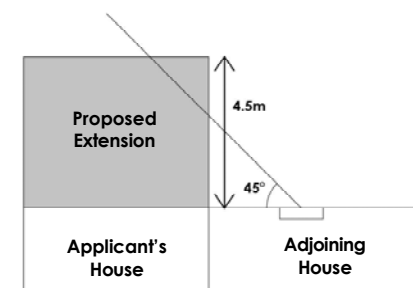
Rear extensions

- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the original house.
- Two storey extensions will be considered on individual merit. They should not extend beyond 3.5 metres from the rear wall of the original house or result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres

(single storey) from the rear wall of the original house, then the house may be similarly extended to equal size.

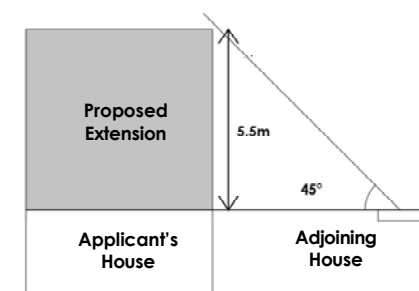
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres above ground level or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The extension should be finished in materials to compliment those of the existing house.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

ACCEPTABLE



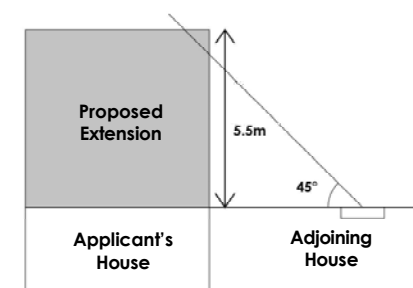
Extension encroaching 45 degree line

ACCEPTABLE



Extension more than 4.5 metres but not

NOT ACCEPTABLE



Extension encroaching 45 degree line

Side extensions

- Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) from the rear wall of the original house then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 50% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres above ground level or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

Front porches

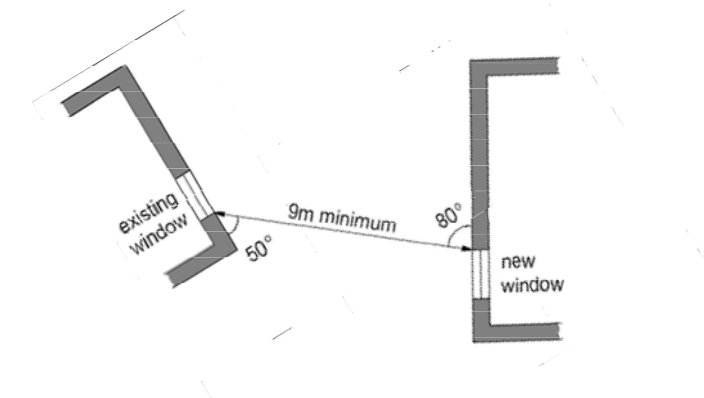
- Where applicable, porches should be pitch roofed to match the existing roof.
- Base courses should be finished in materials to match the existing house.

Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

Minimum Window to Window Distances (metres)

	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-



Planning Application Advice Note No. 5

OUTDOOR SEATING AREAS

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies or decking being erected or extended, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Outdoor seating areas are becoming increasingly popular, but must take account of privacy and the impact these may have on neighbours' enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

Balconies & Roof Terraces

- These should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing. These should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where

there is no increase in the intervisibility between, and the overlooking of, neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony or roof terrace will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position shall be appropriate to the architectural design of the house.



Garden Decking & Raised Platforms

- The position should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised more than 0.5 metres above the original ground levels, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where positioned within 9 metres of the garden boundary and where it will result in an increased view of the neighbouring private/rear

garden area, the erection of screening, either at the decking/platform edge or the garden boundary shall generally be required. Where screening is required and it is in excess of 2.5 metres high above ground level within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking/platform will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking/platform shall be appropriate to the architectural design of the house.



6. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 07 January 2021 17:24
To: Laura Graham
Subject: FW: (No Classification) Applications 20/0314/IC, 20/0311/IC and 20/0306/IC: KCT Comments

Classification: No Classification

From: Nicol Cameron [REDACTED]
Sent: 07 January 2021 10:37
To: Stuart Jamieson <Stuart.Jamieson@inverclyde.gov.uk>; Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Applications 20/0314/IC, 20/0311/IC and 20/0306/IC: KCT Comments

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

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

Dear Mr Jamieson,

KILMACOLM CIVIC TRUST COMMENTS on
APPLICATIONS 20/0314/IC, 20/0311/IC and 20/0306/IC

The 15 members of the Kilmacolm Civic Trust Executive Committee have considered these 3 applications.

We have the following comments:

20/0314/IC: Ardfuoch, Glenmosston Road, Kilmacolm

- **No Objection.**
- The applicants are clearly intent on creating a Grand House. The design has been thought through carefully. The extension will have little, if any, impact on the privacy of neighbouring houses in the immediate vicinity.

20/0311/IC: Torridon, Glenmosston Road, Kilmacolm

- **No Objection.**
- The front and side porches will have a much more aesthetically pleasing and balanced appearance in relation to the design and shape of the house.
- The immediate entry areas behind the doors will be much more practical.

20/0306/IC: Construction of 9 dwellings on the old Carsemeadow School site, Quarriers Village.

- **No Objection.**
- This is a Brownfield site. It is good that it is being developed for housing.
- We note the change in the positioning of the dwelling houses, the access road and the garages.
- The designs of the 9 dwelling houses are aesthetically pleasing. It is clear that a great deal of thought has been devoted to the proximity of the site to the Conservation area immediately opposite and the design of the houses within the Conservation area.

Yours Sincerely,

Nicol Cameron

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

**7. DECISION NOTICE DATED 5 FEBURARY 2021
ISSUED BY HEAD OF REGENERATION AND
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 20/0314/IC

Online Ref: 100340298-001

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

**Mr Marco Rebecchi
Ardfruch
Glenmosston Road
KILMACOLM
PA13 4PF**

**Thomas Robinson Architects
The Red House
Croftamie
GLASGOW
G63 0EU**

With reference to your application dated 16th December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of two storey extension with single storey extension incorporating a canopy and external terrace at

Ardfruch, Glenmosston Road, Kilmacolm, PA13 4PF

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 proposed development cannot be justified under Policy 1 of the adopted Inverclyde Local Development Plan as the overall size, design and appearance contrasts significantly with the original house as well as visually dominating the house. The proposed development is considered to be incongruous, does not reflect local architecture and urban form and therefore has a negative visual impact on the house.

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

Dated this 5th day of February 2021

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:
100048957		09.12.2020
EX-200		12.09.2020
EX-201		12.09.2020
EX-300		23.01.2018
EX-500		12.09.2020
PL-305		12.09.2020
PL-306		12.09.2020
PL-500	Rev B	17.12.2020

**8. NOTICE OF REVIEW FORM DATED 29 MARCH 2021
TOGETHER WITH SUPPORTING STATEMENT
FROM BENNETT DEVELOPMENTS AND
CONSULTING**



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 100383897-001

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.

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:	bennett developments and consulting		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	01417515432	Address 1 (Street): *	Park Court
Extension Number:		Address 2:	
Mobile Number:	+447989417307	Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text" value="Ardfruocho"/>
First Name: *	<input type="text" value="Marco"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Rebacchi"/>	Address 1 (Street): * <input type="text" value="Glenmosston Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Kilmacolm"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="PA13 4PF"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="ARDFRUOCH"/>
Address 2:	<input type="text" value="GLENMOSSTON ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="KILMACOLM"/>
Post Code:	<input type="text" value="PA13 4PF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="669489"/>	Easting	<input type="text" value="236281"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of two storey extension with single storey extension incorporating a canopy and external terrace.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Failure on part of planning service to properly assess the application

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

STATEMENT OF APPEAL

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/0314/IC

What date was the application submitted to the planning authority? *

16/12/2020

What date was the decision issued by the planning authority? *

05/02/2021

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Don Bennett

Declaration Date: 29/03/2021

Bennett *Developments and Consulting*

10 Park Court,

Glasgow, G46 7PB

don@bennettgroup.co.uk

STATEMENT OF APPEAL

22.3.2021

ARDFRUOCH, GLENMOSTON ROAD, KILMACOLM

APPEAL TO THE LOCAL REVIEW BOARD OF INVERCLYDE COUNCIL IN RESPECT OF THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A TWO STOREY EXTENSION WITH SINGLE STOREY EXTENSION INCORPORATING A CANOPY AND EXTERNAL TERRACE.

APPLICATION REF: 20/0314/IC

01 Background:

01-01 The property at Ardfuoch is a substantial country house located within extensive grounds in the village of Kilmacolm. It is in an area where this type of property on large plots, is the norm. The site is elevated and extensively wooded and the property itself is screened from the road by tree cover, providing a high level of privacy and rendering the building difficult to see from the road.

01-02 The existing property was designed in the Arts and Crafts style by the renowned architect James Austin Laird in 1904. Whilst of architectural merit and having many fine features, the small rooms which were a feature of many Arts and Craft houses no longer meet the requirements of modern living or the needs of the current owner, the appellant, and it was against that background that consideration of extending the property was first considered.

01-03 To describe the proposal as an extension is I believe to underscore the skill and artistry of the design. A more accurate description might be a reworking of the original house with a view to incorporating a series of new activity spaces which would enable the property to better fulfil the needs of the modern family while respecting and embracing the ambience and detail of the original house. The applicant was seeking more usable family space along with leisure elements, including a pool, which is entirely appropriate for houses of this quality, scale and location.

01-04 In pursuing this agenda, the proposed planform was developed. One which gave relevance to the new spaces created and the linkages between them to deliver a house which while large was easy to navigate, which felt cohesive and which provided the quality and type of accommodation sought by the owners.

01-05 Having established the mechanics of the interior of the house, it was clear that given the history of the house and its location, that the external envelope would need to embrace the Arts and Crafts style and that the language of any extensions would need to have the same enduring properties, though not necessarily the same specific style but would introduce modern elements which would still exude quality and draw inspiration from the house.

The result was the proposal which was the subject of the application and this appeal.

01-06 On 16th December 2020, a planning application was submitted for the proposed development which it was felt recognised and respected the original house but also introduced elements of modern design which integrated well with the original house.

On 5th February 2021 the planning application was refused and a Decision Notice to that effect issued. The single reason given for the decision was that:

“The proposed development cannot be justified under Policy 1 of the adopted Inverclyde Local Development Plan as the overall size, design and appearance contrasts significantly with the original house as well as visually dominating the house. The proposed development is considered to be incongruous, does not reflect local architecture and urban form and therefore has a negative visual impact on the house”

02 Response to reasons for refusal

02-01 The above decision contains a number of expressions which are very much matters of opinion. While opinions may carry some persuasion facts carry authority and little in the decision notice is based on facts, so one must treat the determination with caution. A review of the Report of Handling would verify this as there is little of substance which would support a decision to refuse. In such circumstances we must consider the decision to be flawed.

02-02 In determining an application, the local authority are required to assess it in the context of the latest approved and adopted local development plan and if minded to refuse, to demonstrate and justify within the policies and guidance in the plan, where the proposal fails to comply and on that basis recommend refusal. For reasons which are not apparent, this does not appear to have been the practice adopted in this case, as no substantive justification has been offered for the decision to refuse.

02-03 In challenging the decision it will be necessary to demonstrate that the basis on which the decision was reached was flawed and that the policies and guidance referred to was either inappropriate or misinterpreted.

02-04 As referred to above the single reason given for refusing the application was that it did not accord with **Policy 1** of the local development plan, which identifies the six qualities of the successful place.

These are defined as:

- 1 Distinctive
- 2 Adaptable
- 3 Resource Efficient
- 4 Easy to Move Around
- 5 Safe and Pleasant
- 6 Welcoming

02-05 As aspirational qualities they are laudable and acceptable and provide a broad canvas against which developments can be assessed. However, with almost no exception they relate to developments which occur in the public domain and not on private buildings on private land. It is even questionable if the two examples cited in the Report of Handling, have any relevance, namely:

- i) **Distinctive**-Reflect local architecture and urban form
- ii) **Safe and Pleasant**-Avoid conflict between adjacent users by having regard to adverse impacts that may be created by noise, smell, vibration, dust air quality, flooding, invasion of privacy or overshadowing

02-06 In the first instance there is no identifiable local architectural language which should be reflected in this design, and as the application relates to a standalone building in a large acreage of private, secluded and wooded landscape, how can urban form even be a consideration. The Report of Handling claims that the design of the extension does not fully reflect the existing house, though no reason is given as to why it should. The new extension accommodates a number of uses which justify an architectural language which may differ in detail from the existing house but nonetheless clearly draw inspiration from the original.

It should be noted that the Kilmacolm Civic Trust were highly supportive of the scheme and went as far as to say that..." *the design had been thought through carefully and the extension would have little if any impact on the privacy of neighbouring houses in the vicinity*". A ringing endorsement indeed.

02-07 Simply stating as the Report of Handling does, that the design of the extension is unacceptable, does not make it so. Such an opinion must be supported by the facts and a full and proper justification advanced. The failure to produce such evidence renders the views expressed as nothing more than an opinion which as has been stated previously lacks any authority.

02-08 In fact the main reason for setting the extension back was to give prominence to the principle south facing elevation, and to enable the formation of a south facing terrace shared by the living room extension, gym and pool. A review of Arts and Crafts houses will show that they are often laid out in this way, effectively one room deep, and this arrangement seemed appropriate here where it was possible for the main house to remain dominant with a lesser wing added.

02-09 Secondly there are no adjacent users, so the problem issues referred to will not arise.

02-10 As regards the Planning Application Advice Notes(PAAN's) Supplementary Guidance referred to, while perfectly valid in an urban setting which is the circumstances they were intended to address, provide little guidance or direction in a rural or countryside situation. This is reinforced by the actual wording of the PAAN's where specific reference is made to the need to recognise the interests of the

neighbours and in that context the examples of dimensions cited are all on a modest and urban/suburban scale.

02-11 It is self evident that these PAAN's relate to an urban form characterised by terraces, rows of houses and the more traditional residential layouts where space between houses is limited and issues of privacy and overlooking are major considerations. For example the advice contained within PAAN 4 which it is claimed the appellants proposed development fails to meet, talks of extensions of 4 metres and that two storey extensions must not impact on a neighbour's right to daylight and where new windows should be placed to ensure privacy and the possibility of boundary screening.

02-12 This is completely irrelevant in the context of this dwelling and the proposed extension. The existing house is almost 70 metres from the nearest neighbour, so issues of privacy, scale, screening, window placements and other such details simply do not apply.

02-13 The same is true of PAAN 5 which offers advice on outdoor seating areas and stresses the need to ensure that the privacy and amenity of neighbours is not impacted upon. Again we must advise that the nearest neighbour is almost 70 metres away so the size and height of any deck is inconsequential.

02-14 It should be noted that despite the ROH labouring on privacy issues not a single objection was received from neighbouring properties, presumably due to the fact that they are at some distance from and screened from the appellants property.

02-15 In essence it is not clear why the Report of Handling labours these issues when they clearly do not apply. Indeed the same Report of Handling while citing these PAAN's concedes that the proposed development does actually comply but seeks to counter this by stating that.. *"although the proposed extension combined with the proposed external terrace does not result in overdevelopment of the entire site this factor alone does not result in the proposal being acceptable"*, but fails to explain why not.

02-16 By the same token the Report of Handling states that.. *"this is a reasonably large house within extensive grounds however it does not follow that it is appropriate for a large extension to be constructed"*. Of course it is appropriate and that is precisely what the PAANs are advising in respect of standard dwellings in urban locations, stating dimensions that are appropriate for the type of dwelling and the small plots they are to be found on.

02-17 Scale is relative to the size of the existing property and in this context it is entirely reasonable and logical that any extension will be correspondingly larger. This is a substantial house on a very large site running to a number of acres, so to attempt to challenge the scale of the proposed extension and to cite inappropriate policies and PAANs to justify the decision is simply foolish

02-18 The reason stated for the refusal is itself a matter of concern and makes a number of claims which have not been substantiated and appear to lack constructive and considered thinking but instead to offer little more than opinions, some of which are quite extraordinary and gross exaggerations.

02-19 Given that no substantive justification has been given for the refusal it would seem odd that even in the absence of quantifiable proof, the design is described as *"incongruous"*. It is also suggested that the design does not reflect local architecture and urban form, yet fails to establish and

identify what is the local style or urban form, which itself is a quaint claim given that this is a standalone building in a large acreage of private, secluded and wooded landscape.

