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| Report To: | Environment & Regeneration Committee | Date: | 28 August 2025 |
| Report By: | Interim Director – Environment | Report No: | ENV/039/25/EM |
| Contact Officer: | Audrey Galloway | Contact No: | 01475 712102 |
| Subject: | Property Asset Management - Public Report: Consultation on proposal to dispose of land to rear of 54 Cloch Road, Gourock | | |

1.0 PURPOSE AND SUMMARY

1.1 ☒ For Decision ☒ For Information/Noting

1.2 The purpose of this report is to advise the Committee of the outcome of an open space consultation, recently completed, in relation to a proposal to dispose of land located to the rear of 54 Cloch Road Gourock. The land is shown outlined on the plan at **Appendix 1**. The consultation was carried out in order to obtain and consider the views of the community in relation to the proposal.

2.0 RECOMMENDATIONS

2.1 It is recommended that the Committee notes the outcome of the open space consultation in relation to the proposed disposal of land to the rear of 54 Cloch Road, Gourock and the terms of the representations received as detailed in **Appendix 2** prior to consideration of the recommendation on this proposal in the private report later in the agenda.

Eddie Montgomery
Interim Director - Environment

3.0 BACKGROUND AND CONTEXT

54 Cloch Road, Gourock – Land to rear.

- 3.1 Last year council officers received a request from the agent of the owner of 54 Cloch Road, Gourock, to purchase land to the rear of his client's property. The subject land is shown on the plan attached at **Appendix 1**. It is owned by the council having been sold to Inverclyde District Council by Tay Homes (Scotland) Limited with a Date of Entry of 1/3/1990. It extends to a gross site area of 0.97 acres, and slopes very steeply from the southern section, levelling off at the northern section, adjacent to the property at 54 Cloch Road. The properties to the south currently enjoy an open aspect across the site which is identified as open space within the current Local Development Plan.
- 3.2 As this request involves a proposal to dispose of land consisting of, or forming part of, an open space, it is necessary for a public consultation to be carried out, in terms of Section 27 (2A) of the Town and Country Planning (Scotland) Act 1959. The consultation was advertised on the Council website, in the Greenock Telegraph and by notices posted at the site. The consultation completed on 16th May 2025 and this report seeks to update Committee on the results of that consultation with all responses to same being attached at **Appendix 2**.
- 3.3 There is a separate report on the agenda for this meeting in the private and exempt section in respect of this request. That separate report provides options for the Committee, but it is necessary for the Committee to be aware of and have regard to the outcome of the consultation when later considering those options.

4.0 IMPLICATIONS

- 4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

| SUBJECT | YES | NO |
|---|-----|----|
| Financial | x | |
| Legal/Risk | x | |
| Human Resources | | x |
| Strategic (Partnership Plan/Council Plan) | | x |
| Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing | | x |
| Environmental & Sustainability | | x |
| Data Protection | | x |

4.2 Finance

One off Costs

| Cost Centre | Budget Heading | Budget Years | Proposed Spend this Report | Virement From | Other Comments |
|-------------|----------------|--------------|----------------------------|---------------|----------------|
| - | - | - | - | - | - |

Annually Recurring Costs/ (Savings)

| Cost Centre | Budget Heading | With Effect from | Annual Net Impact | Virement From (If Applicable) | Other Comments |
|-------------|----------------|------------------|-------------------|-------------------------------|----------------|
| - | - | - | - | - | - |

4.3 Legal/Risk

The legal implications are dealt with in the body of the report.

4.4 Human Resources

None.

