

Mr F Williamson  
Head of The Planning Services  
Inverclyde Council  
Municipal Buildings  
24 Clyde Square  
Greenock  
PA15 1LX

Dear Mr Williamson

## **Mount Zion Church, Quarriers Village Opposition to the Planning Application No. 99629 & LB/03/019**

I hereby write to oppose the above noted planning application that has been submitted by the Burrell Company. I oppose the application for the following reasons which are all contrary to the Inverclyde Local Plan (2002):

- The Inverclyde Local Plan states as one of its principal objectives:  
"To assist in **protecting and enhancing the built heritage**, including the quality of our maritime resources."  
The proposed development clearly does not protect or enhance the built heritage that is Mount Zion Church, Quarriers Village.
- The Inverclyde Local Plan (2002), Guiding Principles for Sustainability, Section (5) Protect Environmental Resources and Built Heritage, Key Elements, states:  
"protect townscapes of value/quality: **Conservation Areas**", and "protect buildings of historical/architectural value: **Listed Buildings**."  
Mount Zion church is a listed building in a conservation area and is of great historical value.
- Local Plan (2002), Policy H1, Safeguarding the Character and Amenity of Residential Areas, states:  
"The **character and amenity of existing residential areas**, identified on the Proposals Map, **will be safeguarded**, and where practicable, enhanced. New residential development will be acceptable, in principal, subject to other relevant Local Plan policies."

Policy H2, supports redevelopment of Brownfield Sites, except where:

"c) **it would result in unacceptable loss of locally valued amenity open spaces.**"

The proposed car parking on the playing fields is directly in contravention of this policy.

- Policy H10, Development Proposals for Community Facilities, states:  
"Proposals for the development of new community facilities, for the expansion, **rationalisation** or upgrading of **existing facilities** or the reuse and/or **redevelopment of redundant facilities** and/or grounds will be considered on their merit and have regard to the following criteria, as and when appropriate:  
c) the impact on zoned and locally valued amenity open space;  
e) infrastructure availability;  
g) cumulative impact on such facilities on an area"  
The development of the church clearly impacts on the playing fields, on infrastructure availability and has a negative cumulative impact on the area.
- Policy HR1, Designated Environmental Resources and Built Heritage, states:  
Development will not be permitted that would adversely affect, directly or indirectly, a designated natural or built heritage site. Exceptions will only be made where:  
a) no alternative site, identified in the Local Plan as suitable is available;  
There is no strategic requirement for release for housing of land within the Renfrewshire Housing Market Area (HMA) within which Quarriers Village is located. We also note that there is also an excess of house building land in the Inverclyde Local Plan.

- Policy HR13, Alterations and Extensions to Listed Buildings, states:  
 “Proposals to alter or extend a listed building must respect the reasons for listing, be of a high standard and will only be approved where the proposed works are satisfactory in terms of the following matters (as and where appropriate):  
 a) overall design;  
 b) scale and form;  
 c) materials and finishes;  
 d) landscaping proposals;  
 e) form of boundary enclosure, and  
 f) compliance with Policy HR1.  
 As I have already pointed out, the proposals do not comply with HR1, as there is no requirement for housing within HMA therefore the proposals should also be rejected under Policy HR13.
- Policy HR14, the Settings of Listed Buildings, states:  
 “Development will be required to have due regard to the effects on the setting of Listed Buildings and shall be without detriment to their principal elevations.”  
 The proposals clearly are detrimental to the setting of the church in terms of the proposed car parking and all the elevations of the building are materially altered.
- Policy LR1, Safeguarding Open Space, states:  
 “Inverclyde Council, as Planning Authority, **will support safeguard** and where practicable, **enhance**:  
 a) areas identified as “Open Space” on the Proposals Map;  
 b) other areas of open space of value in terms of their amenity to their surroundings and to the community; and  
 c) where appropriate, encourage other development for the purposes of leisure, recreation and sport.  
 The proposal to convert a considerable area of the playing fields to car parking without doubt contravenes this clear policy statement.
- Planning Practice Advice Note No.10 – Rooflights in Listed Buildings and Conservation Areas – Development Guidance, states:  
 “Proposals for rooflights will be supported subject to the following criteria:  
 a) Rooflights should be restricted to the rear slope of roofs except where replacing existing skylights on front slopes.”  
 c) Rooflights should have a vertical format  
 Rooflights are shown on the plans on the front slope to give natural light into some of the units, but there are currently no skylights on the front slopes and none of the rooflights are not of a vertical format.

I strongly oppose this proposed development of Mount Zion Church, Quarriers Village for all the reasons stated above and for the fact that the building is the focal point of the village and should remain so. Some people would have you believe that the building is falling down and that this is the only way of saving it. The building is not falling down but if that were the case the Inverclyde Council thought of this scenario in item 9.35 of the Local Plan 2002:

“The most important direct effects of a conservation area designation are that:

- c) the local authority is empowered, at its discretion to require the restoration of neglected buildings, and
- d) the local authority is empowered to promote enhancement schemes.”

The church is a listed building in a conservation area and this planning application should be strongly opposed.

Yours faithfully