02-20 The fact remains that to try and assess and determine the proposed development by applying policies and advice notes which were never intended for such situations is highly questionable and must cast serious doubt over the validity of the decision to refuse.

03 Conclusion

03-01 The proposed development is without doubt a competent and well considered extension to a very substantial country house set within acres of ground. It is a response to the need to meet the changing demands of the owners and at the same time to deliver an architectural form which reflected the existing house in both design terms and in importance.

03-02 In refusing the application, the local authority are required to clearly establish the basis for the refusal and to relate this to specific policies and guidance within the adopted local development plan.

03-03 It has been demonstrated that the local authority have failed to do this and accordingly the reasons cited for the refusal are without foundation, as they cannot be supported by any policies or guidance within the plan, and as such must be considered incompetent and flawed.

In such circumstances the decision is unsafe and must be rescinded and the application approved.

**9. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

Erection of two storey extension with single storey extension incorporating a canopy with external terrace (20/0314/IC).

Ardfruch, Glenmosston Road, Kilmacolm, PA13 4PF.

Suggested conditions should planning permission be granted on review.

Condition

Development shall not commence until samples of materials to be used on all external surfaces of the development hereby approved have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason

To ensure the development is acceptable in appearance and the external materials are appropriate for the conservation area.

LOCAL REVIEW BODY

2 JUNE 2021

PLANNING APPLICATION FOR REVIEW

**MR R CAMPBELL
ERECTION OF SHED IN FRONT DRIVE
26A VICTORIA ROAD, GOUROCK (20/0324/IC)**

Contents

- 1. Planning Application dated 17 December 2020 together with Plans, Location Plan and Supporting Statement**
- 2. Sample Image of Materials and Finishes for Shed**
- 3. Appointed Officer's Report of Handling dated 19 February 2021**
- 4. Inverclyde Local Development Plan 2019 Policy Extracts**

To view Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

- 5. Inverclyde Local Development 2019 Map Extract**
- 6. Representations in relation to Planning Application**
- 7. Decision Notice dated 23 February 2021 issued by Head of Regeneration & Planning**
- 8. Notice of Review Form dated 29 March 2021 together with Supporting Statement and Photographs**
- 9. Letter dated 12 April 2021 and response from applicant regarding new matter**
- 10. Suggested conditions should planning permission be granted on review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

- 1. PLANNING APPLICATION DATED 17 DECEMBER 2020 TOGETHER WITH PLANS, LOCATION PLAN AND SUPPORTING STATEMENT**

Inverclyde

council Head of Regeneration and

Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

FOR OFFICIAL USE ONLY

Reference No.
.....
Date of Receipt
.....
Fee Paid
.....
Date Fee Received
.....
Date Valid
.....
Receipt No.
.....

PLANNING APPLICATION

Town & Country Planning (Scotland) Act 1997

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

Regulations 2013 see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name: Robert Campbell..... Address 26a Victoria Road..... Postcode PA19 1DH Telephone Number [REDACTED]	Name Address Postcode Telephone Number Profession

see note 2

2. Description of Development
<p>..I propose to build a 10x5 ft shed in my front drive to house and protect my 2 classic motorcycles , the shed would be positioned behind the front wall of the drive and the visual impact from the road would be minimal., The shed will be built and prepainted in a grey colour by a professional company..and will look like a small outbuilding and in my opinion would look better than the large covers I have round the bikes presently.....</p> <p>.....</p> <p>Site LocationDriveway behind front facing wall.....</p> <p>Site Area (hectares) ..28x30 ft..... Number of dwelling houses proposed0.....</p> <p>.....</p> <p>New gross floorspace (sq. metres4.5.....</p>

see note 3

3. Application Type (Tick appropriate box/es)
(a) Outline Permission(c) Detailed Permission <input type="checkbox"/> <input type="checkbox"/>
(b) Approval of Reserved Matters(d) Change of Use of <input type="checkbox"/> land/buildings <input type="checkbox"/>
(e) Other (please specify) option C (I can't seem to print anything in the boxes)

see note 4

4. Applicants interest in site (Tick appropriate box)

(a) Owner(c) Tenant	<input type="checkbox"/>	<input type="checkbox"/>
(b) Lessee(d) Prospective Purchaser	<input type="checkbox"/>	<input type="checkbox"/>
(e) Other (please specify)A Owner.....		

Form 1

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings:Parking
.....
.....
(b) Was the original building erected before 1st July 1948? Yes

Has the original building been altered or extended Yes

If yes, please indicate nature of alteration / extension and if possible approximate dates.....Original detached house divided into 3 flats , two of the flats have side extensions
.....
If the land / buildings are vacant, please state last known use.....n/a.....

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable(e) Number of existing on site	<input type="checkbox"/>	parking places	<input type="checkbox"/>
(b) New vehicular access proposed(f) Number of	<input type="checkbox"/>	proposed on site parking places	<input type="checkbox"/>
(c) Existing vehicular access to be altered /(g) D	<input type="checkbox"/>	Detail of any available off site parking improved	<input type="checkbox"/>
(d)	<input type="checkbox"/>		
(e) as is.		A-not applicable all parking and access will remain	
(f) Separate pedestrian access proposed			

see note 7

7. Drainage Arrangements (Tick appropriate box/es) Not Applicable

(a) Not Applicable(c) Connection to existing public	<input type="checkbox"/>	sewer	<input type="checkbox"/>
(b) Public Sewer(d) Septic Tank	<input type="checkbox"/>		<input type="checkbox"/>

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....A.....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable(c) Existing private supply	<input type="checkbox"/>	<input type="checkbox"/>
(b) Public Main(d) Proposed private supply	<input type="checkbox"/>	<input type="checkbox"/>

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....A....Not Applicable.....

see note 9

9. Building Materials (Complete as appropriate) Wooden shed sitting on level slabs

(a) Not Applicable

☐

(b) Outside Walls Material.....Tongue and groove wood.....

Colour.....Grey.....

(c) Roof CoveringMaterial.....roofing felt

Colour.....Black.....

(d) Windows Material.....Glass.....

Colour.....Black frame.....

(e) Boundary Treatment Material.....n/a.....

Colour.....

see note 10

10.Landscaping

Is a landscaping/tree planting scheme proposed?

Yes ☐

No ☐

Are any trees/shrubs to be cleared on site?

Yes ☐

No ☐

If yes, please show details of scheme on a SITE PLAN Ground to be level for slab base,

see note 11

11. Costings £20 For slabs and applicant will do levelling and base

What is the estimated costs of any works to be carried out?

£.20.00.....

see note12

12 Confirmation

Signature of applicant.....Robert

Campbell..... on behalf

of..... Date

17/12/2020.....

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES)(SCOTLAND) REGULATIONS 2013

Either certificate A or certificate B must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that: No person other than * myself/the applicant was an owner (refer to note (a)) 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

Robert Campbell

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....n/a.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATES C (TO BE COMPLETED IN EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding * (2) I have / the applicant has given the requisite notice to every person other than myself / himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name	Address	Date of Service of Notice(s)
.....N/A.....
.....
.....
.....Robert
Campbell.....

CERTIFICATE D

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant	Robert Campbell.....
On behalf of
Date17/12/2020.....

CHECKLIST - The following documentation should be submitted:

please tick all boxes

☐ TWO APPLICATION FORMS

☐ DESIGN AND ACCESS STATEMENT
National and Major Applications only

☐ TWO SETS OF PLANSyes

☐ FEE (Where appropriate)yes

☐ PREA-APPLICATION CONSULTATION
REPORT
National and Major Applications only

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

**Notice for Service on Owners of
Application Site when not**

Regeneration and Planning

Inverclyde

wholly owned by Applicant

council

NOTICE No. 1

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notice under Section 35 application for planning permission.

Proposed Development at :

(a)_____

TAKE NOTICE that application is being made to Inverclyde Council by :

(b)_____

For planning permission to :

(c) _____

If you wish to make representations to the above mentioned local planning authority about the application, you should do so by writing within 21 days of the date of service of this notice to :

**Inverclyde Council, Regeneration and Planning, Municipal Buildings,
Clyde Square, Greenock, PA15 1LY**

Signed : _____

Address : _____

On Behalf of : _____

Date : _____

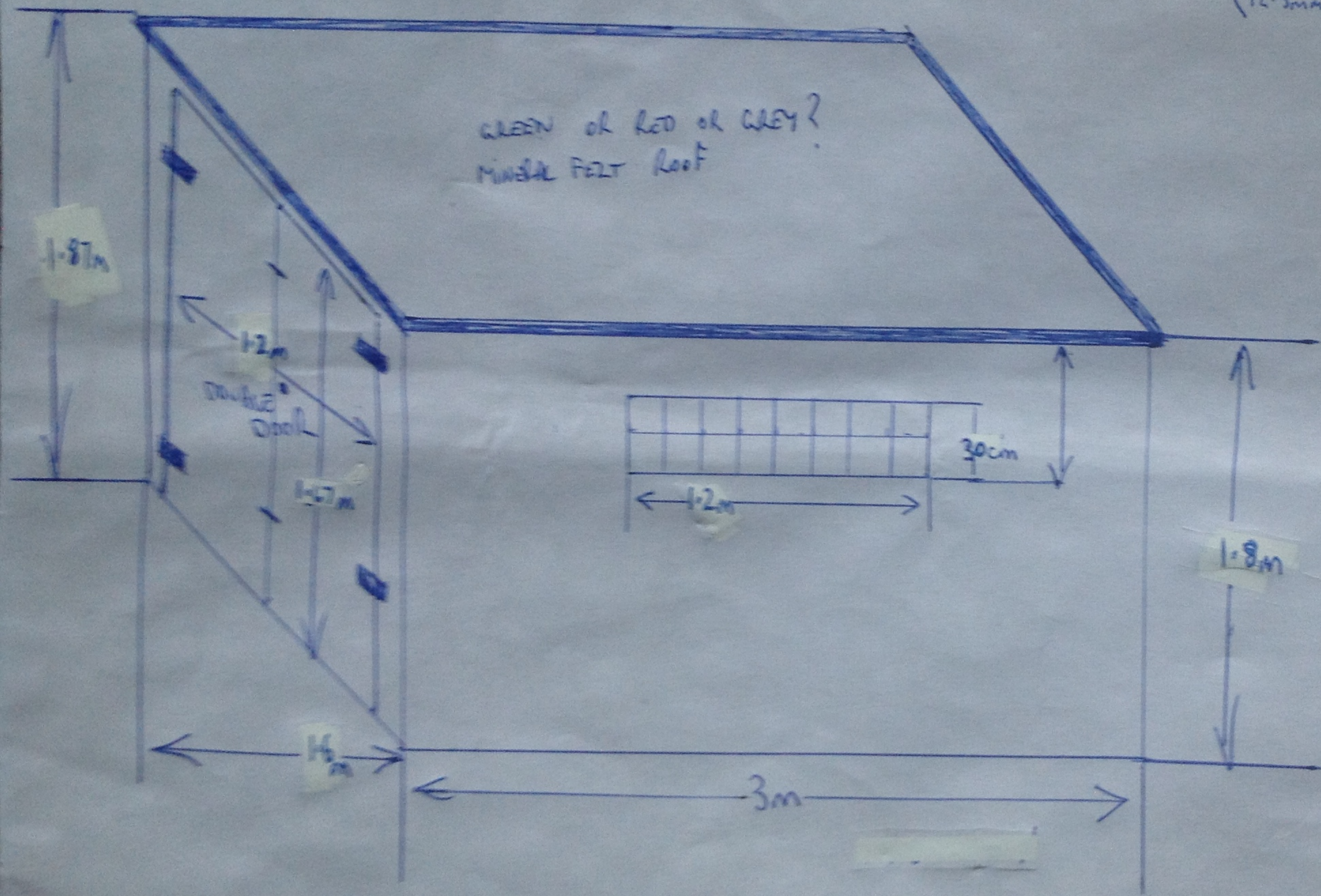
THIS NOTICE <u>WAS NOT</u> ISSUED TO YOU BY INVERCLYDE COUNCIL

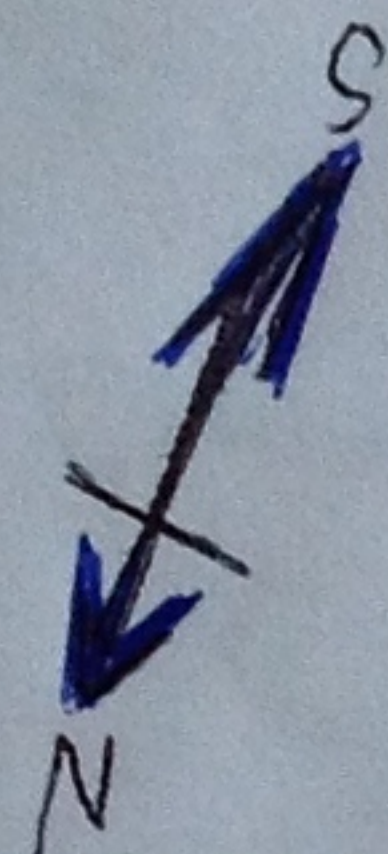
(12.5mm = 0.3m)

GREEN or RED or GREY?
MINERAL FELT ROOF

MOCK CORDON STYLE
WINDOW

SHED PAINTED GREY
WITH BLACK EDGINGS
+ IRON MONGERY.





Victoria Rd

SCALE 5mm = 0.3m

12m TO BOUNDARY WALLS

SIDEWALK

WALL

4.26m

1.82m Paved
1.3m Walk

SHED

1.6m

3m

Nº 26^A

PARKING

GRASS AREA Nº 26^A

9m

PARKING

Nº 26 PARKING

Nº 28 PARKING

Nº 28 BINS

7.21m

SHARED PATH
SLABS

2.4m

STAIRS

Nº 26^A ENTRANCE

1.2m

RAILINGS

Nº 26 bins

TO BASEMENT
FLAT
Nº 28

MAIN BUILDING

Nº 26
MAIN
ENTRANCE

Nº 26 PATIO

Nº 26^A SIDE ENTRANCE
PORCH

2.1m

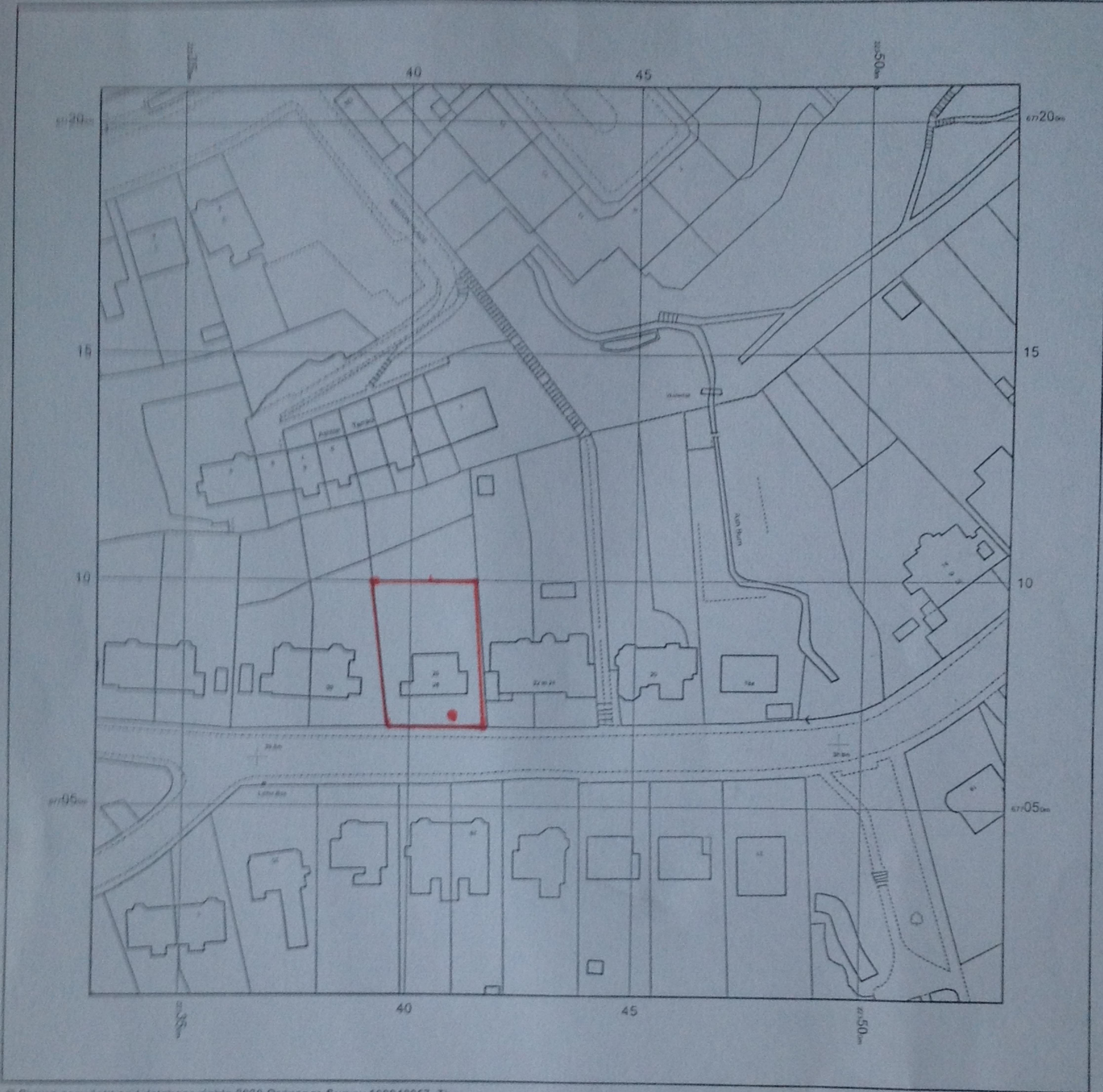
OLD BUILDING

STAIRS
TO
BACK
TALK

0.9m 0.9m

3.9m

WALL



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Supplied by: www.ukmapcentre.com
Serial No: 201092
Centre Coordinates: 223431, 677108
Production Date: 17/12/2020 11:22:28

Robert Campbell
26A Victoria Rd
Gardoch
PA14 1DH.