4.5 Strategic

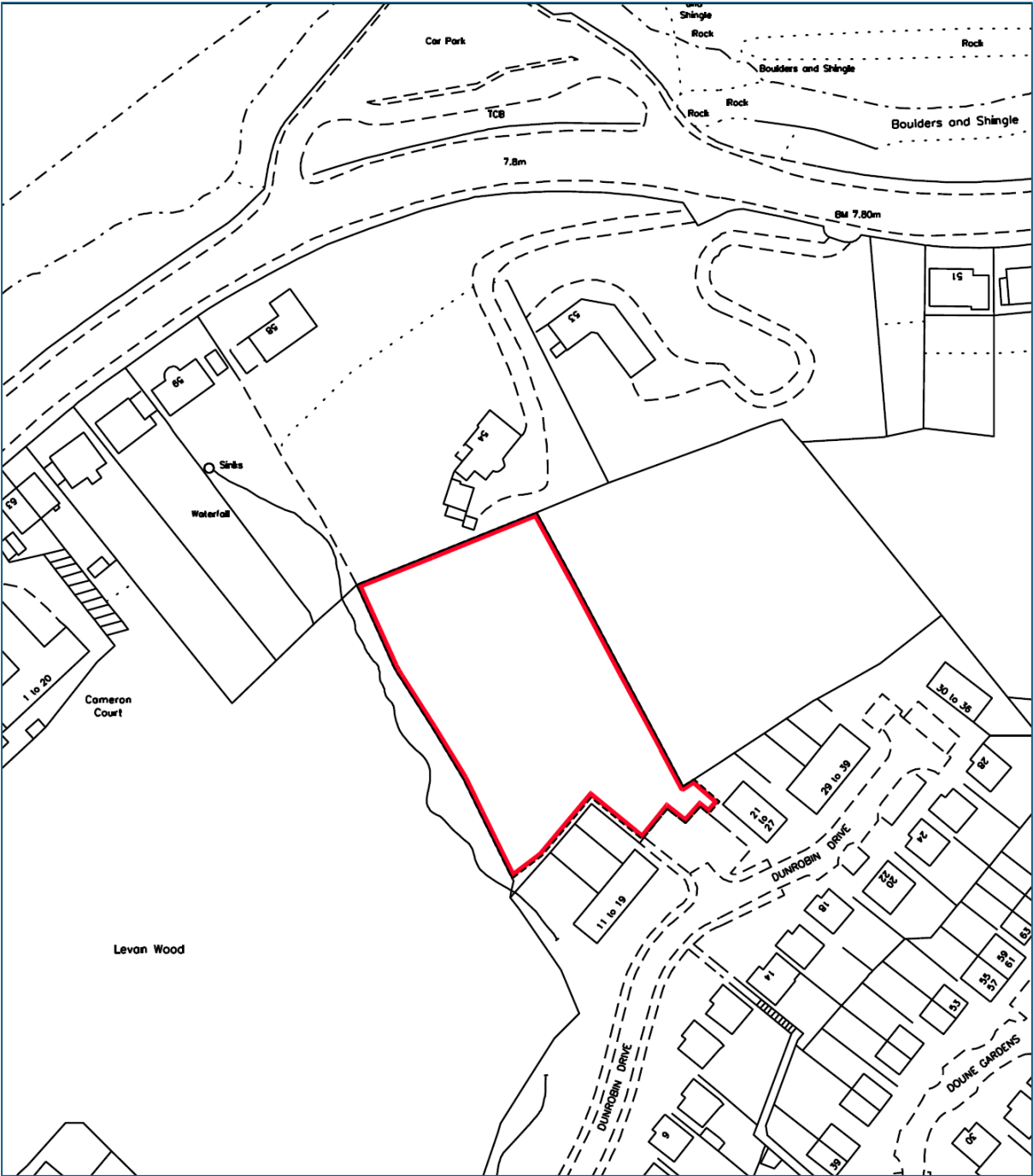
None.

5.0 CONSULTATION

5.1 The report has been prepared following consultation with Legal Services.

6.0 BACKGROUND PAPERS

6.1 None.



Responses Received in Consultation Under the Town and Country Planning (Scotland) Act 1959 S.27 (2A) (as amended) that the Inverclyde Council proposes to dispose land to the rear of 54 Cloch Road, Gourock.

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

[1.](#) Respondent 1.

[2.](#) Respondent 2.

