

**PLANNING BOARD - 7 JANUARY 2009**

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**Planning Board**

**Wednesday 7 January 2009 at 3.00 pm**

**Present:** Councillors Brooks, Fyfe, Grieve, Loughran, McCallum, McKenzie, Moran, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Head of Planning & Housing, Mr H McNeilly (for Head of Legal & Administration), Development Control & Conservation Manager and Mr D Greenslade (for Head of Environmental Services).

**Apologies:** Councillor Ferguson.

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

**8 PLANNING APPLICATIONS**

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

**(a) Construction of decking in rear garden (in retrospect):  
14 Ardoch Drive, Inverkip (08/0252/IC)**

**Decided:** that planning permission be refused as the proposed decking by virtue of its location and height would allow overlooking towards neighbouring residential property which would impinge upon the enjoyment of neighbouring properties to the detriment of the amenity of neighbouring residents. As such the proposed decking would not be in accordance with the guidance and advice contained within Inverclyde Council's Planning Practice Advice Note 15 on Garden Decking.

**(b) Amendment to planning permission IC/02/075 for the construction of two flats and land engineering works:  
Flat 2, 57 Victoria Road, Gourock (08/0158/IC)**

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

(1) that the alterations to the flats and the land engineering works hereby permitted shall be implemented in full by 7 October 2009, to ensure that the works are carried out within a short timescale, in the interests of visual amenity;

(2) that the soft landscaping hereby permitted shall be carried out within the first planting season (November-April) following completion of the land engineering works, in the interests of visual amenity;

(3) that the boundary walls and fencing hereby permitted shall be erected within 2 months of completion of the land engineering works, in the interests of visual amenity; and

(4) that details of the render finish to the retaining walls shall be submitted to and approved by the planning authority prior to the start of construction of the walls, to ensure the finish is appropriate to the visual amenity of the area.

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**8(c) Installation of bus wash facility and extension to yard:  
Earnhill Road, Greenock (08/0207/IC)**

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**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 the approved landscaping scheme shall be completed in the first planting season following the completion of the development and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced with a similar specimen unless the Planning Authority gives prior written approval to any alternatives, to ensure the provision of a sustainable woodland edge to the Green Belt; and
- (3) that the use of the bus wash bay be limited to the hours 7am to 7pm, to prevent noise nuisance in nearby residential properties.

**(d) Installation of lift shaft and alterations to flatted block (in retrospect):  
77A and 77B Octavia Terrace, Greenock (IC08083)**

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

- (1) that windows set within the rendered sections of wall on the west and south elevations shall be punctuated with borders to match, to the satisfaction of the Planning Authority, those around windows on the east and north elevations, in the interests of the enhancement of the conservation area; and
- (2) that the treatment around the windows approved in terms of condition (1) above shall be implemented within 3 months of the date of this permission, to ensure the existing adverse impact of the west and south elevations of the building on the character of the conservation area is addressed within a reasonable time period.

**(e) Erection of a detached dwellinghouse in rear garden fronting Newton Street:  
181 Finnart Street, Greenock (08/0198/IC)**

**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 full details of the design of the side screens to the balcony shall be submitted to and approved in writing by the Planning Authority prior to work commencing, to ensure the design is appropriate and protects the privacy of the neighbouring gardens; and
- (3) that prior to work commencing a scheme of hard and soft landscaping shall be submitted to and approved by the Planning Authority. The scheme shall include:
  - a. the height and design of all new fences
  - b. the external finish to the driveway/car parking spaces
  - c. existing and proposed ground levels in relation to a fixed datum
  - d. soft landscaping works to include the schedules of plants to comprise species, plant sizes and proposed numbers/density
  - e. programme for completion
 to ensure the provision of an acceptable setting for the new dwelling.

**8(f) Proposed erection of a 3 storey Class 4 office at 30 Regent Street and formation of  
14 car parking spaces adjacent to 39 Regent Street and 10 Bank Street, Greenock:**

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**30 Regent Street, Greenock (08/0203/IC)**

The report recommended that planning permission be granted subject to a number of conditions.

Councillor Moran declared a non-financial interest in this matter as a neighbouring resident. He also formed the view that the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision making process.

**Decided:** that consideration of the application be continued for a site visit to be arranged by the Head of Legal & Administration in consultation with the Convener.