To descent planning @
inverlydecouncil.gov
.uk,

Accompanying notes
re-planning permission.

To whom it may concern,

The reason I require the shed at my home is to protect my investment of 2 classic motorcycles from the risk of theft and from deterioration due to weather. I propose to site the shed behind the 5th boundary wall of my property to the road side wall and think the visual impact from passing traffic and adjacent properties facing mine will be minimal.

From my immediate neighbours point of view, the main living room areas are set out in such a way that the residents main windows are looking out the opposite side of the building from the driveway and face the river. The basement flat NO 28 has no windows on the driveway side of the building. Also when my car is in the drive the layout means my car is only a few feet from my downstairs neighbours side door which she rarely uses while the shed will be next to the driveway entrance on my allocated ground and will not impede in any driveway manoeuvrings in any way.

At present I have a couple of covers around the bikes and although they offer some protection the frequent high winds have resulted in damage to the bikes and present a constant challenge in having them tied down to prevent them blowing away.

The shed will be constructed by a company in Alexandria and will be delivered pre-painted in the colour of the example picture I have included.

The shed footprint will only be about a foot larger than one of my present covers (an armadillo type) and in my view will be more aesthetically pleasing than the covers. I will prepare the base and am having discussions with my neighbours about getting the driveway paved.

2. SAMPLE IMAGE OF MATERIALS AND FINISHES FOR SHED



3. APPOINTED OFFICER'S REPORT OF HANDLING DATED 19 FEBRUARY 2021

REPORT OF HANDLING

Report By: David Sinclair

Report No: 20/0324/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date: 19th February 2021

Subject: Erection of shed in front drive at
26A Victoria Road, Gourock.

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy D – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

Access Concerns

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

Design Concerns

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance. There are no guidance notes relevant to this proposal. The relevant qualities to this application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Head of Environmental and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

POLICY 1 – CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



10.0 OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

Conservation Areas

10.2 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

10.3 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

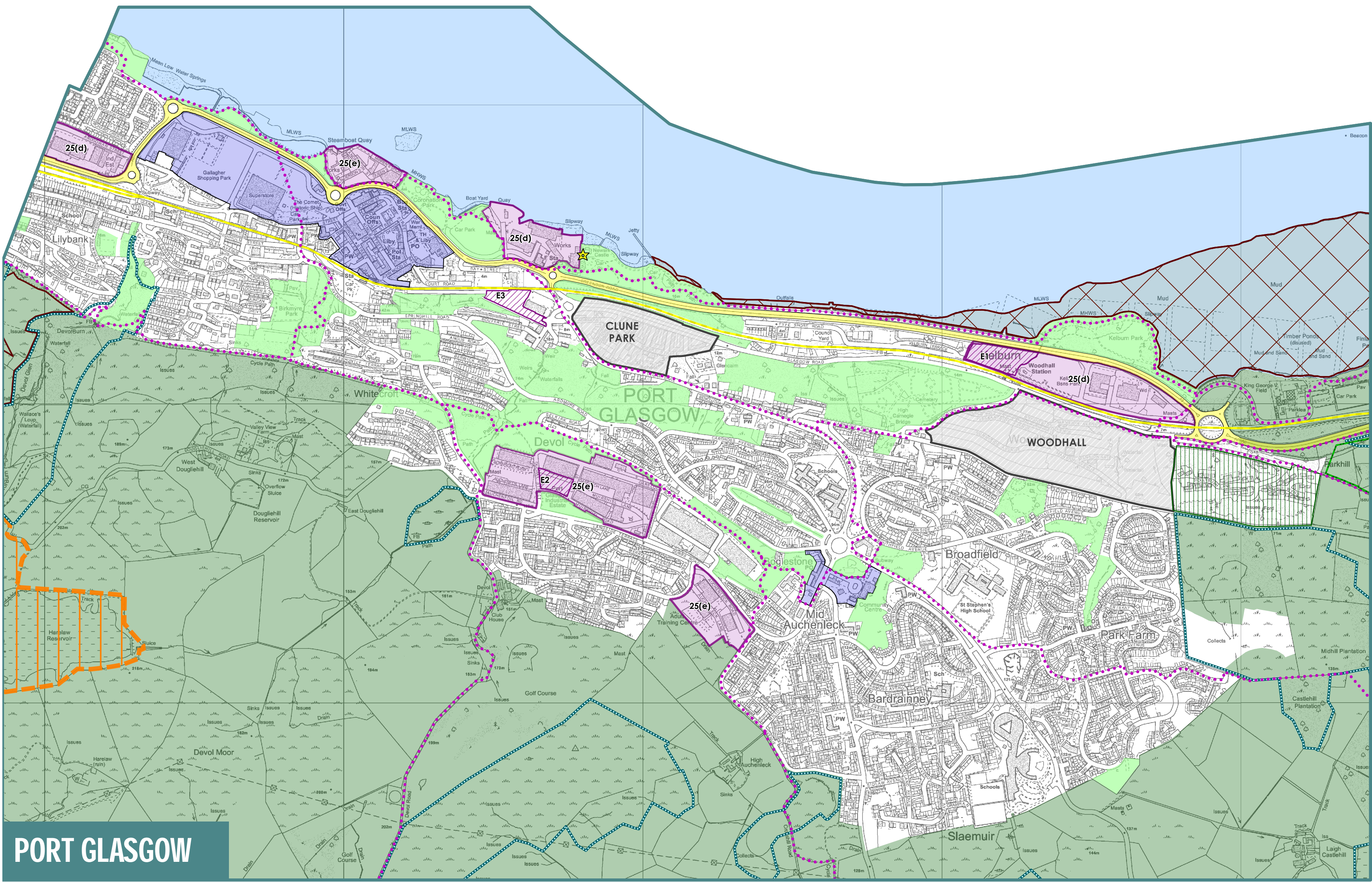
POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

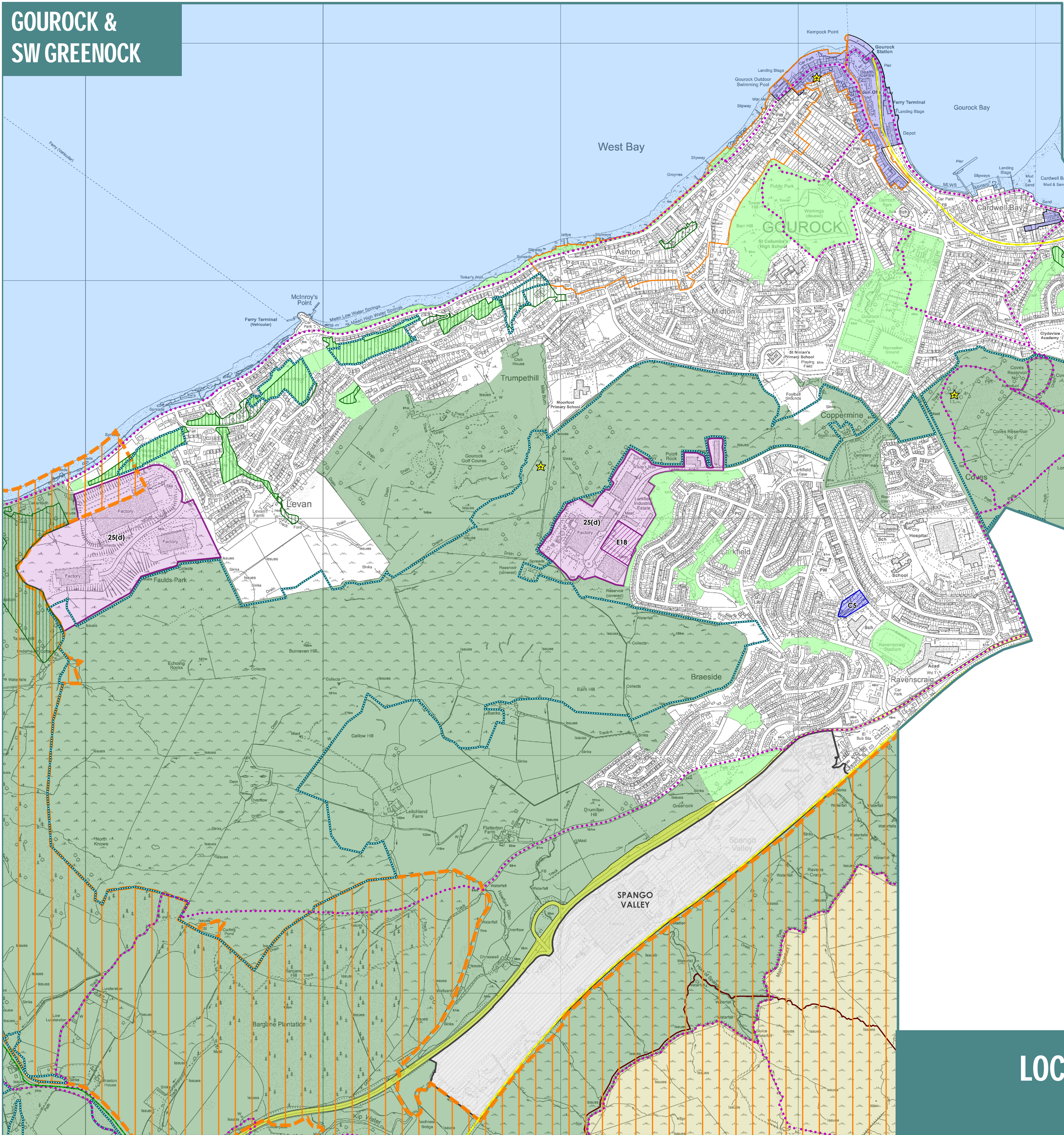


Conservation Area - Main Street, Inverkip

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT



PORT GLASGOW



GOUROCK & SW GREENOCK

KEY

SUSTAINABLE DEVELOPMENT STRATEGY

Priority Place

POLICY 3

CONNECTING PEOPLE AND PLACES

Trunk Road

POLICY 11

Railway

POLICY 11

SPATIAL DEVELOPMENT STRATEGY

Green Belt

POLICIES 14 & 19

Countryside

POLICIES 14 & 19

OUR TOWN AND LOCAL CENTRES

Town Centre / Local Centre

POLICY 22

Network of Centres Opportunity

POLICY 22

OUR JOBS AND BUSINESSES

Business & Industrial Area

POLICY 25

Business & Industrial Development Opportunity

POLICY 26

OUR HISTORIC BUILDINGS AND PLACES

Conservation Area

POLICY 28

Scheduled Monument

POLICY 31

Gardens & Designed Landscapes

POLICY 32

OUR NATURAL AND OPEN SPACES

Special Protection Area / Ramsar Site

POLICY 33

Site of Special Scientific Interest

POLICY 33

Local Nature Conservation Site

POLICY 33

Tree Preservation Order

POLICY 34

Open Space

POLICY 35

Clyde Muirshiel Regional Park

POLICY 37

Core Path

POLICY 38

River Clyde / Firth of Clyde

Inverclyde council SCALE 1:10,000

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N

6. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 18 January 2021 12:14
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourrock

Classification: No Classification

Obj

From: richard Fox [REDACTED]
Sent: 18 January 2021 10:31
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourrock

Sirs

I refer to the application made by Robert Campbell as above.

My wife and I enjoy a good relationship with the applicant and his wife but the matter of this application has not been discussed.

We object most strongly to this application which if granted would not only impact upon our house in visual terms most strongly but sets a very dangerous precedent in a Conservation area.

It is appreciated that the applicant wishes to house his classic motorcycles securely. I have a classic car. I rent a garage to accommodate it.

The precedent to which I refer above is the siting of ancillary buildings in front of the building line. For the most part this section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings. Number 26a is a flat within a "no-fines" construction villa, the villa itself already being a departure from the architectural idiom of the rest of the villas.

I take issue with the fact that the pavement side wall will obstruct the view of the majority of the shed. The wall is clearly not 5 feet tall. Whilst the applicant shows a photograph of the front of the shed this is misleading as the street aspect will be of the rear elevation of the shed. The photograph shows a structure clearly larger than the 3m by 1 m building as annotated upon the lay-out plan

Our property is situated directly opposite and is an upper conversion. Our view of the proposed shed will be therefore of that part of the shed exposed above the wall and the entire surface of the roof.

Whilst not a Planning matter it occurs to me that the applicant may well be contravening Gourrock Estate's feuing conditions as they apply to the other occupants of this building.

PLEASE TREAT THIS OBJECTION AS BEING CONFIDENTIAL AND NOT TO BE DISCLOSED TO THE APPLICANT

Regards Richard Fox

Richard Fox BA (Hons)

consultant to

MORRIS PROPERTY MANAGEMENT Ltd.

Member of Compulsory Purchase Association

Regulated by the RICS

Commercial Property Surveyor and Land Agent

Kintra, 29A Victoria Road, Gourock, Scotland

PA19 1DH

Tel :

Mobile :

Head office : Suite 11, Jacobean House, 1A Glebe Street, East Kilbride G74 4LY

Tel

The information contained in this e-mail is for the use of the addressee only and is confidential. If this e-mail has reached you in error please advise me on [REDACTED] and remove the message from your computer immediately. The message may not be disclosed to or used by a third party.

I do not accept any responsibility or liability for any virus transmitted through this e-mail or for any reliance you may make on it. E-mail communication is capable of alteration and corruption and I accept no responsibility for alterations made to this e-mail after it has been sent. This e-mail does not create any legal obligation or form any part of a contract

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 22 January 2021 14:44
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Classification: No Classification

[New obj](#)

From: Kerry Blance [REDACTED]
Sent: 22 January 2021 14:27
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Please find below my objection to the above planning application -

Can I ask respectfully that receipt of this email be acknowledged ?

Objection to Planning Application Ref - 20/0324/IC

Erection of shed in front drive - 26A Victoria Road Gourock

Case Officer - David Sinclair

From -
Mrs Kerry Blance
28 Victoria Road
Gourock
PA191DH

Email [REDACTED]
Tel - [REDACTED]
Commentator Type - Neighbour
Stance - Object

I object to the proposed development on the following grounds and in line with National Planning Regulations, the Local Development Plan, in particular, protecting areas for conservation and the following material considerations.

