

PLANNING BOARD - 5 AUGUST 2009

Planning Board

Wednesday 5 August 2009 at 3 pm

Present: Councillors Brooks, Dorrian, Blair (for Fyfe), Grieve, Loughran, McKenzie, 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: Councillor Fyfe

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

449 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION

449

- (a) Change of use from church to restaurant:
George Square Baptist Church, 1 George Square, Greenock (09/0074/IC & 09/0003/LB)**

There was submitted a report by the Head of Planning & Housing regarding an application by Mr P Tse for a change of use from church to restaurant at 1 George Square, Greenock (09/0074/IC & 09/0003/LB), consideration of which had been continued from the meeting of 6 May 2009 for a site visit.

(Councillor Dorrian entered the meeting during consideration of this item of business).

Decided:

- (1) that planning permission be granted subject to the following conditions:
 - (i) that the development to which this permission relates must be begun within three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and
 - (ii) that the development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved in writing by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air and air disposal points, to ensure that cooking odours are dealt with in an appropriate manner and to assess the impact on the listed building; and
- (2) that listed building consent should be granted subject to the following conditions:
 - (i) that the development to which this permission relates must be begun within three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, and
 - (ii) that prior to the commencement of work on site full details of all the internal works including a Method Statement shall be submitted to and approved, in writing, by the Planning Authority, to ensure the works are appropriate in terms of the listed building.

- (b) Proposed fence to nursery garden and 4 smoking shelters:
James Watt College, Finnart Street, Greenock (09/0104/IC)**

There was submitted a report by the Head of Planning & Housing regarding an

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application by James Watt College for a proposed fence to nursery garden and 4 smoking shelters at James Watt College, Finnart Street, Greenock (09/0104/IC), consideration of which had been continued from the meeting of 6 May 2009 for a site visit.

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

- (1) that the development to which this permission relates must be begun within three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and
- (2) that, prior to work commencing, a scheme of soft landscaping to screen the fence enclosing the nursery garden shall be submitted to and approved in writing by the Planning Authority. The scheme shall include (i) schedules of plants to comprise species, plant sizes, and proposed numbers/density and (ii) programme for completion and subsequent maintenance, to ensure that the proposed fencing is adequately screened.

450 PLANNING APPLICATIONS

450

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) Erection of new build double garage with ancillary 1st floor living accommodation: Cottage 28, Love Avenue, Quarriers Village (09/0134/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 three 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 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 in this part of Quarriers Conservation Area;
- (3) that the living accommodation within the garage shall only be occupied in association with the occupation of the Sabbath School House, to ensure that the garage hereby approved is not occupied as a separate dwellinghouse; and
- (4) that a new tree shall be planted within the garden of the house in the first planting season following completion of the garage hereby approved; details of same being submitted for the prior written approval of the Planning Authority. In the event that the tree dies, becomes diseased or is damaged within 5 years of planting, it shall be replaced in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any alternative, to compensate for the tree to be felled as a result of the construction of the garage.

(b) Variation to consent IC/07/231R to cover minor changes to elevations, alterations to levels and surfacing around the house etc: Plot 1, Houston Road, Kilmacolm (09/0142/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 three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that before the use of any of the facing materials hereby permitted, samples shall be submitted to and approved, in writing, by the Planning Authority, to ensure that these

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materials are appropriate to the visual appearance of the conservation area;

(3) that before the development hereby permitted starts, a scheme of landscaping shall be submitted to and approved, in writing, by the Planning Authority, and it shall include:-

- (a) details of any earth mounding and hard landscaping, grass seeding and turfing;
 - (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted, particularly along the common boundary with Highmuir House. For the avoidance of doubt, the latter shall be at least double row planting containing a mix of coniferous and deciduous planting, minimum height 2 metres;
 - (c) an indication of all existing trees, plus details of those to be retained and measured for their protection in the course of development (and for the avoidance of doubt, no trees or bushes on the common boundary with Highmuir House are to be removed). These will be protected in accordance with British Standard BS: 5837 throughout the course of the development; and
 - (d) details of the phasing of these works;
- (4) that notwithstanding the terms of condition 3 above, planting to the front of the house to be constructed on plot 1 shall consist of at least 10 semi-mature trees, minimum height 4 metres, to provide an appropriate landscaping framework for the proposed house in accordance with the setting of houses in the conservation area;
- (5) that the landscaping scheme approved in terms of conditions 3 and 4 above shall be implemented in full during the first planting season upon occupation of the associated house, conditions (3) and (5) being imposed to ensure the provision of adequate landscaping and the retention of existing trees, in the interests of the amenity of the area;
- (6) that notwithstanding the plans hereby approved, vehicular access to the site shall be taken in accordance with the Council's Roads Development Guide, in the interests of vehicular safety;
- (7) that notwithstanding the plans hereby approved, all surface water is to be intercepted within the site in a detail to be submitted to and approved, in writing, by the Planning Authority before construction works commence. The interceptor shall be fitted before the house is occupied to ensure water is not carried onto Houston Road, in the interests of road safety;
- (8) that before the house hereby permitted is occupied, the frontage wall on Houston Road to the left of the access, as viewed from Houston Road, shall be reduced in height to a level not exceeding 1 metre above road channel level to ensure adequate visibility, in the interests of vehicular and pedestrian safety; and
- (9) that before the excavation of rock begins, details of a dilapidation survey or similar scheme for the monitoring of the impacts of vibration on the adjacent property of Highmuir House shall be submitted to and approved, in writing, by the Planning Authority. This scheme shall provide full details of the method statement and specify mitigation measures, to ensure that concerns over the stability of the adjacent property are properly addressed.