[3.](#) Respondent 3.

[4.](#) Respondent 4.

[5.](#) Respondent 5.

[6.](#) Respondent 6.

1. Respondent 1.

From: [Respondent]
Sent: 21 March 2025 19:55
To: Property
Subject: Proposed Disposal of Land to the Rear of 54 Cloch Road, Gourrock

Hi

I am a homeowner and resident of [REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED].

I am replying to advise I am highly AGAINST disposal of ANY land in front of my home as this will ruin me and my neighbours views and will devalue our properties and will majorly impact wildlife in the land.

Also, should you not be sending this info via letter to all properties potentially affected by this as attaching a letter to a lamp post is a poor way to make anyone aware of this and not everyone stares at lamp posts and memorises web links. This is really poor from yourself as there is a date this has to be responded to and not everyone will see this that needs to see this.

I will be making everyone aware of this situation in the whole of the castle levan estate Kind
Regards,

[REDACTED]

2. Respondent 2.

From: [Respondent]
Sent: 07 April 2025 10:32
To: Property
Subject: Proposed Disposal of Land to the Rear of 54 Cloch Road, Gourrock.

Dear Property Team,

With reference to the attached section 27 document, regarding the proposed sale of the land to the rear of 54 Cloch Road, Gourrock, I would appreciate if your department could clarify some points for me;

- Having personally contacted Inverclyde Council previously regarding the availability and potential purchase of this land, I received formal notification from the council that they had no intention of disposing of this area of land. Can you clarify why this position has changed?
- The proposed purchased has the listed wording "*the purchaser will be Volodymyr Levykin*" Does this mean that the land will not be offered to any other interested party (individual(s) or perhaps an environmental group) who may express an interest in at the same purchase price? If so, why is this the case?

- When was the application received regarding the proposed purchase?

I look forward to your response.

Yours Faithfully,

[REDACTED]Email from Property to respondent on Monday 7 April 2025 at 15.34.

Dear [REDACTED],

Please be aware that this is an open space consultation to obtain the views of the public to a proposed sale of the subject land.

The responses received to that consultation will be put before Committee to decide whether it would be in the best interest of the council/local residents to sell the land.

As yet, no decision regarding a sale has taken place.

If you are still interested in acquiring this land, then I would advise you to respond to the consultation stating your objections and advising when you last contacted the council regarding acquiring it and also stating that you are still interested in acquiring it, assuming that is the case.

I trust you will note the above.

3. Respondent 3.

From: [Respondent]

Sent: 20 April 2025 11:49

To: Property

Subject: Proposed Disposal of Land To The Rear of 54 Cloch Rd, Gourock

Dear Sir/Madam

Good Morning

In accordance with the above Notice attached to a fence adjacent to my my property at [REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED], I am attaching a word document of my representations on this proposal and prior to your 16 May 2025 deadline for submissions.

Yours faithfully

[REDACTED]

Attachment:-

Council Selling Land To The Rear of 54 Cloch Road, Gourock

In accordance with your Notice appended to the fence next to my home proposing to sell the above land to a Mr Volodymyr Levykin, a Ukrainain business man who lives at 54 Cloch Road, I wish to make you aware of my misgivings of this proposal.