1 - The proposal is not in accordance with national planning legislation for the following reasons -

a - The proposed shed would be “forward of a wall forming part of the principal elevation which fronts a road” Section 4.79

b - The proposal is not in accordance with national planning legislation in that “In the case of dwelling houses in a conservation area the floor area of the ancillary building cannot be in excess of 4 square metres” Section 4.85 The applicant’s plans show the floor area to be (3m x 1.67m) 5.01m

c - The proposal is not in accordance with national planning legislation in that “As a result of the development the area of ground covered by the development would exceed 50% of the area of the front curtilage (excluding hard surface)” (Class 3A-f) The front garden grass area dimensions have not been included in the plans and I think it highly likely that the proposed development exceeds 50% of the grass area

It should also be noted that ancillary buildings would ordinarily be located in the rear curtilage of properties.

The Local Development Plan for Inverclyde Council - Policy 28 on Conservation Areas states that “Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area”

I would suggest that the proposal to erect a large modern shed in the front garden, with a height in excess of the boundary wall, visible to all as they pass the property (which has a shared front curtilage with residents of numbers 26 and 28) does **NOTHING** to “preserve and enhance the character and appearance of the area”. It contrasts negatively with the building itself which was built around the turn of the century eg it proposes mock Georgian style windows whereas the villa itself is of the Victorian era and style. The building itself is of non traditional and unusual construction for the era in which it was built (concrete poured) and is therefore of architectural/historical interest, by contrast the proposed development is modern in appearance and would have a roof of green, red or grey felt ?

There are **NO** sheds or ancillary buildings in the front curtilage of **ANY** properties in Victoria Road; I believe this to worthy of note.

Were permission to be granted for this proposed development would it make it more difficult for Inverclyde Council to resist future similar developments that could result in an erosion of the character of the street and therefore the conservation area over time which would not be in the long term public interest ?

Other points to note -

1 - Section 2 of the Full Planning Application is incorrect as the shed is being erected in the front garden and **NOT** the drive as stated.

In section 5 of the Full Planning Application the existing use of land is not parking but is a small garden.

2 - Consideration should be given to the environmental impact; the proposed development is all but obliterating the remaining small green space in the front curtilage of “Chistlehurst”

A mature rowan ? tree has already been cut to ground level in anticipation of approval of this development. The applicant has not responded to section 10 of the Full Planning Application which asks if any trees/scrubs would need to be cleared on site.

3 - Given the scale of the proposal (most notably the height) would this development afford the applicant the opportunity to use this as a workshop for his vintage motorcycle restoration projects with the associated noise, headlights, fumes etc etc ? This activity is currently weather dependant for the applicant.

4 - The plans show the double doors opening onto a shared access path used by the resident of 26 to access her main door; this path also provides communal access to the side of the property to the rear curtilage for all properties within the building.

5 - According to the plans the wall of the proposed shed is resting against the boundary wall of the property (it is a communal responsibility to maintain these walls) The proposed development would prohibit maintenance of the wall on the side facing the property.

Kerry Blance

Sent from my iPad

Laura Graham

From: David Sinclair
Sent: 01 February 2021 10:00
To: Laura Graham
Subject: RE: (No Classification) Siobhan Wilson - Planning Application Objection .pages
Attachments: Objection.pdf

Classification: No Classification

Laura,

Objection attached as a pdf file (in case you can't open the attachment).

Many Thanks
David

From: David Ashman **On Behalf Of** Devcont Planning
Sent: 01 February 2021 09:34
To: Laura Graham <Laura.Graham@inverclyde.gov.uk>
Cc: David Sinclair <David.Sinclair@inverclyde.gov.uk>
Subject: FW: (No Classification) Siobhan Wilson - Planning Application Objection .pages

Classification: No Classification

Obj

From: siobhan [REDACTED]
Sent: 31 January 2021 19:25
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Siobhan Wilson - Planning Application Objection .pages

Please see attached objections in relation to Application number 20/0324/IC regarding 26A Victoria Road Gourock.

I wonder if it's possible to ask for an acknowledgement of my email to ensure my attachment has been successfully received?

Many thanks
Siobhan Wilson
26 Victoria Road
Gourock
PA19 1DH

Sent from my iPhone

26 Victoria Road
Gourock
PA191DH

Dear Sir - I write with my objections to the following proposed development at 26A Victoria Road, Gourock.

Planning Ref - 20/0324/IC - Erection of shed in front drive

A - Scale of project

The height of the proposed shed at 1.89 metres will undoubtedly obstruct clear sight lines as I reverse my car from the drive onto a busy road. I fear that given the size of the shed it will impair my vision of pedestrians, cyclists, dog walkers etc, using the pavement.

Given the scale of the project I would suggest that it's use will be more than simply storage of motorbikes; it would likely impact on the natural light into my kitchen and bathroom and my fear is that having a shed of this magnitude which does not blend well with the building itself will have the potential to devalue my property.

B - Obstruction of communal path

The plans for the proposed shed show double doors which open onto a communal path. Contrary to the statement provided by the applicant this IS my main door and main access to my property, routinely used by all visitors, postman, delivery drivers etc,etc.

I don't feel I should be in a position where I should have to try to navigate an alternative route to my own front door were the double doors to the proposed shed to be open.

There will undoubtedly be an increased burden on the paved communal path as heavy motorbikes are wheeled over it on a daily basis

C - Environmental Issues

The applicant has incorrectly described the proposed shed as being built on his drive; it is in fact on the small remaining section of green space; all but obliterating this may well have an impact on drainage and lead to flooding ? It may also restrict access to water and sewage pipes which run under the area at the front of the property ?

It is highly likely that given this will be housing motorbikes that it may also be used to store flammables including petrol, oil or other flammable materials used to preserve or maintain motorbikes. The close proximity to my house of such items gives me great cause for concern.

I would be concerned that the scale of the development is such that it will enable the applicant to "work" on his motorbikes within the structure, with the potential to create light and noise pollution in a quiet residential area.

D - Conservation Area

In my opinion the proposed shed is to the detriment of the character and appearance of the existing building and is not an appropriate addition for a highly visible public location within the conservation area; it would constitute an obtrusive feature within the streetscape and would not enhance and protect the conservation area in any way.

Siobhan Wilson (Neighbour)

[Redacted Signature]

**7. DECISION NOTICE DATED 23 FEBRUARY 2021
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 20/0324/IC

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

**Robert Campbell
26A Victoria Road
GOUROCK
PA19 1DH**

With reference to your application dated 21st December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of shed in front drive at

26A Victoria Road, Gourock.

Category of Application: Local Application Development

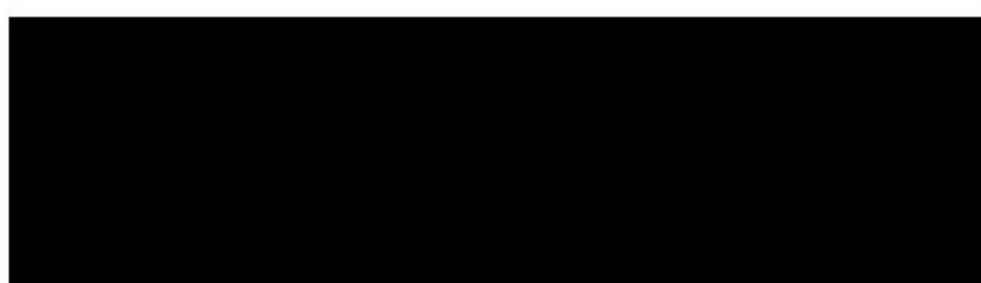
The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

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

Dated this 23rd day of February 2021



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:
100048957		17.12.2020
Sample image of materials		
Shed Dimensions		
Site Plan		

**8. NOTICE OF REVIEW FORM DATED 29 MARCH 2021
TOGETHER WITH SUPPORTING STATEMENT AND
PHOTOGRAPHS**

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)

Name ROBERT CAMPBELL

Address 26A VICTORIA ROAD

GOWLOCK

Postcode PA19 1DH

Contact Telephone 1 [REDACTED]

Contact Telephone 2 [REDACTED]

Fax No [REDACTED]

E-mail* [REDACTED]

Agent (if any)

Name N/A

Address N/A

Postcode [REDACTED]

Contact Telephone 1 N/A

Contact Telephone 2 N/A

Fax No [REDACTED]

E-mail* N/A

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

Yes No

☒ ☐

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

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

20/0324/1C

Site address

26A VICTORIA ROAD GOWLOCK PA19 1DH

Description of proposed
development

SHED

Date of application

21/12/2020

Date of decision (if any)

23/02/2021

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

Notice of Review

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:

I THINK A HEARING WOULD BE THE BEST WAY IF COMBINED WITH A SITE VISIT WITH MYSELF IN ATTENDANCE TO - CONT BELOW

Site inspection

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

1. Can the site be viewed entirely from public land? Yes ☒ No ☐
2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes ☒ No ☐

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

NO REASON BUT TO CONTINUE FROM ABOVE - DETERMINE THE ACTUAL LEVEL OF IMPACT OF THE SHED.

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.

I AM SEEKING A REVIEW ON THE DECISION TO REFUSE MY APPLICATION FOR A SHED AT MY HOME ON MY OWN GROUND BECAUSE I FEEL THAT WHAT I AM PROPOSING DUE TO ITS SIZE AND LOCATION WILL NOT BE CAUSE FOR COMPLAINT. I AM WILLING TO BUILD THE 'SHED' IN ANY MATERIAL AND IN ANY COLOUR THAT THE COUNCIL SPECIFY AS I WASN'T AWARE OF HAVING RULES FOR CERTAIN MATERIALS ETC. I AM ALSO WANTING TO SUGGEST THAT I COULD MAKE THE SHED SLIGHTLY SHORTER AND REDUCE THE HEIGHT TO FIVE FEET BUT HAVE IT MADE SO THAT I CAN RAISE THE ROOF SECTION UP WHEN I AM IN THE SHED, THIS WOULD MEAN THAT THE MAJORITY OF THE TIME THE ROOF WOULD BE IN THE LOWERED POSITION.

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.

I AM RAISING THESE SUGGESTIONS AS COMPROMISE TO ANY CONCERNS MY NEIGHBOURS HAVE RAISED :- (SEE REPORT OF HANDLING PUBLIC PARTICIPATION) AND CONSERVATION AREA CONCERNS RAISED BY THE PLANNING OFFICER (SEE DECISION NOTICE) HIGHLIGHTED

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.

DECISION NOTICE

REPORT OF HANDLING.

PICTURES OF VARIOUS OUTBUILDINGS AROUND THE AREA

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

29.3.21

Data Protection: Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 20/0324/IC

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

Robert Campbell
26A Victoria Road
GOUROCK
PA19 1DH

With reference to your application dated 21st December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of shed in front drive at

26A Victoria Road, Gourock.

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. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

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

Dated this 23rd day of February 2021



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:
100048957		17.12.2020
Sample image of materials		
Shed Dimensions		
Site Plan		

REPORT OF HANDLING

Report By: David Sinclair

Report No: 20/0324/IC

Local Application
Development

Contact
Officer: 01475 712436

Date: 19th February 2021

Subject: Erection of shed in front drive at
26A Victoria Road, Gourrock.

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourrock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourrock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy D – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

Access Concerns

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

Design Concerns

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance. There are no guidance notes relevant to this proposal. The relevant qualities to this application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Health of Environment and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

SOME POINTS I FEEL ARE RELEVANT:-

1/. IN THE REPORT OF HANDLING - SITE DESCRIPTION - THE BUILDING DESCRIPTION TALKS ABOUT WHITE RENDER WALLS THIS IS WRONG. THE BUILDING IS A NO FINES POURED CONCRETE CONSTRUCTION AS IS THE ONE ADJACENT TO THE ~~EAST~~. IT IS PAINTED WHITE - NO RENDER. I FEEL THIS IS RELEVANT AS THE OFFICER GOES ON TO REFER TO BUILDINGS AS HISTORICAL ASSETS IN HIS ASSESSMENT BUT DOES A POURED CONCRETE BUILDING COME UNDER THIS RULE?

I FEEL THE OFFICER WAS OTHERWISE FAIR AND APPLIED HIS METHODOLOGY IN WRITING HIS REPORT CORRECTLY THOUGH PERHAPS A BIT OVER DILIGENTLY.

THE REASON I SAY THIS IS BECAUSE THE FOOTPRINT OF THE SHED WOULDN'T BE MUCH BIGGER THAN THE EXISTING COVER OF THE UP AND OVER TYPE THAT I ALREADY HAVE ON THE DRIVE, I SIMPLY WANTED TO FIND A SOLUTION TO THE CONTINUOUS BATTLE I HAVE AGAINST THE ELEMENTS WHILE TRYING TO PROTECT MY CLASSIC MOTORCYCLE (HISTORIC ASSET) AND THOUGHT A SMALL SHED WOULD BE THE PERFECT SOLUTION.

I HAVE NO WISH TO UPSET ANY NEIGHBOURS THAT IS WHY I AM SUGGESTING I COULD MAKE THE SHED WITH A RETRACTABLE ROOF SO THAT THE MAJORITY OF TIMES IT WOULD BE ONLY FIVE FEET HIGH AND ONLY RAISED WHEN I WAS INSIDE.

ALSO I THOUGHT THE GREY COLOUR WAS NICE AND MADE THE SHED LOOK LIKE A SMALL OUTBUILDING NO MORE VISIBLE THAN THE VARIOUS SHEDS AND GARAGES IN THE SURROUNDING AREA. I HAVE INCLUDED SOME PICTURES ALTHOUGH B+W YOU GET THE IDEA THAT OUTBUILDINGS ON VIEW AREN'T EXTRA-ORDINARY IN THE AREA.

I MYSELF WANT TO CREATE A NICE THING TO LOOK AT AND ENJOY AT MY HOME I DON'T WANT TO HAVE AN EYEBLE OUTSIDE AND WOULDN'T WANT TO DO THIS IF I THOUGHT THAT WOULD BE THE CASE.

2 I FEEL A SITE VISIT WOULD BE THE BEST WAY TO GET AN IDEA OF THE SCALE OF THE PROPOSAL HERE AND THE UNDERSTANDING THAT THIS WILL IN NO WAY INCUR ANY INCONVENIENCE FOR MY NEIGHBOURS. THERE WAS SOME CONCERNS RAISED ABOUT THE DOORS OPENING ONTO THE COMMUNAL PATH BUT I HAVE SINCE DISCOVERED I HAVE APPROX 8' FURTHER TO THE WEST THAN I ORIGINALLY THOUGHT, WHEN YOU LOOK AT THE LAYOUT PLAN I INCLUDED, THE BORDER LINE FOR MY DRIVE IS ACTUALLY IN THE CENTRE OF THE MAIN BUILDING WHEN I THOUGHT IT WAS THE END OF THE STAIRWELL AT MY FRONT DOOR. IN ANY CASE I COULD HAVE REDUCED THE LENGTH OF THE SHED SLIGHTLY.

I THINK IT'S BEST TO GO OVER EVERYTHING AT THE PROPOSED SITE VISIT / MEETING. THE LAYOUT PLAN I SPOKE OF ABOVE I COULDN'T SEND TO THE PRINTER VIA MY PHONE AS OVER 5mb, BUT I CAN SHOW AT THE VISIT.

AS I SAID I AM OPEN TO MAKING THE CONSTRUCTION IN ANY MATERIALS / COLOURS THE COUNCIL SPECIFY.

I HAVE NEWS THAT THE COUNCIL ARE BRINGING IN NEW LEGISLATION THAT WILL ALLOW PEOPLE IN POSITIONS SUCH AS MYSELF WHO HAVE NO OPTIONS BUT THE FRONT CURTILAGE TO PUT ANYTHING FOR STORAGE TO CONSTRUCT A STORAGE SHED 8' LONG - 5' HIGH - 4' WIDE. I COULD PROPOSE WHAT I SUGGESTED ABOUT THE ELEVATING ROOF BRINGING THE HEIGHT OF MY SHED DOWN WOULD CONCUR WITH THIS AND IT WOULDN'T BE MUCH WIDER OR LONGER. THE SHED WOULD BE OF GREAT BENEFIT TO ME NOW AND WOULD ENABLE ME TO HAVE MORE ENJOYMENT FROM MY TIME OF WORK AND BE HAPPIER IN MY HOME, THIS ALSO I FEEL NEEDS TO BE TAKEN INTO CONSIDERATION, I'M NOT TRYING TO ANNOY ANYONE, WE ALL HAVE TO MAKE COMPROMISES IN OUR LIVES.