**(c) Erection of extension to side of dwellinghouse incorporating raised balcony area together with new vehicular access:
Lynncroft, Lochwinnoch Road, Kilmacolm (09/0098/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 three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- (2) that prior to the commencement of work on site, samples of all materials to be used on the exterior of the extension hereby permitted must be submitted to and approved, in writing, by the Planning Authority. Development shall then proceed using the

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approved materials or any alternative agreed in writing with the Planning Authority, to ensure the proposed materials are appropriate for the development, in the interests of visual amenity;

(3) that prior to the commencement of work on site, details of a side screen to the decking of a height not less than 1800mm from the floor of the decking must be submitted to and approved, in writing, by the Planning Authority. Prior to the occupation and use of the decking hereby permitted, the screen shall be erected to the satisfaction of the Planning Authority and remain in place at all times thereafter, to eliminate any potential side overlooking to the detriment of the privacy of neighbouring residents;

(4) that prior to the commencement of work on site, details of a side screen to the decking of a height not less than 1800mm from the floor of the decking must be submitted to and approved, in writing, by the Planning Authority. Prior to the occupation and use of the decking hereby permitted, the screen shall be erected to the satisfaction of the Planning Authority and remain in place at all times thereafter, to ensure a safe vehicular access can be achieved in the interests of road safety; and

(5) that on the commencement of use of the new vehicular access hereby permitted, the existing access will be stopped up and remain out of use for all times thereafter, to ensure only one access is available for use in the interests of road safety.

**(d) Change of use of a house to a house and Class 4 Office use:
The Stables, Auchenbothie Gardens, Kilmacolm (09/0133/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 three 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 class 4 use is restricted to the rooms identified as offices on plan 1607-PL-100 revision A, to ensure that the principal use of the building remains residential and to safeguard residential amenity in Auchenbothie Gardens.

**(e) Erection of privacy screen (amendment to planning permission IC/07/216) (in retrospect):
16 Farquhar Road, Port Glasgow (09/0168/IC)**

Decided: that planning permission be granted.

**(f) Erection of 18 flats:
2 Highholm Street, Port Glasgow (08/0274/IC)**

The report recommended that planning permission be granted.

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

**(g) Conversion of first floor flat to form two flats:
Flat 1-1, 25 Brougham Street, Greenock (09/0103/IC)**

Councillor Moran left the meeting during consideration of this item of business.

Decided: that planning permission be granted.

**(h) Extension to dwellinghouse:
45 Nelson Road, Gourrock (09/0130/IC)**

Councillor Moran returned to the meeting during consideration of this item of business.

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Decided: that planning permission be granted.

- (i) Installation of replacement windows (in retrospect):
Flat Ground Left, 42 Brisbane Street, Greenock (09/0114/IC)**

Decided: that planning permission be refused as the style and design of the replacement windows would unacceptably alter the appearance of the building to the detriment of its architectural integrity and the character of the Greenock West End Conservation Area. As such, the proposal is contrary to policies HR11 and HR12 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note no.11 on Replacement Windows and Historic Scotland's Technical Guidance Notes on Listed Buildings and Conservation Areas.

- (j) Change of use of site for the display and sale of headstones and the erection of a monopitch roof on showroom (in retrospect):
Whiteside Memorials, 1A Orangefield Place, Greenock (09/0095/IC)**

Decided: that planning permission be granted.

- (k) Alterations and extension to dwellinghouse:
22 Broomberry Drive, Gourock (09/0148/IC)**

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

- (l) Alterations to roof and formation of lounge, bedroom, sun room and balcony:
2 Glenbervie Place, Gourock (09/0048/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 three years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and
- (2) that development shall not begin until samples of materials to be used on external surfaces of the building hereby approved have been submitted to and approved, in writing, by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority, to ensure the materials are acceptable in terms of the established streetscape.

451 PLANNING APPEAL - 37B CAMPBELL STREET, GREENOCK

451

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting held on 4 March 2009 to refuse planning permission for change of use of attic to two self contained flatted dwellings together with the installation of roof windows to the front and rear and two dormer windows to the rear at 37B Campbell Street, Greenock (08/0270/IC) an appeal against the refusal of planning permission had been submitted to the Scottish Government.

Noted

452 PLANNING APPEAL - 38 LEAPMOOR DRIVE, WEMYSS BAY

452

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting of 3 September to refuse planning permission for the erection of a dwellinghouse at land to the south of 38 Leapmoor Drive, Wemyss Bay

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(08/0064/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal and refuse planning permission.

Noted

453 PLANNING APPEAL - 14 ARDOCH DRIVE, INVERKIP 453

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting held on 7 January 2009 to refuse planning permission for the construction of decking in rear garden (in retrospect) at 14 Ardoch Drive, Inverkip (08/0252/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal and refuse planning permission.

Noted

454 PLANNING APPEAL - KIRN DRIVE, GOUROCK 454

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting held on 4 February 2009 to refuse planning permission for the installation of 14.3 metre high telecommunications pole incorporating 3 antennas and ground based equipment at Kirn Drive, Gourrock (08/0258/IC) and the subsequent appeal by the applicant to the Scottish Government against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal subject to conditions.

Noted

Councillors Dorrian and Moran left the meeting at this juncture.

455 ENFORCEMENT NOTICE APPEAL - THE MANOR, HOUSTON ROAD, KILMACOLM 455

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Council in March 2009 to issue an enforcement notice in respect of the unauthorised installation of replacement windows, turret roof covering, CCTV camera and pole and play equipment at The Manor, Houston Road, Kilmacolm (08/0243/IC) and the subsequent appeal by the applicant to the Scottish Government against that enforcement notice, the Reporter appointed by the Scottish Government had issued his decision which was to uphold the appeal in part, dismissing the appeal in respect of the CCTV camera and pole and the erection of the play equipment.

Noted