1. I have only been living in my property at [REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED] which is located adjacent to the land being sold since February 2025. Prior to viewing the property with the owner, I was absolutely delighted not just with the [REFERENCE TO TYPE OF PROPERTY REDACTED] but the “panoramic vista” provided by the land you are considering selling. Within half an hour of viewing the property, I submitted an offer which was accepted and I looked forward in relocating from Rothesay to a beautiful new location in Gourrock.
2. As part of the normal search process carried out by my solicitor during the conveyancing process, she was not aware from the Council of this land being under consideration for selling. If she had been aware of this situation and notified me, I would certainly have had reservations on purchasing the property. I should like to know why this process was not open to viewing by my solicitor as part of her search process, as surely this issue has not just suddenly materialised overnight but would have been in your planning system for possibly months?
3. To read the sale was to a businessman on “normal commercial sale terms” and showing the scale plan of the proposed land would end at our present boundary fence, my heart sank thinking that perhaps the land would have a commercial warehouse built on it, which would obstruct the wide and beautiful landscape of the sea and the hills beyond.
4. I feel you have not provided sufficient information, not just to me but to my fellow neighbours affected by this proposal, as to what will happen to the land if you decide to sell to Mr Levykin. Perhaps the whole issue is already a fait accompli and you are now just following the legal process required. From your land plan, you can see the number of properties in Dunrobin Drive affected by your Notice, ie flats 21 to 27 (4) and houses 11 to 19 (5). How much more considerate it would have been if you had considered putting a copy of such a relevant and important Notice through each letterbox instead of someone pinning a Notice to a fence/lamp post and then scurrying off!
5. Prior to submitting these views, I decided to contact the telephone number you provided to try and gain some more information of your proposal. A lady (no name) assured me as far as she was aware, that Mr Levykin had no intention to build on the land but wanted to keep it from being purchased by someone else who then may decide to build upon it. As his property at 54 Cloch Road would then be overlooked, I can see his logic in purchasing the land for himself and after reading of his business success, has easily the necessary funds to do so.
6. Of course, if Mr Levykin is successful in buying the land, there is though nothing to stop him from changing his mind and at a later stage and apply for planning permission to build a commercial property related to his Skyrora company on it, as he is the owner and CEO of the company?
7. As mentioned above, I have only been in my property for a matter of some weeks, whereas the majority of my neighbours have lived here for 20+ years. Personally, I feel you need to make Mr Levykin aware of the worry of the affected owners about his intentions with the land he wants to purchase.
8. What would be an ideal outcome would be for Mr Levykin agree to meet at a convenient time with the nine property owners in the car park by the boundary fence. He could then give his personal assurance that the land he purchases will remain in its present natural and beautiful state permanently. He also only lives a matter of minutes from us, so it would be such a positive step and only take a few minutes of his time. He would then I’m sure have a 100% support for his land requisition.

9. Another suggestion I should like to put forward is if the land sale goes through to Mr Levykin, he agrees within the purchase contract to have the Council insert a clause stating he will never build on the land in order we can all enjoy and appreciate the beauty it brings to his and our living locations, in perpetuity!

Thank you

[REDACTED]

4. [REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED] **Respondent 4.**

From: [Respondent]

Sent: 22 April 2025 10:45

To: Property **Subject:** Objection to Proposed Land Sale and Development of land to the rear of 54 Cloch Road, Gourrock

Dear Sir/Madam,

I am writing to formally object to the proposed sale and development of land to the rear of 54 Cloch Road, Gourrock. While I understand the desire for development, I believe that this plan raises significant concerns that should be considered before proceeding.

Key Concerns:

1. **Impact on Local Environment** – The construction could disrupt local wildlife and natural landscapes, potentially affecting biodiversity in the area.
2. **Legal and Planning Restrictions** – Please confirm whether the proposed sale aligns with existing planning regulations and land use policies, as local zoning laws may not permit such changes. There is a concern around the height of buildings as this will have an unacceptable negative effect on the view from multiple properties.
3. **Infrastructure Strain** – Increased population density may place additional pressure on local roads, utilities, and public services, leading to congestion and long-term maintenance issues.
4. **Change in Community Character** – The development may alter the rural or residential nature of the area, affecting the quality of life for existing residents.

I kindly request that this matter be carefully reviewed, and I would appreciate an opportunity to discuss my concerns further. Thank you for taking the time to consider this objection, and I look forward to hearing back from you.

