

## PLANNING BOARD - 2 SEPTEMBER 2009

### Planning Board

**Wednesday 2 September 2009 at 3 pm**

**Present:** Councillors Brooks, Dorrian, Blair (for Fyfe), Grieve, Loughran, McCallum, McKenzie, Nelson, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

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

**Apologies:** Councillors Fyfe and Moran.

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

#### 517 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION

517

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

There was submitted a report by the Head of Planning & Housing regarding an application by Mr & Mrs Dhesi for alterations and extension to the dwellinghouse at 22 Broomberry Drive, Gourock (09/0148/IC), consideration of which had been continued from the meeting of 5 August 2009 for a site visit.

Councillor Blair entered the meeting during 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 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 no development shall commence on site until details of the proposed wall finish have been submitted to and approved, in writing, by the Planning Authority, in the interests of visual amenity and to ensure the satisfactory completion of the development.

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

There was submitted a report by the Head of Planning & Housing regarding an application by Avid Developments Ltd for the erection of 18 flats at 2 Highholm Street, Port Glasgow (08/0274/IC), consideration of which had been continued from the meeting of 5 August 2009 for a site visit.

The report recommended that planning permission be granted.

**Decided:** that consideration of the application be continued further to allow the Head of Planning & Housing to discuss the congestion at the hammerhead turning point with both the applicant and the owner of the neighbouring site which is also the subject of a planning application.

## PLANNING BOARD - 2 SEPTEMBER 2009

## 518 PLANNING APPLICATIONS

518

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 station building and reconfiguration of car park:  
Gourock Station, Station Road, Gourock (09/0153/IC)**

Councillor Rebecchi entered the meeting during 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 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 their use, samples of the facing materials to be used in the construction of the station and shelter hereby permitted shall be submitted to and approved, in writing, by the Planning Authority. Development shall thereafter be implemented using the approved materials unless otherwise agreed in writing by the Planning Authority, to ensure that the materials and colours are appropriate for this important building in Gourock Town Centre;
- (3) that the reconfigured car park shall be surfaced to final wearing course in materials to be approved, in writing, by the Planning Authority. It shall be lined, lighting installed and the bus/taxi shelter erected, all prior to the new station building hereby permitted being brought into use, to ensure that parking and transport facilities are completed to appropriate standard prior to the associated station building coming into use;
- (4) that the applicant shall facilitate the enforcement of unauthorised parking in the disabled persons parking places indicated on the approved plan by a method to be agreed, in writing, by the Planning Authority, to ensure that disabled persons car parking provision is made and controlled to the benefit of disabled car users;
- (5) that a flood risk assessment in relation to the proposed station building shall be submitted to and approved, in writing, by the Planning Authority prior to the building subject of this planning permission coming into use; and
- (6) that all necessary works identified and approved, in writing, as being required to protect the proposed station building as a result of the flood risk assessment, approved in compliance with condition (5), shall be implemented and completed to the satisfaction of the Planning Authority prior to December 2011, conditions (5) and (6) being imposed to ensure that any necessary works required to be implemented to prevent the proposed station building from flooding.

**(b) Formation of off-street parking space:  
16 Glamis Place, Greenock (09/0211/IC)**

The report recommended that planning permission be granted.

After discussion, Councillor Blair moved that planning permission be refused on the grounds that the proposals would be detrimental to the streetscape at Glamis Place and would create a precedent for further applications.

As an amendment, Councillor Wilson moved that planning permission be granted. On a vote, 2 Members voted for the amendment and 6 for the motion which was declared carried.

**Decided:** that planning permission be refused on the grounds that the proposals would

## PLANNING BOARD - 2 SEPTEMBER 2009

---

be detrimental to the streetscape at Glamis Place and would create a precedent for future applications.

**(c) Erection of 145 houses:**

**Kilmacolm Road, Burnhead Street, Hillside Road, Corlic Street, Millar Street and Strone Crescent, Greenock (09/0119/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 start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved, in writing, by the Planning Authority. For the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;
- (3) that the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (4) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the authority's satisfaction;
- (5) 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 amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;
- (6) that no material shall be imported onto the site until written details of the source of the imported material have been submitted to and approved, in writing, by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;
- (7) that no development shall commence until samples of all external materials have

## PLANNING BOARD - 2 SEPTEMBER 2009

---

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 building materials in this part of Greenock;

(8) that no development shall commence until fully detailed landscaping proposals have been submitted to and approved, in writing, by the Planning Authority. The approved scheme of landscaping shall thereafter be completed within the first planting season following completion of the 145 houses and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen, unless the Planning Authority gives its prior written approval to any alternatives, to ensure the provision of a quality landscape setting for the development; and

(9) that prior to the occupation of the 90th house approved by this planning permission, details of a play area to be located adjacent to Auchmountain Halls shall be submitted to and approved, in writing, by the Planning Authority and implemented to the satisfaction of the Planning Authority, to ensure that appropriate play provision is provided in the vicinity of the development.

**(d) Erection of 102 houses:  
Parkhill Avenue, Port Glasgow (08/0261/IC)**

**Decided:** that planning permission be granted, subject to the conclusion of a landscape bond in respect of the provision of landscaping within the site and 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 start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(3) that the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation of all pollutant linkages has been submitted to and approved, in writing, by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(4) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing, by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but are not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the authority's satisfaction;

**PLANNING BOARD - 2 SEPTEMBER 2009**

---

(5) 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 amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(6) that no material shall be imported onto the site until written details of the source of the imported material have been submitted to and approved, in writing, by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported, in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(7) that no development shall commence until fully detailed landscaping proposals have been submitted to and approved, in writing, by the Planning Authority. The approved scheme of landscaping shall be completed to the satisfaction of the Planning Authority in compliance with an implementation programme to be agreed, in writing, by the Planning Authority. Any trees or shrubs, including hedging on the site, which in the opinion of the Planning Authority are dying, severely damaged or diseased within 5 years of planting shall be replaced by others of similar specification to those originally planted, to ensure the provision of a quality landscape setting for the development;

(8) that the applicant shall submit to the Planning Authority, for approval, full details of play provision. Before occupation of the 26th house granted by this planning permission, the play provision, as approved, shall be completed to the satisfaction of the Planning Authority, to ensure play provision in accordance with Local Plan Policy H11 and the Council's PPAN 3;

(9) that no development shall commence until samples of all external finishes and details of all boundary treatments have been submitted to and approved in writing by the Planning Authority, to ensure a continuity of building materials in this part of Port Glasgow; and

(10) that prior to the start of any work on site, the applicant shall submit, for the written approval of the Planning Authority, details of the management of all water culverts. Any necessary works arising from the approved culvert management details shall be completed prior to any house building commencing, to prevent flooding offsite and to comply with the requirements of SEPA.

**519      ADVERTISEMENT CONSENT APPEAL - PORT GLASGOW PROTESTANT ATHLETIC CLUB, CHAPELTON STREET, PORT GLASGOW (09/0011/CA)      519**

There was submitted a report by the Head of Planning & Housing advising that following the decision of the Board at the meeting held on 6 May 2009 to refuse advertising consent for the display of an internally illuminated 48 sheet advertising hoarding on the north elevation at the Port Glasgow Protestant Athletic Club, Chapleton Street, Port Glasgow (09/0011/CA) and the subsequent appeal to Scottish Ministers against that refusal, the Reporter appointed by the Scottish Government had issued his decision which was to dismiss the appeal.

**Noted**