

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 23 November 2016 at 2.00 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Jonathan McColl, Patrick McGlinchey*, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

* Attended later in the meeting.

Attending: Peter Hessest, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Interim Manager – Roads and Transportation; Nigel Ettles, Section Head - Litigation and Craig Stewart, Committee Officer.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 26 October 2016 were submitted and approved as a correct record.

CLYDEBANK BUSINESS PARK PLANNING GUIDANCE

A report was submitted by the Strategic Lead – Regulatory seeking approval of draft Planning Guidance on Clydebank Business Park.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Forward Planning, the Committee agreed to approve Appendix 1 of the report as draft Planning Guidance on Clydebank Business Park and that it be published for consultation.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications.

New Applications:-

- (a) **DC16/221 – Extension and modification to raised decks (part retrospective) at 7 Milton Hill, Milton by Miss F. McInnes.**

After hearing the Planning and Building Standards Manager, the Committee agreed to note that this application had been withdrawn by the applicant.

- (b) **DC16/155 – Change of use of industrial unit (Class 5) to indoor trampoline park (Class 11) including formation of additional car parking at Unit 9, Bleasdale Court, Clydebank Business Park by RMS Leisure Ltd.**

The Planning and Building Standards Manager was heard in further explanation of the report. Thereafter, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report as detailed within Appendix 1 hereto.

- (c) **DC16/193 – Use of Units 62-65 and 70-73 as amusement centre, including associated change of use of units 62-65 from retail to amusement centre and change of use of units 66-69 back to retail at Indoor Market, Clyde Shopping Centre, 36 Sylvania Way South, Clydebank by H&H Entertainments.**

Councillor O'Neill, Chair, informed the Committee that a request to be heard in respect of this application had been made by the agent, Ms. Lisa Russell. The Committee agreed to hear Ms. Russell and take the opportunity to ask any questions in relation thereto.

After discussion and having heard the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to indicate that it was minded to grant full planning permission, and that authority be delegated to the Planning and Building Standards Manager to issue the decision subject to the satisfactory conclusion of a legal agreement or other suitable mechanism that units 66-69 are operated as a Class1 retail use only.

Note: Councillor McGlinchey entered the meeting during consideration of the above item.

CONSULTATION ON PROPOSED PAYPHONE REMOVALS

A report was submitted by the Strategic Lead – Regulatory on the Council's response to a consultation from British Telecommunications (BT) on the proposed removal of various public telephone boxes.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Development Management in further explanation and in answer to Members' questions, the Committee responded to the consultation, agreeing to the removal of 10 payphones, but requested that BT reconsider proposals to remove payphones at the undernoted locations:-

Argyll St./North Main St., Alexandria;
Bellsmyre (Whiteford Ave./Whiteford Gdns.), Dumbarton;
Parkhall (Rowan Dr./Poplar Dr.), Clydebank; and
Rosshead (Colquhoun Dr.), Alexandria.

KIRKTONHILL CONSERVATION AREA

A report was submitted by the Strategic Lead – Regulatory seeking approval of alterations to the boundary of the Kirktonhill Conservation Area.

The Committee agreed:-

- (1) to approve the following changes to the Kirktonhill Conservation Area boundary:-
 - (a) the inclusion of Levensgrove Park;
 - (b) the removal of Helenslee Crescent; and
 - (c) the removal of the garage at West Bridgend.
- (2) to submit Appendix 1 of the report to the Scottish Ministers as the new boundary of the Kirktonhill Conservation Area; and
- (3) to note that the Kirktonhill Conservation Area Appraisal (March 2016) would be a material consideration in the determination of future planning applications affecting the conservation area.

RENEWABLE ENERGY SUPPLEMENTARY GUIDANCE

A report was submitted by the Strategic Lead – Regulatory seeking approval of Supplementary Guidance on Renewable Energy.

The Committee agreed to approve Appendix 1 of the report as the Council's Supplementary Guidance on Renewable Energy.

VALEDICTORY – ALAN WILLIAMSON

Councillor O'Neill, Chair, informed the Committee that this was the last meeting which Mr Alan Williamson, Team Leader – Forward Planning, would attend as he was moving to a new post within Inverclyde Council.

On behalf of the Committee, Councillor O'Neill thanked Mr Williamson for all his hard work, dedication and commitment over the years and wished him well in his new role. All of the other Members present thanked Mr Williamson and wished him good luck in the future.

In response, Mr Williamson thanked everyone for their kind words and advised that he had enjoyed his time working for West Dunbartonshire Council.

The meeting closed at 2.48 p.m.

APPENDIX 1**DC16/155 – Change of use of industrial unit (Class 5) to indoor trampoline park (Class 11) including formation of additional car parking at Unit 9, Bleasdale Court, Clydebank Business Park by RMS Leisure Ltd.****Permission GRANTED subject to the following conditions:-**

1. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Scotland) Order 1992 and the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any subsequent orders amending, revoking or re-enacting these orders, the premises shall be used as a trampoline centre only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.
2. A landscaping scheme for the amenity open space and boundary of the site, including replacement tree planting shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the unit.
3. No development shall commence until the trees marked for retention on the approved plans have been protected by suitable fencing around the extremities of their crowns. Details of the fencing shall be submitted for the further written approval of the Planning Authority prior to the commencement of development and shall be implemented as approved.
4. Any excavation works through the root areas of the trees shall only be undertaken by hand.
5. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings no. 01 Rev C shall be constructed, surfaced and delineated on the site.
6. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
7. Prior to the commencement of development on site details of an adequate sized grease trap shall be submitted to and approved by the Planning Authority in consultation with Environmental Health and thereafter it shall be installed prior to the use being operational and maintained thereafter.
8. Prior to the commencement of development on site details of the flue system/extraction system shall be submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to being brought into use and shall be maintained thereafter.

DC16/193 – Use of Units 62-65 and 70-73 as amusement centre, including associated change of use of units 62-65 from retail to amusement centre and change of use of units 66-69 back to retail at Indoor Market, Clyde Shopping Centre, 36 Sylvania Way South, Clydebank by H&H Entertainments.

MINDED to GRANT full planning permission, and that authority be delegated to the Planning & Building Standards Manager to issue the decision subject to the satisfactory conclusion of a legal agreement or other suitable mechanism that units 66-69 are operated as a Class1 retail use only.