

Report To: The Planning Board

Date: 4 August 2021

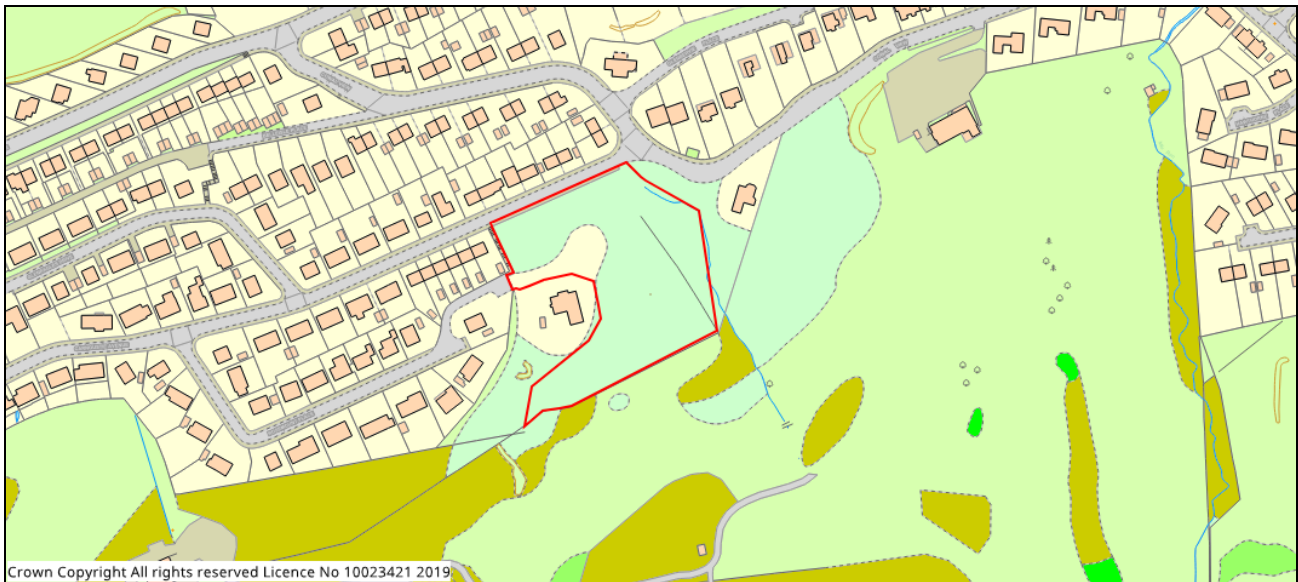
**Report By: Interim Service Director
Environment & Economic Recovery**

**Report No: 20/0186/IC
Local Application
Development**

Contact Officer: Sean Mc Daid

Contact No: 01475 712412

**Subject: Notification of Appeal: at
Land adjacent to 24 Rosemount Place, Gourrock**



SUMMARY

- The planning application was refused by the Planning Board.
- The applicant has appealed the decision to the Scottish Ministers.

Details of the appeal may be viewed at:
<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=121686>

INTRODUCTION

In May 2021 planning permission in principle was refused by the Board against the recommendation to approve for the erection of six detached dwellinghouses/house plots (planning permission in principle) for the following reasons:

1. The proposed development fails to protect the historic Gourock Golf Club (established 1896) which borders the site and whose layout threatens to be compromised in contradiction to Scottish Planning Policy 2014. Paragraphs 135 and 136 state that the historic environment is a key cultural and economic asset and a source of inspiration and should be seen as integral in creating successful places and that planning has an important role to play in maintaining and enhancing the distinctive and high quality irreplaceable historic places which enrich our lives, contribute to our sense of identity and are important resources for our tourism and leisure industry. Paragraph 151 goes on to state that there is a range of non-designated historic assets, which do not have statutory protection and these resources are an important part of Scotland's heritage and should be protected and preserved as far as possible in situ wherever feasible.
2. The amount of additional traffic generated by the proposed development on the shared surface narrow access route with poor visibility splays could prove a danger to pedestrians and vehicles in contradiction to Local Plan Policy 1, Successful Places - Easy to move around - Be well connected, with good path links to the wider path network and public transport nodes and neighbouring developments. As well as contradicting the Roads Development Guide that considers the needs of pedestrians first when considering the design of any road layout. "2.2.4 Street Structure. b Connections to wider networks," states that - "The existing road network must be capable of coping with the existing as well as levels of all types of traffic generated by the development. The road and paths created within the development must connect into the existing road and other user networks in a logical and progressive manner."

NOTIFICATION OF APPEAL

Notification has been received that an appeal against the refusal has been lodged with the Scottish Government. The appellant has also sought an award of costs against the Council as the Council have acted unreasonably in its handling of this application as the Council's Planning Board failed to properly address the application with specific reference to its compliance with the Development Plan and failed to provide suitable justification for their decision.

RECOMMENDATION

That the Board notes the position.

Stuart Jamieson
Interim Service Director
Environment & Economic Recovery

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Sean Mc Daid on 01475 712412.