

PLANNING BOARD – 2 APRIL 2025

Planning Board

Wednesday 2 April 2025 at 3pm

Present: Provost McKenzie, Councillors Armstrong, Brooks, Clocherty, Crowther, Curley, Jackson, McCabe, McGuire and McVey.

Chair: Councillor McVey presided.

In attendance:

Neale McIlvanney	Head of Service - Regeneration, Planning & Public Protection
Gordon Leitch	Team Leader (Consultancy) – Roads and Transportation
Elaine Provan	Supervisory Engineer – Traffic & Transportation
Emma Peacock	Solicitor (for Head of Legal, Democratic, Digital & Customer Services)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillors Jackson and McGuire attending remotely.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

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An apology for absence was intimated on behalf of Councillor Law.

There were no declarations of interest.

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- (a) Erection of 4 no two storey semi-detached dwellinghouses, 4 no two storey terrace dwellinghouses and three storey flatted block (containing 9 flats) with associated parking and accesses onto Renton Road; associated engineering works to lower ground levels and erect retaining walls and landscaping:
Land adjacent to and to the East of 60 Renton Road, Greenock (24/0190/IC)**

There was submitted a report by the Director Environment & Regeneration for the erection of 4 two storey semi-detached dwellinghouses, 4 two storey terrace dwellinghouses and three storey flatted block (containing 9 flats) with associated parking and accesses onto Renton Road; associated engineering works to lower ground levels and erect retaining walls and landscaping at land adjacent to and to the east of 60 Renton Road, Greenock (24/0190/IC).

After discussion, Councillor Jackson moved that planning permission be refused on the grounds of flood risk.

As an amendment, Councillor Brooks moved that (a) planning permission be granted subject to the conditions contained in the report, and (b) delegated authority be granted to the Head of Service - Regeneration, Planning & Public Protection to include an Advisory Note specifying the hours of operation during construction in order to minimise the noise impact of the development.

Follow a roll call vote, 2 Members, Councillors Clocherty and Jackson voted in favour of the motion and 8 Members, Provost McKenzie, Councillors Armstrong, Brooks, Crowther,

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Curley, McCabe, McGuire and McVey voted in favour of the amendment which was declared carried.

Decided:

1. that planning permission be granted subject to the following conditions and conclusion of a legal agreement requiring 6 of the flatted units to be developed for use solely for amenity housing:-

(1) that development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that no tree works or vegetation clearance shall occur on site from March through September (inclusive) each year unless otherwise agreed in writing by the Planning Authority prior to clearance works commencing. In the event that clearance is proposed between March to September (inclusive), a nesting bird survey shall be carried out by an experienced ecologist covering the proposed clearance area prior to each stage of tree felling and vegetation clearance and shall be submitted to and approved in writing by the Planning Authority before those clearance works commence. Once written approval has been given, the works themselves shall be carried out within a specified and agreed timescale, to ensure the appropriate protection of breeding birds;

(3) that notwithstanding the details set out on drawing 2351_1A_007, prior to the commencement of development, the final details of a landscaping scheme and programme for completion shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this shall include details of any trees currently on site which are to be retained and details of all trees, shrubs and hedges which are to be planted as part of the development. All soft landscaping approved shall be planted during the first planting season following the first residential property hereby permitted being occupied, to ensure the provision of a suitable landscaping scheme in the interests of visual amenity and to ensure the provision of a visually acceptable environment;

(4) that details of maintenance and management for the landscaping shall be submitted to and approved in writing by the Planning Authority prior to the occupation of any residential unit. Management and maintenance shall commence upon completion of the landscaping, to ensure maintenance and management of the approved landscaping scheme in the interests of visual amenity;

(5) that any trees, shrubs, hedges or areas of grass which die, are removed, damaged or become diseased within five years of completion of the soft landscaping shall be replaced within the following year with others of a similar size and shape, to allow the landscaping scheme to become established, in the interests of visual amenity;

(6) that development shall not commence until details of all external materials for all buildings, boundary treatments, walls, paving and hard surfacing within the site have been submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority, to ensure the external materials are appropriate in the interests of visual amenity;

(7) that for the avoidance of doubt obscure glazing shall be fitted to all bathroom windows which are to be constructed on side facing elevations of the houses hereby approved. The windows shall contain obscure glazing at all times thereafter, unless otherwise agreed in writing by the Planning Authority, in the interests of privacy;

(8) that development shall not commence until details of a survey for the presence of Japanese Knotweed has been submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

