

REGULATORY COMMITTEE (PLANNING)

At a meeting of the Regulatory Committee (Planning) held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 9 January 2002 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Mary Campbell, Linda McColl, Ronnie McColl, John McCutcheon, Connie O'Sullivan, Iain Robertson and John Syme.

Attending: Dan Henderson, Director of Economic, Planning and Environmental Services, Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and David Rooney, Senior Administrative Officer.

Apology: An apology for absence was intimated on behalf of Councillor Duncan McDonald.

Councillor Ronnie McColl in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Committee held on 5 December 2001 were submitted and approved as a correct record.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

(a) DCOI/225 - Erection of Supermarket and Parking Area between 165 and 167 Main Street, Renton

The Committee was reminded that it had been agreed at the last meeting that consideration of the application be continued in order that a site visit and a hearing may take place.

Reference was made to the site visit which had been undertaken in respect of the application on 8 January, 2002.

It was noted that the applicant was not represented at the meeting.

The Committee heard representations from Councillor Bollan, the local Member, who had requested permission to address the Committee on the application.

Representations were then heard from Mr. J. S. Purba, the leaseholder of an adjacent shop at 167 - 169 Main Street, Renton, who had submitted an objection to the application.

Mr. Stephen Gibson on behalf of both Cordale Housing Association and the Renton Community Planning Group, who had also submitted an objection to the application, was then heard. It was noted that he wished to withdraw the objection in view of a letter which he had received from Mr. Bill Clark, Head of Strategy, Department of Social Work and Housing which outlined development proposals for commercial premises within Renton which were acceptable to the Housing Association and the Planning Group. Copies of the letter referred to were circulated to Members for information.

It was noted that further objectors to the application, Rodger Tym and Partners, on behalf of Somerfield Stores Limited, were not represented at the meeting.

After hearing the Planning and Development Manager in answer to Members' questions, Councillor Robertson, seconded by Councillor Linda McColl, moved:-

That the application be approved subject to the conditions specified in the Director's report (details of which are contained in the Appendix hereto) and referred to the Scottish Executive.

As an amendment, Councillor Campbell, seconded by Councillor McCutcheon, moved:-

That the application be refused on the grounds that the proposed development would be detrimental to the community and local trade.

On a vote being taken, two Members voted for the amendment and six Members voted for the motion. The motion was accordingly declared carried.

(b) DC01/069 - Front and Side Extension to Dwellinghouse at 101 Antonine Gardens, Hardgate, Clydebank

The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

(c) DCOI/216 - Installation of Telecommunications Stub Mast Supporting 3 Antennas and 2 Microwave Dishes at BT Exchange, Miller Lane, Clydebank

Following discussion and having heard officers in answer to questions from Members, it was agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

Councillor Campbell, having failed to obtain a seconder for a proposed amendment, asked that her dissent be recorded.

(d) DC01/237 - Installation of 3 Antennas and 3 Microwave Dishes at Radnor Park Hotel, Kilbowie Road, Clydebank

The Committee heard representations from Councillor Devine, the local Member, who had requested permission to address the Committee on the application.

After discussion it was agreed, contrary to the recommendation of the Director of Economic, Planning and Environmental Services, that the application for planning permission be refused on the grounds that the installation of a further 3 antennas and 3 microwave dishes would result in unacceptable clutter on the building, would detract from the visual appearance of the building and would impact on the site and its surroundings to an extent that it would be detrimental to the amenity of the surrounding residential area.

(e) DCOI/248 - Extension to Trading Hours (amendment to CB84/95) at 495 Kilbowie Road, Clydebank

The Committee heard representations from Councillor Devine, the local Member, who had requested permission to address the Committee on the application. It was noted that Councillor **Devine** was requesting that a site visit be undertaken by the Committee prior to the application being determined.

After discussion it was agreed:-

- (i) that consideration of the application be continued to the next meeting of the Committee to allow a site visit to be carried out;
- (ii) that a hearing be held at the next meeting and that the applicant and objectors to the application be invited to attend., and
- (iii) that further information be provided on the position with respect to enforcement of the authorised opening hours of the premises at present.