1. SINCE I HAVE BEEN NOTIFIED OF THE COUNCIL'S DECISION TO REFUSE MY APPLICATION FOR THE SHED I HAVE NOTED THAT NEIGHBOURS ACROSS THE STREET WHO HAVE RECENTLY MOVED IN HAVE BEEN GRANTED PERMISSION TO REMOVE A VERY LARGE AMOUNT OF EARTH FROM THE FRONT OF THEIR HOUSE WHICH HAS A STEEP EMBANKMENT RIGHT OUT TO THE PAVEMENT. A SUBSTANTIAL RETAINING WALL AND STAIRS TO THE PROPERTY ARE ALSO TO BE REMOVED TO CREATE A DRUG IN PARKING SPACE. THIS IS SURPRISING TO ME BECAUSE I FEEL IF THE COUNCIL APPLIED THE SAME DILIGENCE IN UTILISING CONSERVATION AREA STATUS RULES AS THEY DID TO ME HAVING A SMALL SHED THEN THIS WOULDN'T HAVE BEEN GIVEN THE GO AHEAD.

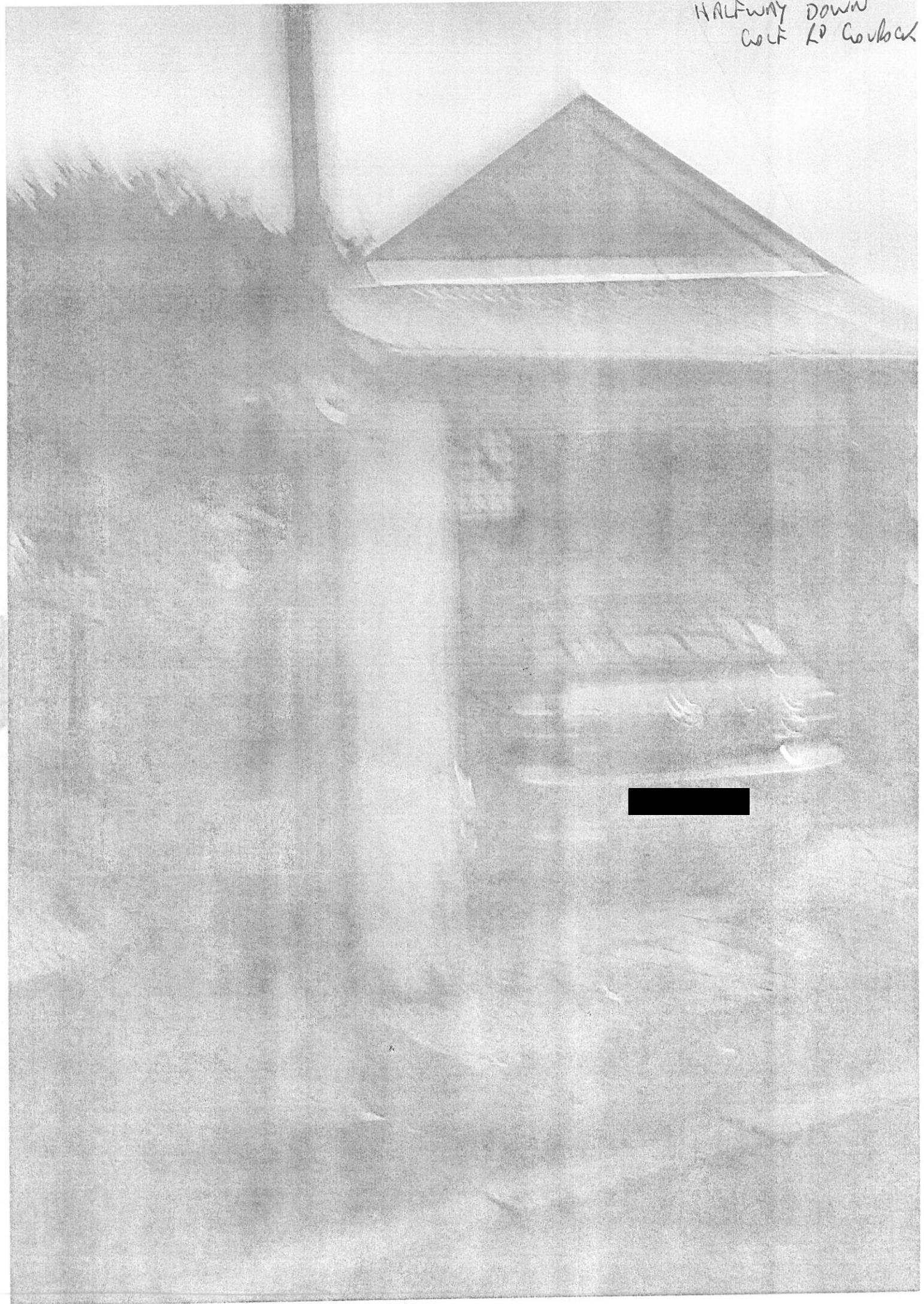
I DIDN'T RAISE OBJECTIONS TO THIS BECAUSE I FEEL IF IT'S DONE RIGHT IT WILL PROBABLY BE OK BUT I JUST FEEL THERE'S A BIT OF INCONSISTENCY IN THE COUNCIL'S RULINGS. THIS IS A MAJOR CHANGE IN THE LANDSCAPE THAT'S BEEN AS IS AT THE HOUSE FOR PROBABLY 150 YEARS AND IS A PERMANENT CHANGE. THE SHED ALTHOUGH PROFESSIONALLY BUILT AND ERECTED COULD BE CLASSED AS A TEMPORARY STRUCTURE.

I FEEL I HAVE BEEN A BIT UNFAIRLY TREATED, I JUST WANT TO ENJOY MY HOME AND HOBBY TO FULL POTENTIAL. MY NEIGHBOURS ARE TALKING ABOUT GETTING THE DRIVE PAVED AND THAT WAS A CONCERN, I AM WILLING TO WAIT TILL THAT'S DONE BEFORE GETTING SHED. ALSO THE SHED WOULD HAVE A LESSER IMPACT FROM THE STREET THAN MY NEIGHBOURS WORK VAN THE SAME NEIGHBOUR WHOSE WIFE IS THE MAIN OBJECTOR CITING FIRE HAZARDS AND WORRIES ABOUT THE SHED BEING USED FOR OTHER THINGS. I ASSUME SHE'S TALKING ABOUT SELLING BIKES, THAT ISN'T THE CASE BUT IRONICALLY HER HUSBAND RUNS HIS ROOFING BUSINESS FROM HIS HOUSE AND HAS LADDERS, SCAFFOLDING, LEAD AND GAS BOTTLES LYING AROUND, SO I THINK IT'S A BIT HYPOCRITICAL FOR HER TO COMPLAIN.

Mooke Rd
Rock
Top of Rock Rd



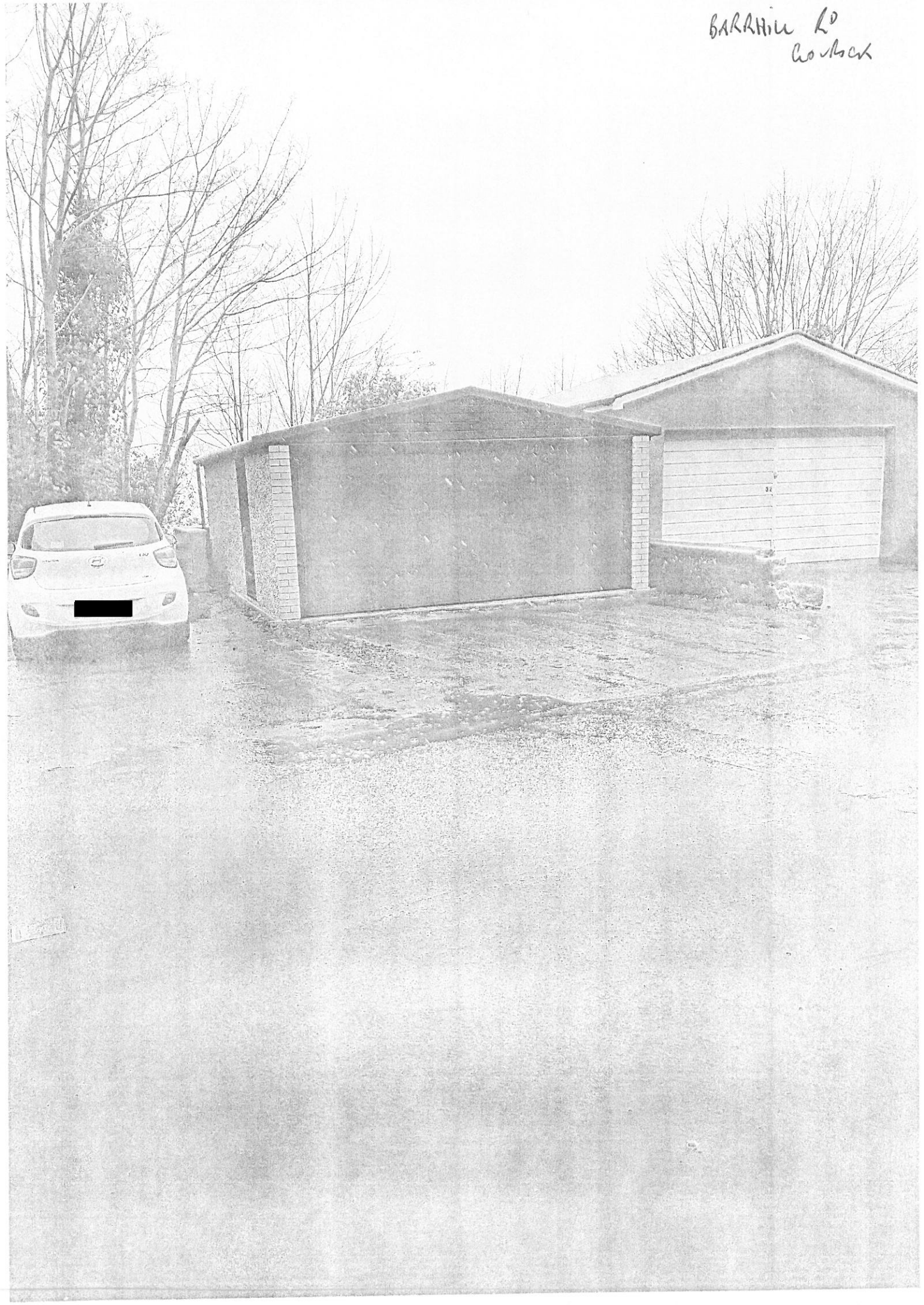
HALFWAY DOWN
CULT L.P. COWBOY



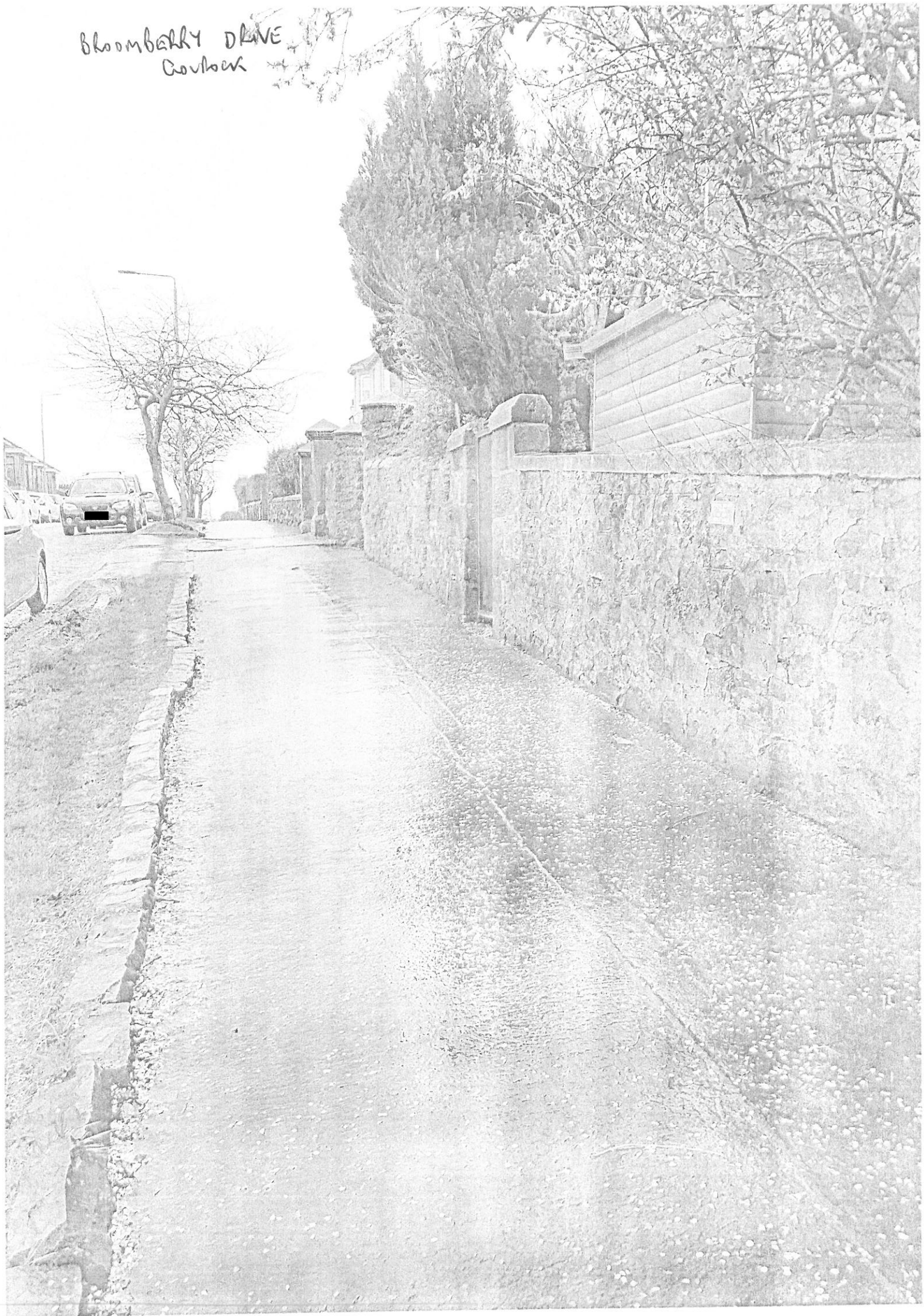
BARRHILL RD
Cockburn



BARRHILL RD
COWBOK



Bloomberry Drive
Coulton



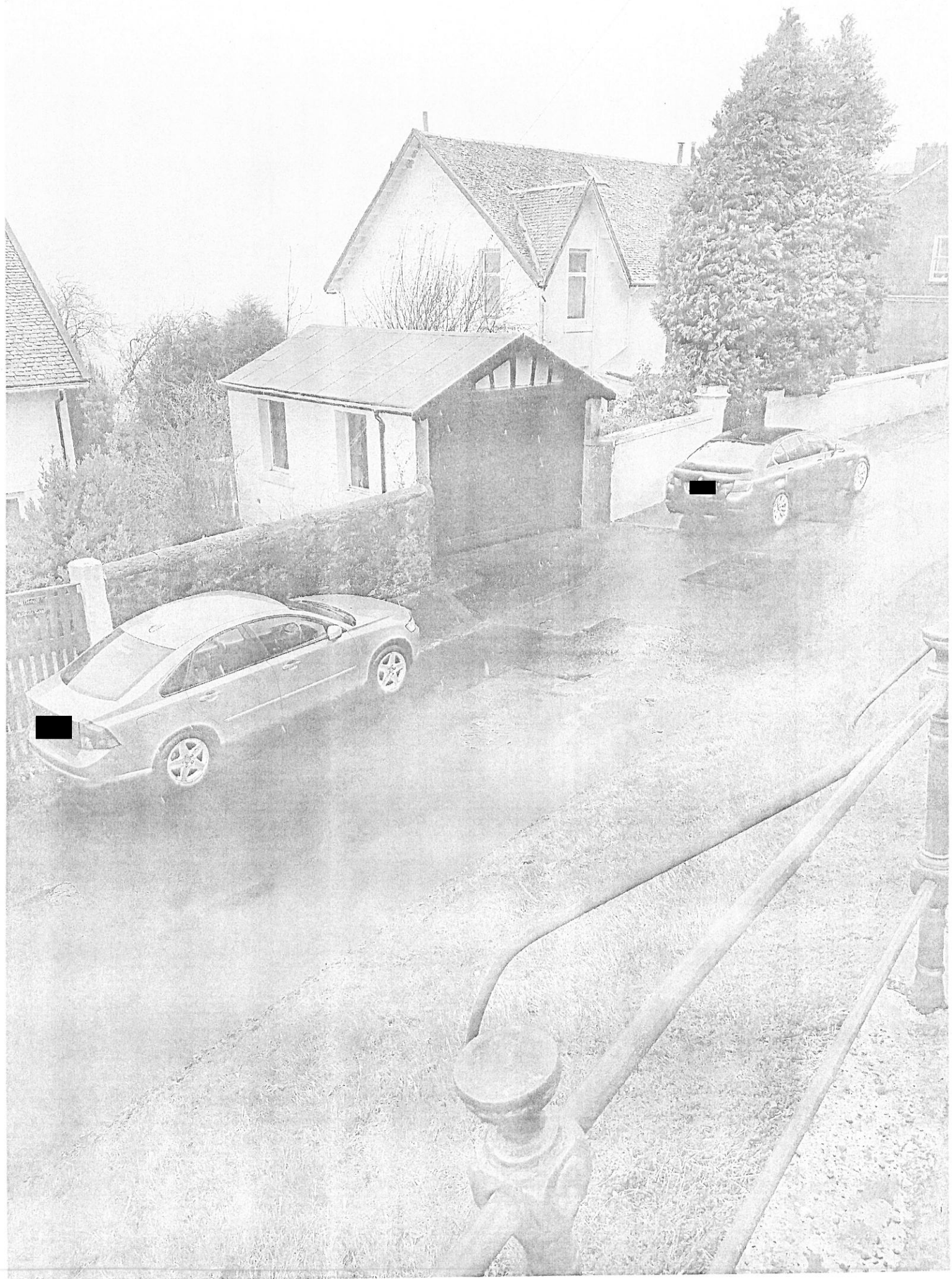
MANOR CRESCENT
Goulbuck



MY NEIGHBOURS
DRIVE NO VAN
(THE MAIN
COMPLAINANT)



