



**KILMACOLM CIVIC TRUST**  
**(SCOTTISH CHARITY No SC 032744)**

## **NEWSLETTER MAY 2021**

Dear Member,

We have briefed you in the past on the applications to build at Planetreeyets and West of Quarry Drive both on the Northern edge of Kilmacolm.

- **Planetreeyets**

- The application to build at Planetreeyets was made by Taylor Wimpey to build 100 x houses on the site.
- Inverclyde Council (IC) Planning Board held a pre-determination meeting on 28<sup>th</sup> April by Zoom. KCT was represented by the Chair, Nicol Cameron, who spoke strongly against the application. The KCT stressed the importance of Greenbelt, character and setting and argued that there was a surplus of housing in the Renfrewshire Housing Sub-Market a surplus of housing in the Renfrewshire Housing Sub Market Area (RHSMA) of which Kilmacolm and Quarrier's Village form a part, making the development unnecessary.
- The pre-determination hearing voted unanimously to **REJECT** the application.
- On 4<sup>th</sup> May the full IC heard the application and unanimously **REJECTED** the application.

- **West of Quarry Drive**

- The application to build at West of Quarry Drive was made by Mactaggart and Mickel to build up to 78 x houses on the site.
- Inverclyde Council (IC) Planning Board held a pre-determination meeting on 28<sup>th</sup> April by Zoom. KCT was represented by the Chair, Nicol Cameron, who spoke strongly against the application. As with Planetreeyets, the KCT stressed the importance of Greenbelt, character and setting and argued that there was a surplus of housing in Renfrewshire Housing Sub-Market Area, making the development unnecessary.
- The pre-determination hearing voted by a majority to **ACCEPT** the application.
- On 4<sup>th</sup> May the full IC heard the application and voted by a majority (8 x votes For, 4 x votes Against and 2 x abstentions) to **ACCEPT** the application.
- **NB** - Because IC own part of the land at the proposed entrance, this decision must first go to the Scottish Government (SG) for confirmation of release of that small portion of land.

## What happens Next?

- **Planetreeyets.** As we all are aware from recent applications to build at Knapps, North Denniston and Carsemeadow, it is open to the developer (Taylor Wimpey) to appeal to the SG who would then appoint an independent Reporter to review the case. We shall see what happens – the ball is in the developer’s court.
  
- **West of Quarry Drive.**
  - Assuming that the SG approves the build West of Quarry Drive, it will go ahead, although we cannot predict any timetable. The KCT has **NO Right of Appeal.**
  - The KCT has always taken the position that we oppose all building on the Greenbelt and we have always refused to take a view on preferring any area over another within the Greenbelt. We believe this decision by IC is wrong and that other sites in the Renfrewshire Housing Sub-Market Area are available. However, as stated above, we have no right of appeal and we are subject to a decision by a democratically elected council.

## Other Matters

- We still await a decision by the Reporter appointed to assess the Gladman application to building up to 50 x houses at Carsemeadow.
  
- **Scottish Planning Policy.**
  - In our January 2021 Newsletter we briefed you on the outcome of the SG’s Review of Scottish Planning Policy (SPP), the changes to the Policy and the implications for planning in Kilmacolm and Quarriers Village.
  - Since then, a group of developers has issued a case against the SG in the Scottish Court of Session challenging the changes to SPP. We anticipate a delay of several months before the outcome is known.

## Summary

In summary, building will take place West of Quarry Drive if the SG approves the project. No other building on Greenbelt is scheduled to take place around Kilmacolm and Quarrier’s Village as at 6<sup>th</sup> May, 2021. However, developers still aspire to build at Planetreeyets, Knapps, North Denniston and Carsemeadow. These threats will continue and any Court of Session decision on SPP may have a significant impact on the Greenbelt around our villages. We will keep you informed of any changes and we stand ready to continue to fight further building developments.

## The KCT Executive Committee