PLANNING APPEALS DECISIONS AND REQUEST FOR AUTHORISATION TO TAKE ENFORCEMENT ACTION

A report was submitted by the Director of Economic, Planning and Environmental Services advising of decisions of the Scottish Executive Inquiry Reporters Unit on appeals in relation to applications for planning consent as undernoted and seeking authorisation for enforcement action with respect to the unauthorised erection of an advertising hoarding at Radio Clyde, Clydebank Business Park which was the subject of one of the appeals.

- (i) Appeal against refusal of advertisement consent for the display of a double-sided advertisement hoarding at the Texaco Filling Station, Dumbarton Road, Milton
- (ii) Appeal against refusal of advertisement consent for the display of an advertisement hoarding at Radio Clyde, Clydebank Business Park, Clydebank
- (iii) Appeal against refusal of planning consent for change of use of retail unit to hot food carry out at 146 Duntocher Road, Clydebank
- (iv) Appeal against refusal of advertisement consent for the display of an advertisement

panel (retrospective) at Madans, Dumbarton Road, Duntocher

It was agreed-.-

- (a) to note that the first three appeals listed above had been dismissed.,
- (b) to note that advertisement consent had been granted in respect of the fourth appeal.'
- (c) that the contents of the report be otherwise noted, and
- (d) that authority be given for appropriate enforcement action to be taken in relation to the removal of the advertisement hoarding at Radio Clyde, Clydebank Business Park should such action be necessary.

SITE VISIT

It was agreed that the site visit referred to in relation to planning application DCOI/248 would take place on the morning of Monday, 4 February, 2002.

The meeting closed at 11.05 a.m.

APPENDIX

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE REGULATORY COMMITTEE (PLANNING) ON 9 JANUARY 2002

DC01/225 - Erection of Supermarket and Parking Area between 165 and 167 Main Street, Renton

Application APPROVED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services **prior** to any work commencing on the site.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Economic, Planning and Environmental Services.
5. Prior to the commencement of the development hereby approved details of the roller shutters to be installed including their finish/colour and method of installation shall be submitted for the further written approval of the Director of Economic, Planning and Environmental Services.
6. Access to the parking area shall be via a footway crossing designed and constructed to Minor Commercial Access Specification to the satisfaction of the Director of Economic, Planning and Environmental Services.
7. Sightline splays of 2.5 metres x 60 metres x 1.05 metres shall be provided in both directions of the new access to be created onto Main Street to the satisfaction of the Director of Economic, Planning and Environmental Services.
8. The car parking spaces shown on the submitted layout plan shall be constructed, surfaced and delineated on the site in all respect before the buildings hereby permitted are brought into use.
9. For the avoidance of doubt site working hours shall be restricted to Mondays to Saturdays 8am to 6pm, with no site preparation or construction works on Sundays, all to the satisfaction of the Director of Economic, Planning and Environmental Services.
10. Prior to the commencement of the development hereby approved details of proposals to minimise dust nuisance shall be provided by the developer/contractor for the further written approval of the Director of Economic, Planning and Environmental Services.
11. For the avoidance of doubt any piling operations to be carried out shall be in accordance with BS 5228 . Part 4 : 1989 .. Code of Practice for Noise Control Applicable to Piling

Operations to the satisfaction of the Director of Economic, Planning and Environmental Services.

DCOI/069 - Front and Side Extension to Dwellinghouse at 101 Antonine Gardens, Hardgate, Clydebank

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Economic, Planning and Environmental Services prior to any work commencing on the site.
3. That the proposed boundary fence shown on the approved plan shall be completed before the extensions are brought into use to the satisfaction of the Director of Economic, Planning and Environmental Services.

DCOI/216 - Installation of Telecommunications Stub Mast Supporting 3 Antennas and 2 Microwave Dishes at BT Exchange, Miller Lane, Clydebank

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Prior to the installation of the development hereby approved details of the colour/finish to be applied shall be submitted for the further written approval of the Director of Economic, Planning and Environmental Services and thereafter shall not be altered unless agreed in writing.