HILLSIDE RD ROSELAND



Alayu R^o Carbon





WITH VAN



**9. LETTER DATED 12 APRIL 2021 AND RESPONSE
FROM APPLICANT REGARDING NEW MATTER**

Enquiries to: Colin MacDonald
Telephone: 01475 712113
E-mail: colin.macdonald@inverclyde.gov.uk
Our Ref: LRB CM
Your Ref:
Date: 12 April 2021

Stuart Jamieson
Interim Service Director
Environment and Economic Recovery

Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Mr Robert Campbell
26a Victoria Road
Gourock
PA19 1DH

Dear Mr Campbell

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

REVIEW OF DECISION: 20/0324/IC

I refer to the Notice of Review that you served on Inverclyde Council's Local Review Body on 30 March 2021.

I acknowledge receipt of the Notice and supporting documentation. As you may be aware, Section 43B of the Town & Country Planning (Scotland) Act 1997 restricts the introduction of a matter 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 matters will only be permitted where the applicant can demonstrate that the matter could not have been introduced earlier in the process, or that the matter arises as a consequence of exceptional circumstances. Having reviewed the documents submitted with the Notice of Review, I would advise that the following document(s) has/have been identified as a new matter/new matters:-

- (a) An alteration to the height, choice of materials and choice of finishes for the proposed shed.

In the circumstances, I should be obliged if you would either (i) demonstrate that the above matter(s) could not have been introduced earlier in the process, or (ii) that it arises/they arise 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 letter.

The Local Review Body is required to notify all those who submitted comment on the planning application, giving 14 days to make any further representation. Should any representations be received I shall write to you providing copy of any correspondence and allow you the opportunity to make comment.



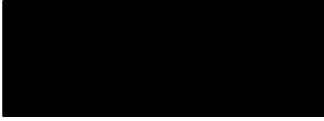
Healthy
Working
Lives



I look forward to hearing from you.

Yours faithfully

PP



Anne Sinclair
Interim Head of Legal Services

COLIN MACDONALD
INVERCLYDE COUNCIL
Ref - LRB CM

ROBERT CAMPBELL
26A VICTORIA RD
GOSLOCK. PA19 1DH

Dear Sir,

Regarding your letter I received on the 15.4.21 in response to my Review of Decision :- 20/0324/1C.


You inform me that some of the matters I have raised have been identified as new matters and therefore cannot be taken into consideration.

The specific matters are :- AN ALTERATION TO THE HEIGHT, CHOICE OF MATERIALS AND FINISHES FOR THE PROPOSED SHED.

I brought those matters up because I feel if the council could specify what materials and finishes would be suitable then it makes sense that that should be what I could use and also making the shed height adjustable was also just a suggestion / compromise to appease the neighbours.

These suggestions I have made are an attempt to demonstrate that I am willing to work with the council and concerned neighbours to come to a compromise.

They are suggestions only and can be disregarded by the council if it causes any confusion.



P.S I FEEL I HAVE THE RIGHT TO KNOW THE IDENTITY OF THE 3 COMPLAINANTS SO I CAN BETTER MY RESPONSES TO TRY TO EASE THEIR CONCERNS RE - SHED. I PAID JUST OVER £200 TO APPLY FOR PLANNING, WHAT FEE DO THE COMPLAINANTS PAY FOR ANONIMITY + TO BE KEPT UPDATED OF MY APPEAL, QUESTION HAVE THEY BEEN SENT MY FULL APPEAL DETAILS OR ONLY ABOUT THESE SO CALLED NEW MATTERS?

**10. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

Erection of shed in front drive (20/0324/IC).

26A Victoria Road Gourock.

Suggested conditions should planning permission be granted on review.

Condition

That prior to the commencement of development, samples of all external materials and finishes shall be submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials and finishes, unless the Planning Authority gives its prior written approval to any alternatives.

Reason

To enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity within the Conservation Area.

SUPPLEMENTARY CONTENT

INVERCLYDE PROPOSED LOCAL DEVELOPMENT PLAN 2021

LDP PROPOSED PLAN

Foreword

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Inverclyde Outcomes Improvement Plan

Sustainable Development Strategy

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Our Homes and Communities

Our Town and Local Centres

Our Jobs and Businesses

Our Historic Buildings and Places

Our Natural and Open Spaces

Foreword

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage. All of which are supported by the Local Development Plan.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for *all* new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and

economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a role in supporting Inverclyde recover from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands due to changes in work and recreational patterns. This may impact current and future provision.
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive.

The Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

1. **Introduction**

- 1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.
- 1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in Figure 1.

Figure 1: Inverclyde Local Development Plan Aims and Strategies

Sustainable Development Strategy

Creating Successful Places – to support development that contributes to creating successful places and making places better.

Tackling Climate Change – to reduce greenhouse gases through support for the sustainable production and distribution of energy and management of waste, and to build resilience to the impacts of climate change.

Connecting People and Places – to support sustainable and active travel by directing new development to sustainable locations, managing the impact of development on the transport network, and supporting digital connectivity.

Spatial Development Strategy

Our Towns, Villages and Countryside – to support urban regeneration and the protection of the rural area by directing most new development to existing towns and villages, prioritising the redevelopment of brownfield land and limiting development in the Green Belt and Countryside.

Our Homes and Communities – to support new residential development that meets Inverclyde's housing needs and demand, and protects our existing residential areas.

Our Town and Local Centres – to support our town and local centres by directing town centre investment to the right locations.

Our Jobs and Businesses – to support the Inverclyde economy by identifying land for business and industrial development, safeguarding existing business and industrial areas, and supporting tourism development.

Our Historic Buildings and Places – to support the preservation of, and development sympathetic to, our historic environment, including Conservation Areas, Listed Buildings, Scheduled Monuments, archaeological sites, and Gardens and Designed Landscapes.

Our Natural and Open Spaces – to support the protection and enhancement of our important habitat networks, species, wider biodiversity, landscape, trees and woodland, open spaces and playing fields, the path network, Clyde Muirshiel Regional Park, and the water environment.

Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

- Written Statement – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.
- Proposals Maps – this is an Ordnance Survey based map that illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

1.4 Supplementary Guidance – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 Strategic Environmental Assessment Environmental Report – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

- 1.7 Habitats Regulations Appraisal Record– this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.
- 1.8 Equalities Impact and Fairer Scotland Duty Assessment – this assesses the impact of the Plan in terms of the Council’s equality and Fairer Scotland duties.
- 1.9 Action Programme – this sets out the actions required to successfully deliver the Plan’s strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.
- 1.10 Housing Land Technical Report 2021 – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.

2. Inverclyde Outcomes Improvement Plan

- 2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.

Figure 2: Relationship between Local Development Plan and Inverclyde Outcomes Improvement Plan

SUSTAINABLE DEVELOPMENT STRATEGY

Creating Successful Places

Introduction

- 3.1 Inverclyde has many distinctive and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.
- 3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

- 3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive
Resource Efficient
Safe and Pleasant

Adaptable
Easy to Move Around
Welcoming

- 3.4 Figure 3 illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.
- 3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 3 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development

opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Figure 3: Factors Contributing to Successful Places

Distinctive	<ul style="list-style-type: none"> • Respect landscape setting and character, and urban form • Reflect local vernacular/architecture and materials • Contribute positively to historic buildings and places • Protect and make the most of important views • Retain locally distinct built or natural features • Use native species in landscaping where appropriate, and create habitats for native wildlife.
Adaptable	<ul style="list-style-type: none"> • Where appropriate, ensure buildings and spaces can be adapted for a range of uses • Avoid creating buildings or spaces that will become neglected or obsolete
Resource Efficient	<ul style="list-style-type: none"> • Make use of existing buildings and previously developed land • Take advantage of natural shelter and sunlight • Incorporate nature-based solutions e.g. SuDS • Incorporate low and zero carbon energy-generating technology • Utilise sustainable design and construction techniques • Make use of available sources of heat • Use local or sustainably sourced construction materials • Build at higher density in town and local centres and around public transport nodes • Provide space for the separation and collection of waste
Easy to Move Around	<ul style="list-style-type: none"> • Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments and the wider environment/green infrastructure beyond the site boundary • Recognise the needs of pedestrians and cyclists • Create gateways, landmarks and utilise local vistas and views to make areas legible and easy to navigate
Safe and Pleasant	<ul style="list-style-type: none"> • Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing • Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime • Enable natural surveillance of spaces and buildings • Incorporate appropriate lighting • Minimise the impact of traffic and parking on the street scene • Incorporate green infrastructure and provide links to the green network
Welcoming	<ul style="list-style-type: none"> • Create a sense of arrival

	<ul style="list-style-type: none"> • Integrate new development into existing communities • Create attractive and active streets • Make buildings legible and easy to access
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Priority Projects

- 3.6 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

- 3.7 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- Greenock Ocean Terminal - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable 100 cruise ships to visit Inverclyde each year, bringing 150,000 visitors to central Scotland.
- Inverkip Infrastructure - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of community and commercial space.
- Inchgreen, Greenock - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

- 3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

- 3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required

capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

- 3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairshill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

- 3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

Policy 2 – Priority Projects

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

Schedule 1: Inverclyde Local Development Plan Priority Projects

Glasgow City-Region City Deal
<ul style="list-style-type: none">• Greenock Ocean Terminal• Inverkip Infrastructure• Inchgreen, Greenock
Affordable Housing Supply Programme
Early Learning and Childcare
Inverclyde Cemetery Capacity
Inverclyde Green Connections

Priority Places

- 3.12 This Plan identifies several larger scale development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

Policy 3 – Priority Places

The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.

Schedule 2 – Inverclyde Local Development Plan Priority Places

Priority Place	Preferred Strategy
The Harbours, Greenock	Mixed use development including housing, education, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed masterplan for the site.
James Watt Dock/Garvel Island, Greenock	Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink. Development proposals to comply with refreshed masterplan for the site, which is to enhance support/protection for marine-related businesses.
Former Inverkip Power Station	Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses, and green infrastructure. Development proposals are to address the full site.
Peat Road/Hole Farm, Greenock	Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan required.
Spango Valley, Greenock	Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses. Development proposals are to address the full site, with the exception of former Greenock High School site which

	is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.

Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).

4. Tackling Climate Change

- 4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.
- 4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set ambitious target to achieve 'net zero' greenhouse gas emissions including:
- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
 - net-zero emissions by 2045 from a 1990 baseline
 - at least 50% of building stock to be heated using zero emissions system by 2030
 - renewable energy generation to account for the equivalent of 50% of its energy demand by 2030
- 4.3 These targets require the Council to continue, through its own actions and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.
- 4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

- 4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.
- 4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

Policy 4 –Supplying Energy

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in

greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

- a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;*
- b) the amenity and operations of existing and adjacent uses;*
- c) tourism and recreational resources;*
- d) air quality;*
- e) aviation and defence interests;*
- f) telecommunication and broadcasting interests; and*
- g) traffic and pedestrian safety*

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

- 4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

Policy 5 – Heat Networks

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

- 4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

Policy 6 – Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Waste Reduction and Management

- 4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirm Drive, Gourrock.
- 4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled.. In 2019/20, Inverclyde recycled 54% of household waste.
- 4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- *support the national Zero Waste Plan and promote the waste hierarchy;*
- *enable the management of waste closer to where it arises;*
- *avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and*
- *avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.*

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

- 4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe

negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social and economic well-being.

- 4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.
- 4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.
- 4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retro-fitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

Policy 8 – Climate Change Adaptation

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

- 4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.
- 4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.
- 4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen

Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

- 4.19 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

Policy 9 – Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- *be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);*
- *increase the level of flood risk elsewhere; and*
- *reduce the water conveyance and storage capacity of a functional flood plain.*

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

- 4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants.
- It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

- 4.21 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

Policy 10 – Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and*
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.*

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Connecting People and Places

Introduction

- 5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.
- 5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.
- 5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.
- 5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

- 5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.
- 5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in

Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

Policy 11 – Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- *provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and*
- *include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.*

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

- 5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.
- 5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

Policy 12 – Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to

improvements to the transport network that are necessary as a result of the proposed development.

Air quality

- 5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.
- 5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

Policy 13 - Air Quality

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

- 5.11 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

Policy 14 – Communications Infrastructure

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

Our Towns, Villages and Countryside

Introduction

- 6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.
- 6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.
- 6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.
- 6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.
- 6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.
- 6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing

in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

- 6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village.
- 6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).
- 6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.
- 6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

- 6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

Policy 15 – Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;*
- b) a tourism or recreational use that requires a countryside location;*
- c) infrastructure with a specific locational need;*

- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or*
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.*

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Soils

- 6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

Policy 16 - Soils

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;*
- b) there is a specific locational need for the development;*
- c) it is for small scale development directly linked to a rural business; or*
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.*

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided., It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

- 6.13 Inverclyde has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of legacy industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

- 6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.
- 6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical and mental health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.
- 6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.
- 6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Our Homes and Communities

Introduction

- 7.1 Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

- 7.2 The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.
- 7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.
- 7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (Table 1).

Table 1: Housing Land Requirement in Inverclyde

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1,045	601	3,872	3
C	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

- 7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

Table 2: 5 year supply of effective housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
G	Housing	1,730	3,340	5,070	3,140	10,190	200

	Land Requirement 2012-29						
H	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

- 7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.
- 7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.
- 7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.
- 7.9 Owing to the land identified and being delivered for affordable housing in Inverclyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of social rented housing available and no land identified for social rented housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be affordable.

Policy 18 – Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a strong preference for appropriate brownfield sites within the identified settlement boundaries;*
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;*
- that the proposal is for sustainable development; and*
- evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.*

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Individual and Small Scale Housing Development in the Green Belt and Countryside

- 7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the countryside environment. Policy 20 is applicable for proposals for up to 3 houses in the green belt or countryside.

Policy 19 – Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;*
- demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*

- *sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or*
- *conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.*

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

- 7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

Policy 20 – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Wheelchair Accessible Housing

- 7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new

build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

- 7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.
- 7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

Policy 21 – Wheelchair accessible housing

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Community Facilities

- 7.15 Since 2004, the Council has invested £270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.
- 7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.
- 7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial

contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

Policy 22 – Community Facilities

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.