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- (9) that development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;
- (10) that before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety;
- (11) that the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;
- (12) that development shall not commence until details of the containers to be used to store waste materials and recyclable materials produced on the premises as well as where the containers are to be located have been submitted to and approved in writing by the Planning Authority. The approved containers shall be implemented on site for their respective residential unit prior to the first occupation of each residential unit and thereafter retained on site for use, to protect amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds;
- (13) that all residential units hereby approved shall be designed to ensure that at least 25% 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. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the residential units. The approved details for each residential unit shall be installed and made operational prior to the first occupation of each respective residential unit, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;
- (14) that all houses hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the houses, to ensure adequate provision is made to encourage the use of electric vehicles;
- (15) that the car parking hereby approved for the flatted building shall contain a minimum of three electric vehicle charging points to be made accessible for the charging of electric vehicles at all times following first occupation of the flatted building. Details demonstrating how this will be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the flatted building being commenced, to ensure adequate provisions is made to encourage the use of electric vehicles;
- (16) that for the avoidance of doubt, a secure cycle parking shelter capable of

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accommodating a minimum of nine cycle parking spaces shall be installed within the curtilage of the flatted building. Full details of the cycle parking shelter shall be submitted to and approved in writing by the Planning Authority prior to installation. The approved design shall be subsequently implemented on site and made available for occupant use within 3 months of the first occupation of the flatted property, unless an alternative is agreed in writing with the Planning Authority, to ensure safe, secure and convenient cycle storage is provided to meet the needs of users and reduce car dependency, in accordance with Policy 13 of NPF4 and the quality of being Connected in Policy 14 of NPF4;

(17) that houses hereby approved shall not be occupied until the associated off-street parking spaces and pedestrian access as shown on approved drawing 2351_1A_005 Revision A have been provided within each respective plot, to ensure suitable parking provision for the new development in the interests of road safety;

(18) that all driveways shall meet the road at 90 degrees, shall be fully paved and driveway gradients shall not exceed 10%, to ensure provision of usable parking spaces and to prevent loose material from being carried onto the adjoining public footway;

(19) that visibility splays shown on approved drawing number 2351_1A_006 Revision C shall be cleared from obstruction prior to the first use of each respective access and shall remain clear of obstruction at all times thereafter, unless otherwise agreed in writing by the Planning Authority, in the interests of road safety;

(20) that all roads and footways within the application site shall be completed to a final wearing course and the two on-street parking spaces shown on approved drawing 2351_1A_005 Revision A shall be formed and made available for use within 4 weeks of the last of the dwellinghouses hereby permitted being occupied, to ensure the provision of safe access facilities following construction;

(21) that the flatted residences hereby approved shall not be occupied until the associated off-street parking area shown on approved drawing 2351_1A_005 Revision A has been constructed. The parking area shall be made available for use at all times thereafter in conjunction with the flatted building unless otherwise agreed in writing by the Planning Authority, to ensure suitable parking provision for the new development in the interests of road safety;

(22) that for the avoidance of doubt, the car park for the flatted development shall be fully paved, meet the road at 90 degrees and have a maximum gradient of 10%. The parking spaces shall be a minimum of 5.0m x 2.5m and a minimum aisle width of 6.0m shall be provided, to ensure the provision of usable parking spaces and to prevent loose material from being carried onto the adjoining public footway;

(23) that approved visibility splays as shown on drawing 2351_1A_006 Revision C shall be kept free of obstruction at all times, in the interests of road safety;

(24) that all surface water run off shall be contained and managed within the site both during construction and following completion of the development, to ensure the development does not increase the risk of flooding to adjoining sites or the adjoining public road network; and

(25) that development shall not commence until an agreed timescale for build-out has been submitted to and approved in writing by the Planning Authority. Development shall be undertaken in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority, to comply with the requirements in Policy 16 of National Planning Framework 4 in terms of ensuring the contribution towards affordable housing is achieved.

2. that delegated authority be granted to the Head of Service - Regeneration, Planning & Public Protection to include an Advisory Note specifying the hours of operation during construction in order to minimise the noise impact of the development.

There was submitted a report by the Director Environment & Regeneration advising that following the decision of the Board at the meeting held on 6 November 2024 to refuse planning permission for a change of use of office on the first floor and attic floor to 6 serviced accommodation units for a short term lets; external alterations including alterations of windows and installation of slate vents within the roof at 20A Union Street, Greenock (24/0156/IC), and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued her decision which was to uphold the appeal and grant planning permission subject to a number of conditions.

Decided: that the position be noted.