

**PLANNING BOARD - 1 OCTOBER 2008**

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**Planning Board**

**Wednesday 1 October 2008 at 3.00 pm**

**Present:** Councillors Brooks, Dorrian, Ferguson, Grieve, Loughran, McCallum, Moran, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Mr N McLaren (for Head of Planning, Housing and Transportation), Mr D Greenslade (for Head of Environmental Services) and Mr F Jarvie (for Head of Legal & Administration).

**Apologies:** Councillor McKenzie.

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

**662 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION**

**662**

There was submitted a report by the Head of Planning, Housing and Transportation regarding an application by Mr R Black for the erection of side and rear extensions together with the provision of glazed screening at the main entrance vestibule and additional window on the rear elevation at 39 Esplanade, Greenock (08/0023/IC), consideration of which had been continued from the meeting held on 3 September 2008 for a site visit.

Councillor Rebecchi declared a non financial interest in this matter as occupier of a neighbouring property. He also formed the view that the nature of his interest and of the item of business precluded his continued presence in the Chamber and his participation in the decision making process. He therefore left the Chamber prior to consideration of this item of business.

**Decided:** that planning permission be granted subject to the following conditions:-

- (1) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that samples of all facing and roofing materials shall be submitted to and approved by the Planning Authority in writing prior to the use of any of these materials, to ensure that the external finishes are appropriate for the site; and
- (3) that full details of the design, materials and opening mechanism of all windows, roof windows and doors shall be submitted to and approved in writing by the Planning Authority prior to work commencing, to ensure that the design and finishes are appropriate for the Conservation Area.

Councillor Rebecchi returned to the meeting at this juncture.

**663 PLANNING APPLICATIONS**

**663**

There were submitted reports by the Head of Planning, Housing & Transportation on the following applications, together with letters of objection and support where submitted, which were dealt with as follows:-

- (a) **Extension to dwellinghouse:  
4 Lodge Crescent, Kilmacolm (08/0185/IC)**

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- 663** Councillor Wilson declared a non financial interest in this matter as an acquaintance of the applicant. He also formed the view that the nature of his interest and of the item of business precluded his continued presence in the Chamber and his participation in the decision making process. He therefore vacated the Chair and left the Chamber prior to consideration of this item of business.  
Councillor McCallum assumed the Chair.  
**Decided:** that planning permission be granted subject to the following conditions:-  
(1) that the development to which this permission relates must be begun within five years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;  
(2) that no development shall commence until fully detailed landscaping proposals have been submitted to and approved by the Planning Authority in writing. The proposals shall include a programme for completion of soft landscaping works, to ensure that the proposed planting is appropriate for the site; and  
(3) that the soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority and shall be fully implemented within the first planting season following completion of the extension hereby approved, to ensure that the soft landscaping works are implemented within a reasonable timescale.  
Councillor Wilson returned to the meeting at this juncture and resumed the Chair.
- (b) Erection of 2 dwellinghouses:  
Glenrowan, Rowantreehill Road, Kilmacolm (08/0161/IC)**
- Decided:** that consideration of the application be continued for a site visit to be arranged by the Head of Legal and Administration in consultation with the Convener.
- (c) Change of use of agricultural land to garden ground and erection of garage and stables:  
Syde, Auchenfoil Road, Kilmacolm (08/0073/IC)**
- Decided:** that planning permission be granted.
- (d) Residential development (in outline):  
Whinhill Farm, Glenbrae, Greenock (08/0125/IC)**
- Decided:** that planning permission be granted subject to the following conditions:-  
(1) that this permission is granted under the provisions of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on an outline application and the further approval of the Council or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced:  
a. the siting, design and external appearance of any building to which the planning permission or the application relates,  
b. details of the access arrangements,  
c. details of landscaping of the site, including play provision,  
(2) that in the case of the reserved matters as specified above application for approval must be made before:  
i the expiration of 3 years from the date of grant of outline permission; or  
ii the expiration of 6 months from the date on which an earlier application for such approval was refused; or  
iii the expiration of 6 months from the date on which an appeal against such refusal was dismissed, whichever is the latest; and provided only one such application may be made in the case after the expiration of the three year period mentioned in sub
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paragraph (a) above,

(3) that the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within 2 years from the final approval of reserved matters, whichever is the later, conditions (1) - (3) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997;

(4) that notwithstanding the requirements of condition (1) above, a visibility splay of 35 metres by 2.5 metres by 1.05 metres high shall be provided at junctions within the site and at the junction of Glenbrae Road with Whinhill Crescent, to ensure appropriate visibility sightlines at the entrance to the site in the interests of vehicular safety;

(5) that notwithstanding the terms of condition (1) above, the south and south west boundaries of the application site shall incorporate a soft landscaping strip of at least 2.5 metres width, to ensure a boundary treatment appropriate to the rural-urban fringe and to help define the limit of the built-up area;

(6) that no development shall take place within the development site as outlined in red on the approved plan until the developer has secured implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service;

(7) that prior to the commencement of any site works, a comprehensive contaminated land investigation shall be submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice (BS 10175:2001)". The report must include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33, to determine the nature of any contamination within the site;

(8) that where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority;

(9) that remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority;

(10) that on completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan;

(11) that the presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority, conditions (8) - (11) being imposed to ensure any contamination found is satisfactorily addressed;

(12) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;

(13) that notwithstanding the details shown on the approved plans, the detention pond shall not have an emergency overspill discharge onto any road, to prevent water

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discharge or flooding of the road in the interests of vehicular safety;

(14) that approval is not given for the indicative layout shown on plan 72157/1008 Rev P2, the submitted layout may be adversely affected by drainage issues to be addressed prior to the submission of a reserved matters application;

(15) that a reserved matters application shall be accompanied by a flood risk and drainage impact assessment addressing surface water drainage from the site, to ensure surface water drainage from the site is adequately addressed to prevent flooding; and

(16) that notwithstanding the terms of condition (1) above, open space and play area provision shall follow the guidance provided by PPAN 3, to ensure the established guidance is followed and adequate provision made.

- (e) Rear extension, front and rear dormers together with timber deck and screen boundary fence:  
1 Lyle Road, Greenock (08/0156/IC)**

**Decided:** that planning permission be granted.

- (f) Erection of dwellinghouse (in outline):  
Wallace Road, Wemyss Bay (08/0150/IC)**

**Decided:** that planning permission be granted subject to the following conditions:-

(1) that this permission is granted under the provisions of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on an outline application and the further approval of the Council or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced:

- a. the siting, design and external appearance of any building to which the planning permission or the application relates,
- b. details of the access arrangements,
- c. details of landscaping of the site.

(2) that in the case of the reserved matters as specified above application for approval must be made before:

- i the expiration of 3 years from the date of grant of outline permission; or
- ii the expiration of 6 months from the date on which an earlier application for such approval was refused; or
- iii the expiration of 6 months from the date on which an appeal against such refusal was dismissed; whichever is the latest; and provided only one such application may be made in the case after the expiration of the three year period mentioned in sub paragraph (a) above.

(3) that the development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within 2 years from the final approval of reserved matters, whichever is the later, conditions (1) - (3) being imposed to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997; and

(4) that the details of the access arrangements required by condition (1) above shall be required to demonstrate a visibility splay of 2.5m. x 25.0m. x 1.05m. high can be achieved at the access onto Wallace Road to the satisfaction of the Planning Authority, to ensure safe access can be achieved, in the interests of road safety.