Schedule 3: Housing development opportunity sites

Site Ref.	Site/Address	Remaining/ Indicative Capacity	Notes
<u>INVERCLYDE HOUSING MARKET AREA</u>			
<u>PORT GLASGOW</u>			
	Slaemuir (various sites)	64	Development started – not shown on Proposals Map
	Arran Avenue, Park Farm	115	
	Former Broadfield Hospital	54	Development started – not shown on Proposals Map.
	Woodhall	140	Port Glasgow Eastern Gateway Priority Place
	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map
	Dubbs Road (former Boglestone Clinic)	24	Development started – not shown on Proposals Map
	Port Glasgow Industrial Estate	500	Port Glasgow Industrial Estate Priority Place Increased capacity from 200 in 2021
	Dougliehill Terrace	4	
	Selkirk Road	18	
	Clune Park	80	Port Glasgow Eastern Gateway Priority Place
	3 Highholm Street	12	
	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map
	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map
PORT GLASGOW TOTAL		1,263	
<u>GREENOCK</u>			
	James Watt Dock (East)	137	Development started – not shown on Proposals Map
	James Watt Dock/Garvel Island	900	James Watt Dock/Garvel Island Priority Place
	Sinclair Street	12	
	Carwood Street	31	
	East Crawford Street	40	
	Ratho/MacDougall Street	100	
	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
	Gareloch Road	100	
	Wellington Park	120	
	89-105 Drumfrochar Road	50	Drumfrochar Road Priority Place
	Duncan Street (former	35	

	Greenock Health Centre)		
	Victoria/East India Harbour	240	The Harbours Priority Place
	25 West Blackhall Street	4	Development started – not shown on Proposals Map.
	16 West Stewart Street	24	Network of Centres Opportunity
	Houston Street	20	
	Ardgowan Square	8	Development started – not shown on Proposals Map
	Union Street	130	Increased capacity from 60 in 2021
	Madeira Street (former Greenock Academy)	30	
	Eldon Street	60	Development started – not shown on Proposals Map.
	Lyle Road (former Holy Cross Sch.)	15	
	Mount Pleasant Street (former Highlander's Academy)	44	Development started – not shown on Proposals Map.
	Peat Road/Hole Farm	102	Peat Road Priority Place
	Bow Farm	69	Development started – not shown on Proposals Map.
	Upper Bow	26	
	Ravenscraig Hospital	198	Development started – not shown on Proposals Map
	Auchneagh Road	28	Development started – not shown on Proposals Map.
	Westmorland Road	40	
	Auchmead Road (former Ravenscraig Sch.)	36	Development started – not shown on Proposals Map.
	Spango Valley	420	Spango Valley Priority Place
	Mearns Street	10	New allocation 2021
	Whinhill	100	New allocation 2021
	Glenbrae Road	15	New allocation 2021
	Eldon Street	22	New allocation 2021
	Norfolk Road	10	New allocation 2021
	Cumberland Walk	20	New allocation 2021
GREENOCK TOTAL		3,253	
GOUROCK			
	Shore Street	8	Network of Centres Opportunity
	Ashburn Gate	13	
	1 Ashton Road	11	
	Weymouth Crescent	10	
	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map

	Kirn Drive	110	
	Cowal View	16	Development started– not shown on Proposals Map
	Levan Farm (Phase 3)	150	
	McPherson Drive	22	New allocation 2021
GOUROCK TOTAL		345	
INVERKIP & WEMYSS BAY			
	The Glebe, Inverkip	32	Development started– not shown on Proposals Map
	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
INVERKIP & WEMYSS BAY TOTAL		702	
KILMACOLM & QUARRIERS VILLAGE			
	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
	Smithy Brae, Kilmacolm	42	
	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
	Whitelea Road, Kilmacolm	4	
	Former Balrossie School, Kilmacolm	64	Enabling Development – not shown on Proposals Map
	West of Quarry Drive, Kilmacolm	78	New allocation 2021
	Woodside Care Home, Quarriers Village	7	
	Kaimes Grove, Quarriers Village	6	New allocation 2021
	Craigbet Road, Quarriers Village	9	New allocation 2021
KILMACOLM & QUARRIERS VILLAGE		229	
INVERCLYDE TOTAL		5,792	
Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2001-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process			
Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a ‘target’ capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.			

Schedule 4: Community Facilities Opportunities

Reference	Proposed Facility	Location
F1	Community centre	McLeod Street,

		Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

8. Our Town and Local Centres

Introduction

- 8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.
- 8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.
- 8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

- 8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.
- 8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

Network of Centres Strategy

- 8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

Policy 23 – Network of Centres Strategy

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- there is not a suitable sequentially preferable opportunity;*
- there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and*
- there are clear community or economic benefits that can be best achieved at the proposed location.*

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

Schedule 5 – Uses Directed to the Network of Centres

Shops (Class 1) Financial, professional and other services (Class 2) Food and drink (Class 3) Non-residential institutions (Class 10) Assembly and leisure (Class 11) Amusement arcade/centre (Sui generis) Betting office (Sui generis)

Beautician/Nail bar (Sui generis)
 Hot food takeaway (Sui generis)
 Pay day loan shop (Sui generis)
 Public house (Sui generis)
 Tattoo parlour (Sui generis)
 Taxi/private hire office (Sui generis)
 Theatre (Sui generis)
 Other uses most closely associated with, or most
 appropriately located within town or local centres.
 (Descriptions in brackets as per Town and Country Planning (Use
 Classes)(Scotland) Order 1997 (as amended))

Schedule 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 6 uses with an Inverclyde-wide catchment.
Port Glasgow Gourock	Town centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 6 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 6 uses serving a local catchment.
Local facilities		Proposals for new Schedule 6 uses outwith the town and local centres shall not exceed 250 square metres in total.

Schedule 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
C3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
C6	Inverkip Power Station	New local centre
C7	Spango valley, Greenock	New local centre
C8	Gourock	Shore Street

Network of Centres Sui Generis uses

- 8.7 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as *sui generis* (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

Policy 24 – Network of Centres Sui Generis Uses

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;*
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;*
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and*
- d) the availability and suitability of other locations within the centre.*

9 Our Jobs and Businesses

Introduction

- 9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The presence of national and multi-national employers present in Inverclyde evidences the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

- 9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.
- 9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Cartsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.
- 9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

Policy 25 - Business and Industrial Areas

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

Strategic Economic Investment Locations

Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map is promoted and safeguarded for marine related business and industry.

Strategic Freight Transport Hub

Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

Local Business and Industrial Areas

Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:

- are ancillary to the safeguarded use*
- will not prevent the future development of the site for the safeguarded use*

Economic Mixed Use Areas

The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

Ports, Harbours and Docks

Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

- 9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.
- 9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Baker Street (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

Policy 26 – Business and Industrial Development Opportunities

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.

Schedule 8: Business and Industrial Development Opportunities

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information

	<u>Port Glasgow</u>			
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 and 6	
E2	Duchal Road	0.66	Class 4, 5 and 6	
E3	Newark Street	0.98	Class 4, 5 and 6	
	<u>Greenock</u>			
E4	Bogston Lane	0.21	Class 4, 5 and 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 and 6	
E6	Inchgreen		Class 4, 5 and 6	Strategic Economic Investment Location and City Deal site
E7	Sinclair Street	2.43	Class 4, 5 and 6	
E8	James Watt Dock/Garvel Island	Indicative	Class 4,5 and 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 and 6	
E12	Ingleston Street	1.16	Class 4, 5 and 6	
E13	Scott Street	0.27	Class 4, 5 and 6	
E14	Drumfrochar Road		Class 4, 5 and 6	
E15	Drumfrochar Road		Class 4, 5 and 6	
E16	Spango Valley	Indicative	Class 4, 5 and 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 and 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

- 9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourrock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to

Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

- 9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

Policy 27 – Tourism Development

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

- it avoids adverse impact on the amenity and operation of existing and adjacent uses;*
- major trip-generating proposals can be travelled to by sustainable modes of transport; and*
- it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.*

Minerals Extraction

- 9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

Glasgow Airport

- 9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal's cruise ship and freight functions.

10. Our Historic Buildings and Places

- 10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.
- 10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland..

Conservation Areas

- 10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.
- 10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End in 2016 and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

Listed Buildings

- 10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.
- 10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.

Policy 29 – Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Enabling Development

- 10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.
- 10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

Policy 30 – Enabling Development

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

Schedule 9: Enabling Development Opportunities

Reference	Site/Location
ED1	Balrossie, Kilmacolm

Scheduled Monuments and Archaeological Sites

- 10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.
- 10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

Policy 31 – Scheduled Monuments and Archaeological Sites

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

- 10.11 Inverclyde has 3 sites in the Inventory of Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

Policy 32 – Gardens and Designed Landscapes

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

11. Our Natural and Open Spaces

Introduction

- 11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.
- 11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.
- 11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.
- 11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

Inverclyde has a diverse network of wildlife habitats, which host a variety of different species.

- 11.5 The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.
- 11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.
- 11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage

greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.

Policy 33 – Biodiversity and Geodiversity

European sites

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- there are no alternative solutions; and*
- there are imperative reasons of overriding public interest, including those of a social or economic nature; and*
- compensatory measures are provided to ensure that the overall coherence of the network is protected.*

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

Non-designated sites

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Landscape

- 11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.
- 11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.

Policy 34 – Landscape

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- *the setting of buildings and settlements within the landscape*
- *the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge*
- *the character and distinct qualities of river corridors*
- *historic landscapes*
- *topographic features, including important/ prominent views, vistas and panoramas*

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Trees, Woodland and Forestry

- 11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas

designated for their natural and built heritage importance, for example in conservation areas. It is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

- 11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the [Climate Change Plan](#) to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.
- 11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.
- 11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, re-planting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.
- 11.14 Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

Policy 35 – Trees, Woodland and Forestry

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- it can be clearly demonstrated that the development cannot be achieved without removal; or*
- the public benefits of the proposal outweigh the loss of trees/hedgerows; and*
- compensatory planting will be provided, to a standard agreed by the Council.*

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

- 11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.
- 11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

- 11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.
- 11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.
- 11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.
- 11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National

Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourrock to Port Glasgow.

Policy 36 – Safeguarding Green Infrastructure

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;*
- the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or*
- a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.*

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Delivering Green Infrastructure Through New Development

- 11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.
- 11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an areas attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.
- 11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the

local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

- 11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.
- 11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.
- 11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

Policy 37 – Delivering Green Infrastructure Through New Development

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

- 11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.
- 11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

- 11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.
- 11.30 The Park Objectives are:
- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
 - To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
 - To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.
- 11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

Policy 38 – Clyde Muirshiel Regional Park

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

- 11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

- 11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.
- 11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.
- 11.35 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

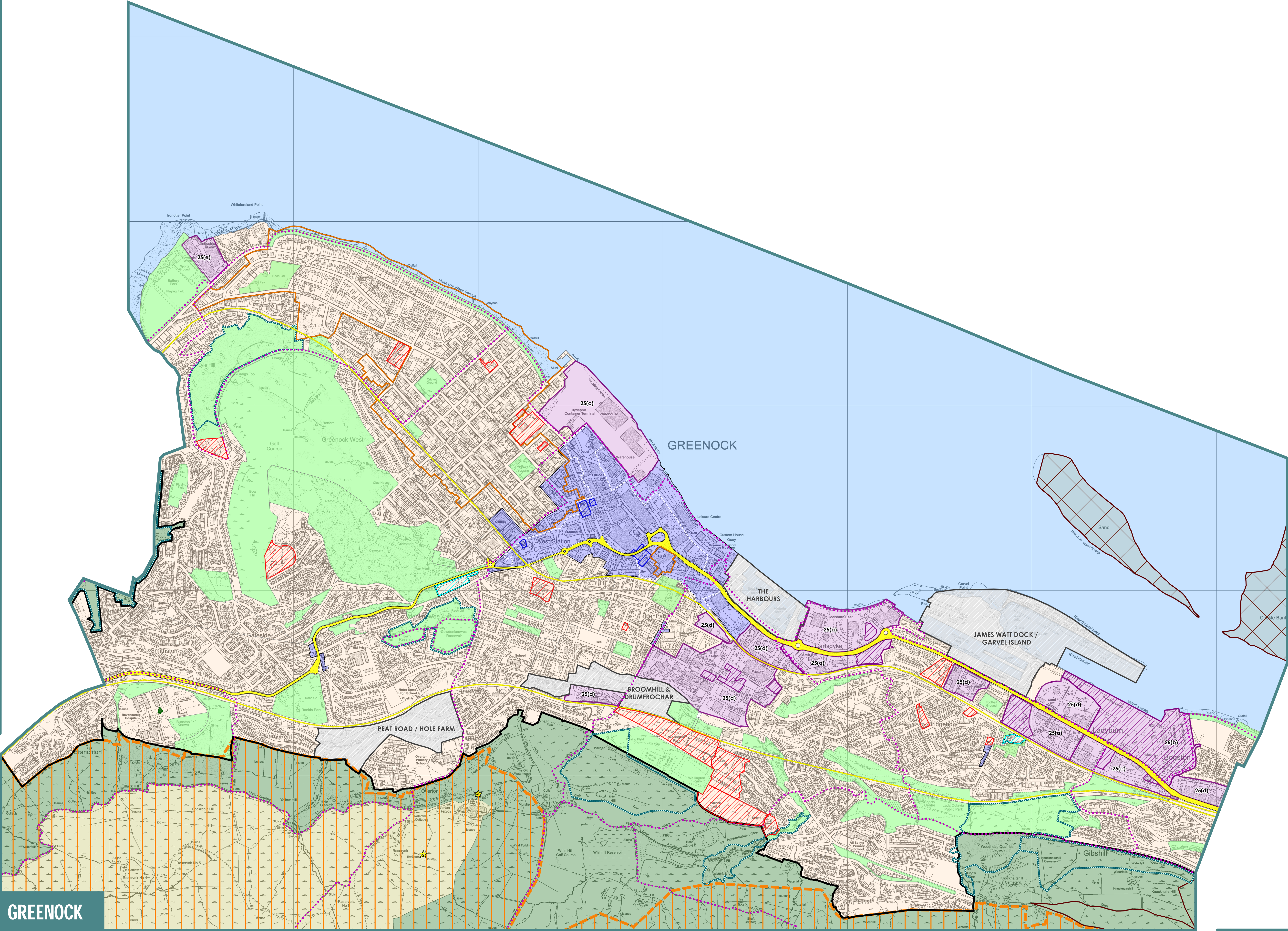
Policy 39 – Water Environment

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- *supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;*
- *minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;*
- *the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;*
- *avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;*
- *maintaining or improving waterside and water-based habitats; and*
- *providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.*

