

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 11/02597/PP

Planning Hierarchy: Local Application

Applicant: Helensburgh Heritage Trust

Proposal: Erection of *Comet* Arch and explanatory panel

Site Address: Helensburgh Pier, West Clyde Street, Helensburgh

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of *Comet* Arch and explanatory panel

(ii) Other specified operations

- None

(B) RECOMMENDATION:

It is recommended that planning permission be approved subject to the attached conditions and reasons.

(C) HISTORY:

None

(D) CONSULTATIONS:

Helensburgh Community Council (letter dated 6.2.12) – express support for the proposal which will be a most welcome addition to the Comet's bi-centenary celebrations in Helensburgh during 2012. Sited in a prominent position in the town centre it will prove popular with residents and visitors alike.

Area Roads Manager – Awaiting response

(E) PUBLICITY: Listed Building/Conservation Advert (expiry date 17.02.2012)

(F) REPRESENTATIONS:

None

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
 - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
 - (iii) **A design or design/access statement:** No
 - (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
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(H) PLANNING OBLIGATIONS

- (i) **Is a Section 75 agreement required:** No
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(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 13a – Development Impact on Listed Buildings
LP ENV 19 – Development Setting, Layout and Design
Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes, as landowner.

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment of determining issues and material considerations

Planning permission is sought by the Helensburgh Heritage Trust for the erection of a decorative arch in the design of the *Comet* steamship and an explanatory panel near the entrance to the car park at Helensburgh Pier.

The arch consists of a ship silhouette mounted on poles some 4.56 metres long. A design for the accompanying explanatory board has not yet been decided but would be similar to others in the area and can be covered by condition. The site extends to 50 square metres and the arch would be located on an existing grass mound adjoining the access road into the Pier car park. Although close to Tower Place, which is listed, the position of the arch will not have a detrimental impact on its setting. It will not undermine the character or amenity of adjoining properties or the surrounding area. It is considered that the scale and design of the proposed arch is acceptable and that it accords with Policy STRAT DC 9 of the Structure Plan and Policies LP ENV 1, LP ENV 13a and LP ENV 19 of the adopted Local Plan.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

It is considered that the scale and design of the proposed arch is acceptable and that it accords with Policy STRAT DC 9 of the Structure Plan and Policies LP ENV 1, LP ENV 13a and LP ENV 19 of the adopted Local Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Howard Young

Date: 06/02/2012

Reviewing Officer: Richard Kerr

Date: 06/02/2012

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 11/02597/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 29/12/2011 and the approved drawing reference numbers 1 of 6, 2 of 6, 3 of 6, 4 of 6, 5 of 6, 6 of 6 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to works commencing on site, details of the proposed explanatory board shall be submitted to and agreed in writing by the Council as Planning Authority. The development shall be implemented in accordance with the duly approved details.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with approved details.

NOTES TO APPLICANT

1. **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.