Best regards,

[REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED] _____

From: [Council Officer]

Sent: 28 April 2025 12:08

To: [Respondent]

Cc: [REDACTED]

Subject: RE: Objection to Proposed Land Sale and Development of land to the rear of 54 Cloch Road, Gourrock

Categories: Red Category Classification - No Classification

Dear [REDACTED],

I note your objection to a proposed sale of land to the rear of Cloch Road, Gourock. Please note that this consultation is simply an exercise to consider the views of the local community regarding the proposed sale, as yet no decision regarding the sale has been made. Your objections, along with all other responses received, will be contained within a report to Committee to consider whether or not to sell the land. In the meantime, I can confirm that no discussion regarding developing out this land has taken place. It remains classed as open space within the Local Development Plan.

Regards

5. Respondent 5.

From: [Respondent]

Sent: 02 May 2025 10:55

To: Property

Subject: Land sale 54 Cloch Road Gourock Re your notice regarding a land sale at the rear of a property at 54 Cloch Road. Gourock.

This area of ground was originally earmarked for a play area for phase 1 of the then new Tay Homes development as part the estate comprising 72 houses. The play area never happened and the ground was then termed as common ground for the phase 1 residents.

1 Who sold this ground to Inverclyde Council. When did this happen.

2 why were we not notified this ground was sold to the Council at that time.

3 This present deal seems to be a done deal rather put out to auction. Why ?

4 The outline of the area being sold seems to encroach on our present access to the side and the rear of my house.

5 How will access be made for whatever is built if permitted This ground was never to be built on so why the change. What has changed?

I await your reply.

[REDACTED]

From: [Council Officer]

Sent: 03 June 2025 11:34

To: [Respondent]

Cc: [REDACTED]

Subject: FW: Land sale 54 Cloch Road Gourrock

Categories: Red Category Classification - No Classification

Dear [REDACTED], I have now had the opportunity to look into the queries in your email below, my responses to same are:-

- 1) The property was sold to IDC by Tay Homes (Scotland) Limited with a Date of Entry of 1/3/1990
- 2) The parties to the sale would not have been obliged to advise third parties
- 3) The proposal to sell is not a done deal, the current consultation seeks to obtain the public's views to a sale. A report on the proposal and consultation will go to Committee where a decision to sell or not will be confirmed.
- 4) If Committee decide to sell the land, then the Council can only sell what is in its ownership.
- 5) If the decision is to sell, then the owner of the house at 54 Cloch Rd will have access to the site from his own property. I have no knowledge that confirms whether this land was never to be built on. It is currently classed as Open Space in the local development plan and therefore unlikely to obtain permission to build on at this time.

I hope this is sufficient however please let me know if you require anything else.

Regards

From: [Respondent]
Sent: 03 June 2025 16:24
To: [Council Officer]
Subject: Re: Land sale 54 Cloch Road Gourrock

[REDACTED],

Good afternoon and thanks for the replies to my questions. I'm still not sure Tay ever owned this area as such. It was to be a playground for the 70 odd houses in phase one ergo my thinking is it was part of our house purchase. Sadly I can't prove this.

I will follow future events with interest.

Regards [REDACTED].

6. Respondent 6.

From: [Respondent]
Sent: 15 May 2025 11:21

To: Property <Property@inverclyde.gov.uk>

Subject: Proposed sale of land at rear of 54 Cloch Road, Gourrock.

Dear Sirs,

I have lived in [REFERENCE TO AN ADDRESS IN VICINITY OF LAND REDACTED] since the estate was built and have enjoyed the open space between the terrace and the property at 54 Cloch Road for many years.

Although I do not have any particular objection to the proposed sale I would object, strongly, if the purchaser intended to build on the land, which I had always believed was to remain green space.

There is a very diverse wildlife in the area including deer, badgers, hedgehogs and rabbits. The area is teeming with birdlife, of all sorts, and it is anyone's guess as to what the insect population might be and what wild plants and flowers might thrive there.

Unless assurances can be obtained or restrictions imposed upon the buyer to ensure that the land is never built on, I would ask the Council to consider retaining the land and allowing it to remain in its present condition, preferably in perpetuity.

Yours faithfully,

[REDACTED]