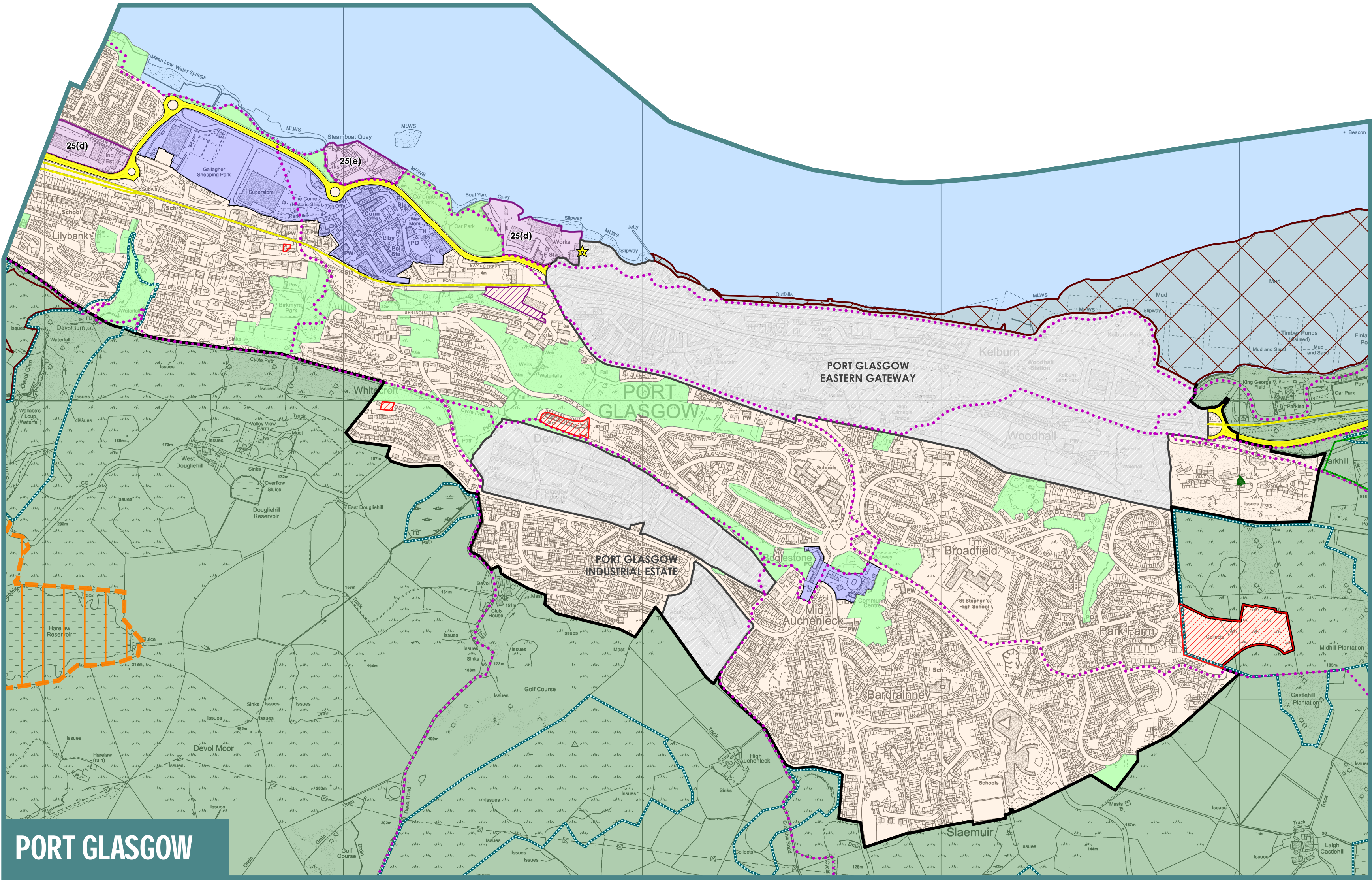
LOCAL DEVELOPMENT PLAN

PROPOSED PLAN 2021

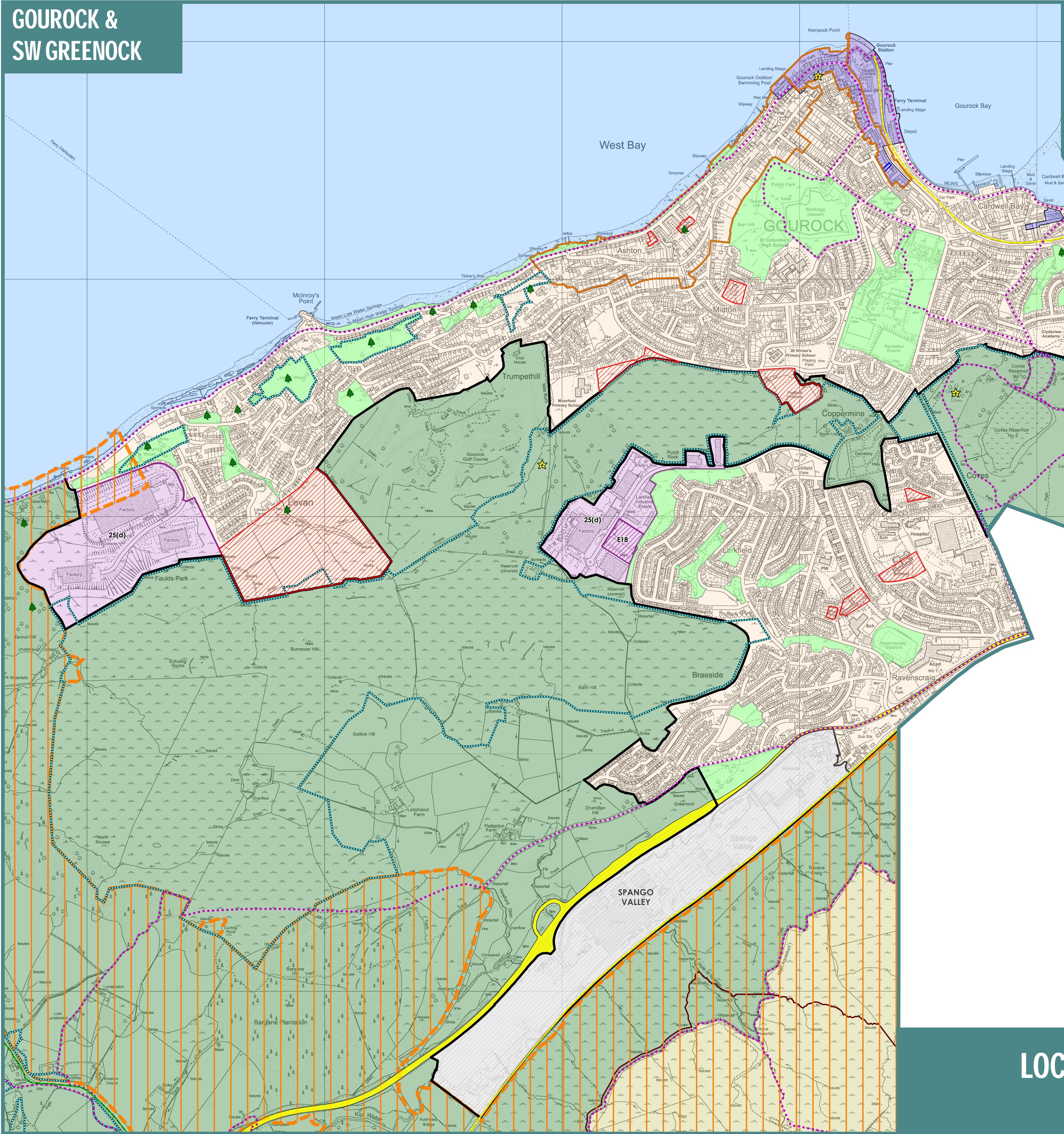


KEY

SUSTAINABLE DEVELOPMENT STRATEGY		
	Priority Place	POLICY 3
CONNECTING PEOPLE AND PLACES		
	Trunk Road	POLICY 12
	Railway	POLICY 12
SPATIAL DEVELOPMENT STRATEGY		
	Green Belt	POLICIES 15 & 19
	Countryside	POLICIES 15 & 19
OUR HOMES AND COMMUNITIES		
	Residential Development Opportunity	POLICY 18
	Residential Area	POLICY 20
	Community Facility Opportunity	POLICY 22
OUR TOWN AND LOCAL CENTRES		
	Town Centre / Local Centre	POLICY 23
	Greenock Town Centre Central Area	POLICY 23
	Network of Centres Opportunity	POLICY 23
OUR JOBS AND BUSINESSES		
	Business & Industrial Area	POLICY 25
	Business & Industrial Development Opportunity	POLICY 26
OUR HISTORIC BUILDINGS AND PLACES		
	Conservation Area	POLICY 28
	Scheduled Monument	POLICY 31
OUR NATURAL AND OPEN SPACES		
	Special Protection Area / Ramsar Site	POLICY 33
	Site of Special Scientific Interest	POLICY 33
	Local Nature Conservation Site	POLICY 33
	Tree Preservation Order	POLICY 35
	Open Space	POLICY 36
	Core Path	POLICY 36
	Clyde Muirshiel Regional Park	POLICY 38
	River Clyde / Firth of Clyde	



PORT GLASGOW



GOUROCK & SW GREENOCK

KEY

SUSTAINABLE DEVELOPMENT STRATEGY

Priority Place

POLICY 3

CONNECTING PEOPLE AND PLACES

Trunk Road

POLICY 12

Railway

POLICY 12

SPATIAL DEVELOPMENT STRATEGY

Green Belt

POLICIES 15 & 19

Countryside

POLICIES 15 & 19

OUR HOMES AND COMMUNITIES

Residential Development Opportunity

POLICY 18

Residential Area

POLICY 20

OUR TOWN AND LOCAL CENTRES

Town Centre / Local Centre

POLICY 23

Network of Centres Opportunity

POLICY 23

OUR JOBS AND BUSINESSES

Business & Industrial Area

POLICY 25

Business & Industrial Development Opportunity

POLICY 26

OUR HISTORIC BUILDINGS AND PLACES

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OUR NATURAL AND OPEN SPACES

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Tree Preservation Order

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Open Space

POLICY 36

Core Path

POLICY 36

Clyde Muirshiel Regional Park

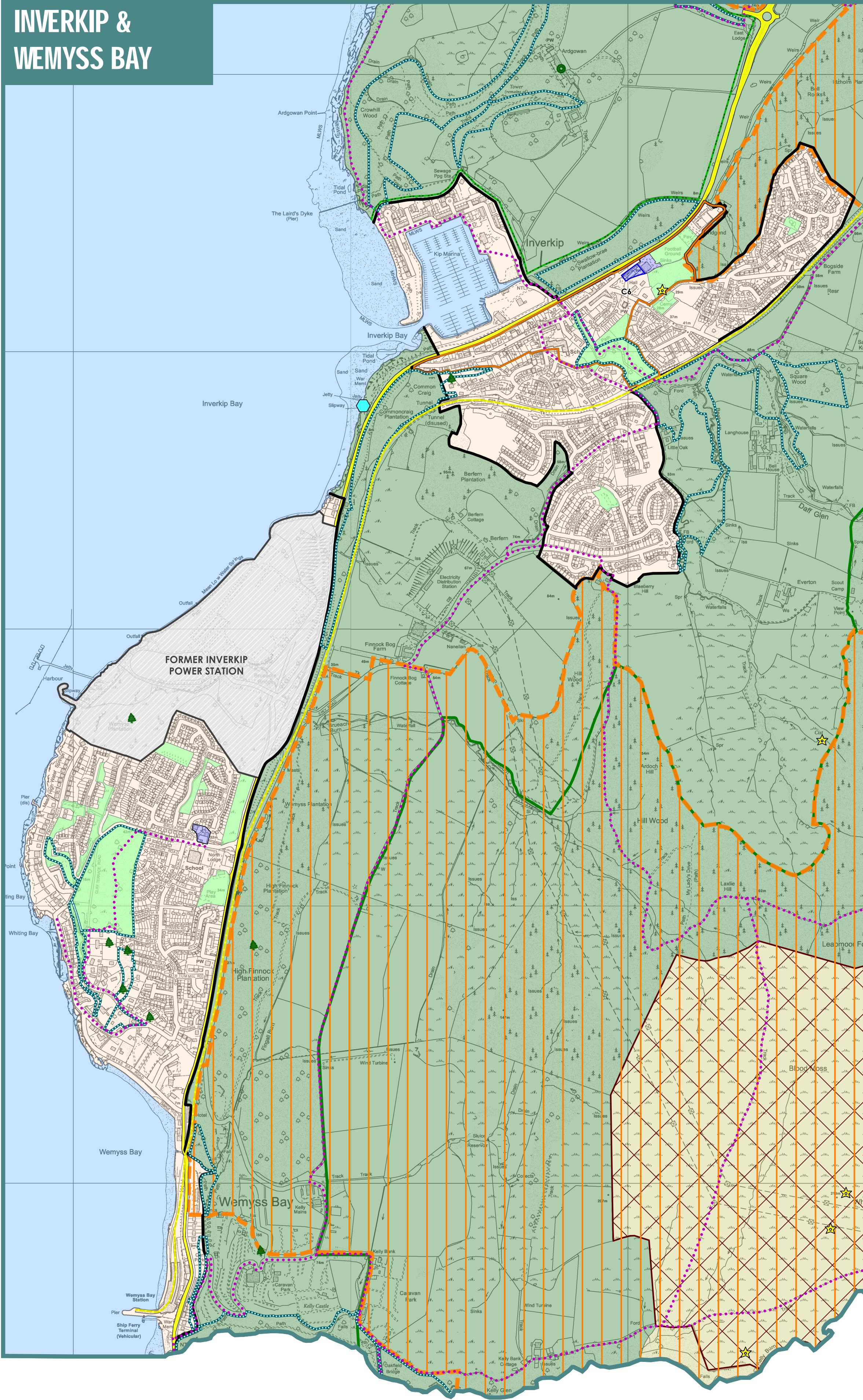
POLICY 38

River Clyde / Firth of Clyde

Inverclyde council

SCALE 1:10,000

INVERKIP & WEMYSS BAY



KEY

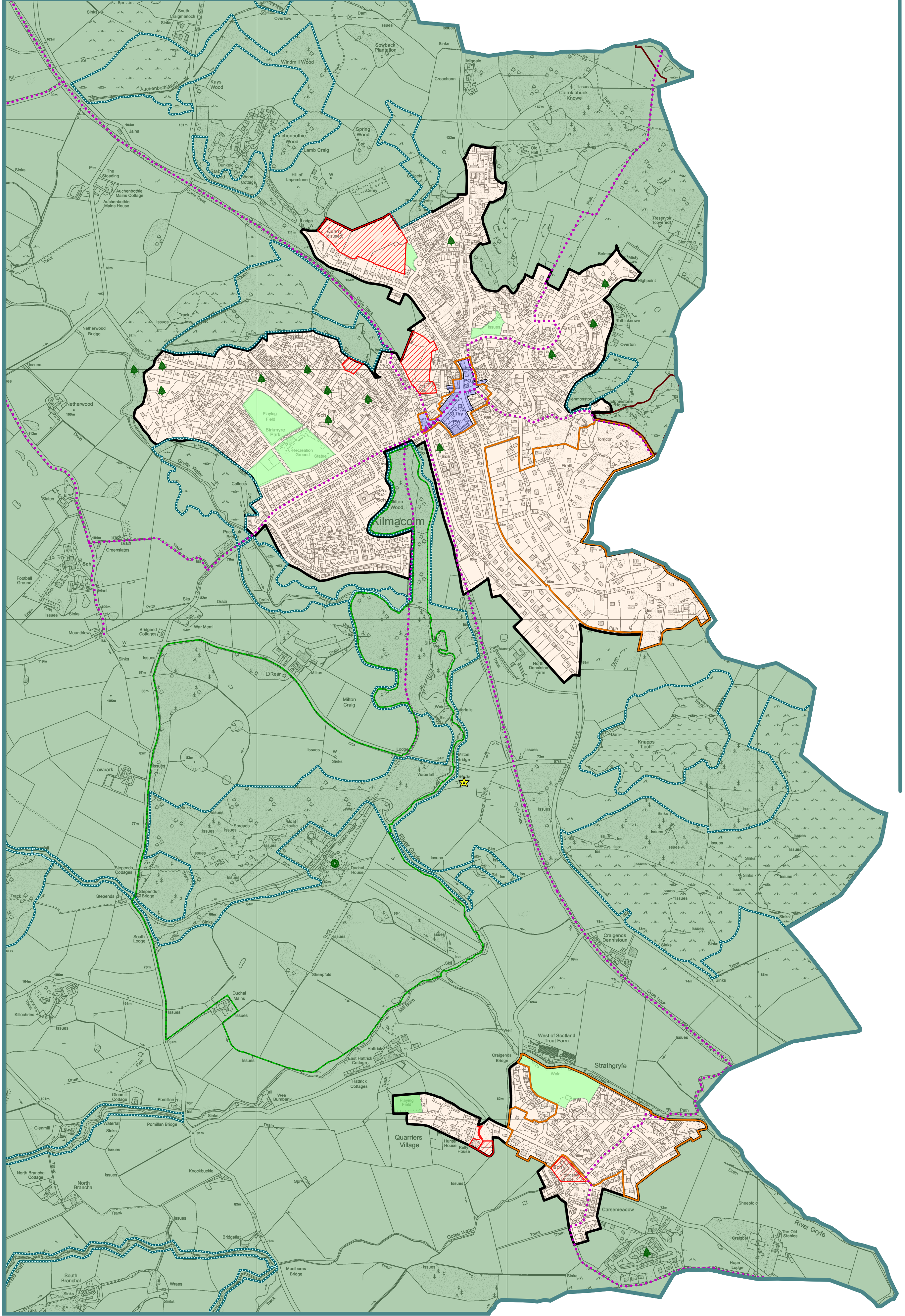
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- West Renfrew Hills Local Landscape Area **POLICY 33**
- Tree Preservation Order **POLICY 35**
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Inverclyde council

SCALE 1:10,000

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KILMACOLM & QUARRIERS VILLAGE



INDEX MAP &
RURAL AREA

