

PLANNING BOARD - 1 APRIL 2009

Planning Board

Wednesday 1 April 2009 at 3.00 pm

Present: Councillors Brooks, Dorrian, Fyfe, McCallum, Moran, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

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

Apologies: Councillors Ferguson, Grieve and Loughran.

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

249 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION

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Erection of a two storey dwellinghouse with detached garage and non-compliance with condition 9 of Planning Permission IC/04/218 (construction outwith approved zone):

Plot 2, Avenel, Knockbuckle Road, Kilmacolm (09/0012/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 samples of all facing materials to be used shall be submitted to and approved in writing by the Planning Authority prior to their use on the dwellinghouse hereby permitted, to ensure continuity in the "Avenel" development;
- (3) that the new stone wall and fencing shall be erected prior to occupation of the dwellinghouse hereby permitted, to provide the approved landscape setting for the dwellinghouse hereby permitted;
- (4) that prior to the start of construction of the dwellinghouse hereby permitted, a scheme of planting along the common boundary with the adjacent properties of "Torwood", "Roze" and "Orotava" shall be submitted to and approved in writing by the Planning Authority and shall consist of tree species with a minimum height of 2 metres to complement those already growing along this boundary, to ensure the long term screening between the respective residential properties in the interests of privacy;
- (5) that the scheme of planting approved in terms of condition (4) above shall be fully implemented during the planting season following occupation of the dwellinghouse hereby permitted. Any trees that are removed, die, become diseased or damaged within 5 years of planting shall be replaced within the following year with others of a similar size and species, to ensure the long term screening between the respective residential properties in the interests of privacy; and
- (6) that prior to any construction work starting on the site, tree protection measures shall be carried out in accordance with British Standards Recommendations for Trees in Relation to Construction, currently BS 5837:2005. No development shall take place until details of tree protection measures have been submitted to and approved in writing by the Planning Authority, to ensure the avoidance of damage to trees.

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250 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) Alterations and extension to dwellinghouse:
2 Carsemeadow, Quarriers Village, Bridge of Weir (08/0317/IC)**

The report recommended that planning permission be refused.

Decided: that consideration of the application be continued to afford Elected Members and Officers the opportunity to examine additional information submitted by the applicant which had been received prior to the meeting taking place.

Councillor Rebecchi left the Chambers following consideration of this item of business.

**(b) Erection of a single storey 2 bedroom dwellinghouse:
Clachers Farm, Auchenfoil Road, Kilmacolm (09/0027/IC)**

Decided: that, subject to the applicant entering into a Section 75 Agreement under the Town and Country Planning (Scotland) Act 1997 restricting the occupancy of the house to a person(s) solely or mainly employed or last employed in the rural based business at Clachers, or a dependant of such a person residing with him or her or a widow/widower of such a person, 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 in writing by the Planning Authority prior to the use of any of these materials, to ensure that the materials are appropriate for the location;
- (3) that prior to work commencing a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include:
 - a. the height and design of all new walls, fences and gates;
 - b. external finish to the parking area and pathway;
 - c. soft landscaping works to include the schedules of plants/trees to comprise species, sizes and proposed numbers/density;
 - d. programme for completion and subsequent maintenance;
 to ensure the provision of an acceptable setting for the new dwelling;
- (4) that all site surface water run off shall be intercepted within the site, to prevent water running onto the public road;
- (5) that the maximum driveway gradient shall be 10% and a minimum driveway distance of 2.0 metres from the roads boundary shall be constructed in impervious material, in the interests of public safety on the road;
- (6) that full details of the proposed passing place shall be submitted to and approved in writing by the Planning Authority, and thereafter implemented prior to the occupation of the house herein approved, in the interests of public safety on the road; and
- (7) that if any suspect contaminated land or made ground is encountered then the Contaminated Land Officer must be notified immediately. Further assessment may then be necessary, to ensure that any contaminated land is dealt with in the appropriate manner.

Councillor Rebecchi returned to the meeting at this juncture.

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- (c) Display of banner:
Selkirk Court, Belville Street, Greenock (09/0002/CA)**

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

- (d) Display of banner:
Melrose Court, Belville Street, Greenock (09/0004/CA)**

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

- (e) Display of banner:
Peebles Court, Belville Street, Greenock (09/0001/CA)**

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

- (f) Installation of replacement windows in attic flat:
Flat 1-1, 36 Cove Road, Gourrock (08/0005/LB) & (08/0059/IC)**

Decided: that planning permission be refused as the style and design of the replacement windows fail to preserve or enhance the character and architectural integrity of the listed building. As such the proposal is contrary to policy HR14 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note Number 11 on Replacement Windows and the policy, advice and guidance contained within the Scottish Historic Environment Policy and Historic Scotland's Technical Guidance Notes (formerly appendix 1 of the Memorandum of Guidance on Listed Buildings and Conservation Areas).

- (g) Amendment to Condition 29 of planning consent IC/06/008:
Land At Inverkip Station And Land Bound By Finnockbog Road, Everton Farm Road, Hill Farm Housing Development And Berfern Farm, Inverkip (09/0014/IC)**

Decided: that the Head of Planning & Housing be granted delegated power to grant the application following agreement being reached with the applicant that the first instalment to be made by the developer towards community facilities shall be paid after the completion of the seventieth house.

- (h) Erection of side and rear extension and erection of timber fence:
33 Leapmoor Drive, Wemyss Bay (09/0024/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 no development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of materials with the existing house.