

LOCAL REVIEW BODY – 5 MARCH 2025

Local Review Body

Wednesday 5 March 2025 at 4pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley and McCabe.

Chair: Councillor Curley presided.

In attendance:

Margaret Pickett	Senior Planner (Planning Adviser)
Emma Peacock	Solicitor (Legal Adviser)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer

The meeting was held at the Municipal Buildings, Greenock with Councillor Clocherty, Crowther and McCabe attending remotely.

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

102 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 102

Apologies for absence were intimated on behalf of Councillor McVey, with Provost McKenzie substituting and Councillor McGuire.

No declarations of interest were intimated.

103 CONTINUED PLANNING APPLICATION FOR REVIEW 103

**(a) Erection of dwelling and garage:
Whinhill Lodge, Glenbrae Road, Greenock (24/0112/IC)**

There was submitted papers relative to the application for review for the erection of a dwelling and garage at Whinhill Lodge, Glenbrae Road, Greenock (24/0112/IC) to enable the Local Review Body to consider the matter afresh, consideration of which had been continued from the meeting held on 5 February 2025 for an unaccompanied site visit. Councillors Brooks, Clocherty, Crowther, Curley and McCabe participated in this item of business.

Ms Pickett acted as Planning Adviser relative to this case.

Decided:

- (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-
 1. that the 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 development or work shall commence until a detailed specification for all proposed external materials and finishes to be used on the house (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with

these approved details, to ensure the materials are appropriate for the rural setting to retain the amenity and character of the Inverclyde countryside;

3. that the dwellinghouse 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. Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the first occupation of the dwellinghouse, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

4. that for the avoidance of doubt the dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Point. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy;

5. that driveway access should meet the road at 90 degrees, be paved for a minimum distance of 10m and the gradient should not exceed 10%, to provide a safe and practical access in the interests of road safety;

6. that the applicant shall demonstrate that a visibility splay of 2.4m x 90.0m x 1.05m can be achieved. This should be maintained in perpetuity, in the interests of road safety;

7. that prior to the commencement of development, a Surface Water Management Plan to comply with the surface water attenuation and treatment requirements described in the Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers shall be submitted and approved in writing by the Planning Authority, to ensure suitable drainage is provided for the safe removal of surface and waste water from the site;

8. that all surface water should be managed within the site to prevent flooding to surrounding properties and the public road network, in the interests of sustainable development and to avoid flooding outwith the site;

9. 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;

10. 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;

11. 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

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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;

12. 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; and

13. 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 before the first use/occupation of the use of the development and thereafter retained in position, to protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents, or birds.

104 PLANNING APPLICATION FOR REVIEW

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(a) Installation of outbuilding (in retrospect) 6 Gateside Grove, Greenock (24/0178/IC)

There was submitted papers relative to the application for review for the installation of an outbuilding (in retrospect) at 6 Gateside Grove, Greenock (24/0178/IC) to enable the Local Review Body to consider the matter afresh.

Provost McKenzie and Councillors Brooks, Clocherty, Crowther, Curley and McCabe participated in this item of business.

Ms Pickett acted as Planning Adviser relative to this case.

Decided:

(1) that sufficient information had not been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that, in terms of Regulation 16 of the Town & Country Planning (Schemes of Delegation and Local Review Body Procedure) (Scotland) Regulation 2013, consideration of the application for review be continued for an unaccompanied site inspection to be arranged by the Head of Legal, Democratic, Digital & Customer Services in consultation with the Chair, in order to gain a better understanding of the proposed development.