**(g) Erection of four storey building containing café/restaurant unit on ground floor and office use on upper floors complete with all roads, car parking, landscaping and new riverside walkway:**

**Victoria Harbour, Rue End Street, Greenock (IC07119)**

The report recommended that planning permission be granted subject to a number of conditions.

**Decided:** that consideration of the application be continued to allow the Head of Planning & Housing to contact Clydeport to ascertain the status of the planning application.

**(h) Change of use from office/light industrial use (Class 4) to retail use (Class 1):  
Unit 1, Carnock Street, Greenock (08/0221/IC)**

**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; and

(2) that this permission shall enure for the benefit of the applicant only, to prevent any other company from utilising the premises for retail use.

**(i) Formation of a new junction:  
Main Street, Greenock (08/0204/IC)**

**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; and

(2) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation works shall not be implemented unless a strategy report has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately.

Councillors Brooks and Grieve left the meeting following consideration of this item of business.

**(j) Demolition of existing house and erection of three houses:  
The Lodge, Hazelmere Road, Kilmacolm (08/0142/IC)**

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It was noted that this application was withdrawn prior to the meeting at the request of the applicant.

**Noted**

- (k) Replacement of timber windows with upvc windows, change of turret roof covering from tiles to slate, erection of 2 fixed CCTV cameras and poles, erection of play equipment, erection of summerhouse, erection of garden room gymnasium, replacement of timber fascia and soffit boards with upvc and erection of timber screen fence along east boundary and erection of garden shed:  
The Manor, Houston Road, Kilmacolm (08/0243/IC)**

**Decided:** that planning permission be refused for the following reasons:-

(1) as the window design does not have a stepped profile and as such (a) fails to accord with the design guidance in the Council's PPAN 11, (b) fails to respect the special architectural and visual qualities that gave rise to the Conservation Area's designation, contrary to the advice in Historic Scotland's Memorandum of Guidance on Listed Buildings & Conservation Areas, (c) is unsympathetic to the appearance of the Conservation Area, contrary to Policy HR11 of the Local Plan, (d) has an adverse impact when viewed from Houston Road, contrary to Policy HR12 of the Local Plan and (e) fails to safeguard the character and amenity of the residential area contrary to Policy H1 of the Local Plan; and

(2) the turret roof finish, CCTV pole at the site entrance onto Houston Road and play equipment fail to respect the special architectural and visual qualities that gave rise to the Conservation Area's designation and as such are (a) contrary to the advice in Historic Scotland's Memorandum of Guidance on Listed Buildings & Conservation Areas, (b) are unsympathetic to the appearance of the Conservation Area, contrary to Policy HR11 of the Local Plan, (c) have an adverse impact when viewed from Houston Road, contrary to Policy HR12 of the Local Plan and (d) fail to safeguard the character and amenity of the residential area contrary to Policy H1 of the Local Plan.

- (l) Installation of two temporary boilers, fuel tanks and herras fencing (in retrospect):  
TSSU Boiler House, Wren Road, Greenock (IC07434)**

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

(1) that the permission hereby granted is temporary only and shall expire on 7 April 2009, to accord with the applicant's stated intentions of the temporary nature of the plant and to enable the planning authority to retain effective control;

(2) that the boilers, fuel tank, fencing and associated surface treatment shall be removed and the ground reinstated to its previous landscaped condition within 14 days of the above expiry date, in the interests of visual amenity; and

(3) that the boiler units shall not be used outwith the hours of 7am to 7.30pm Monday to Friday and 7am to 3pm on Sundays, to accord with the permitted hours of operation of the TSSU.

- 9 Town & Country Planning (Scotland) Act 1997 - Section 207  
The Stopping Up of Roads, Inverclyde, (Virginia Street, East India Breast, Dock Breast, East India and Victoria Harbours, Greenock) Order 2008**

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There was submitted a report by the Head of Legal & Administration advising that following the promotion of a Stopping Up Order relating to Virginia Street, East India Breast and Dock Breast, Greenock, an objection had been made and maintained and it is therefore necessary to submit the Order to Scottish Ministers for confirmation.

**Decided:** that the Board note the position and that the Head of Legal & Administration be authorised to take all necessary steps to represent the Council at any public enquiry or hearing.