

# Agenda



## Planning Committee

**Date:** Wednesday, 30 May 2018

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**Time:** 10.00

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**Venue:** Committee Room 3,  
Council Offices, Garshake Road, Dumbarton

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**Contact:** Craig Stewart, Committee Officer  
Tel: 01389 737251, [craig.stewart@west-dunbarton.gov.uk](mailto:craig.stewart@west-dunbarton.gov.uk)

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)  
Bailie Denis Agnew  
Councillor Jim Brown  
Councillor Gail Casey  
Councillor Karen Conaghan  
Councillor Diane Docherty (Vice Chair)  
Councillor Douglas McAllister  
Councillor Marie McNair  
Councillor John Mooney  
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 17 May 2018

**PLANNING COMMITTEE**  
**WEDNESDAY, 30 MAY 2018**

**AGENDA**

**1 APOLOGIES**

**2 DECLARATIONS OF INTEREST**

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

**3 MINUTES OF PREVIOUS MEETING 5 - 12**

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 21 March 2018.

**4 NOTE OF VISITATIONS 13**

Submit, for information, Note of Visitations carried out on 19 March 2018.

**5 OPEN FORUM**

The Committee is asked to note that no open forum questions have been submitted by members of the public.

**6 PLANNING APPLICATIONS**

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC18/057 – New Clydebank health and care centre Queens Quay  
Development site Clydebank by NHS Greater Glasgow & Clyde.

**15 - 32**

- (b) DC17/230 – Erection of retail development comprising of food store and 7 retail units, with associated infrastructure works including a new access, car parking and landscaping (amended design) on land at Castle Street, Dumbarton by Lidl UK GmbH.

**33 – 50**

(c) DC18/040 – Change of use from public house to licensed restaurant with external seating area at 13-15 Overton Street, Alexandria by Frank Reilly.  
**51 – 56**

(d) DC17/232 - Demolition of existing housing and erection of residential development of 46 houses and flats on Westcliff and Talisman Avenue, Dumbarton by the Wheatley Group.  
**57 – 66**

**7 STREET NAME FOR NEW HOUSING DEVELOPMENT SITE 67 – 68  
AT MILLDAM ROAD, FAIFLEY**

Submit report by the Strategic Lead – Regulatory seeking approval of a new street name for the housing development site at Milldam Road, Faifley.

**8 REDISCOVERING THE ANTONINE WALL PROJECT – 69 - 72  
SUBMISSION OF STAGE 2 HERITAGE LOTTERY FUND BID**

Submit report by the Strategic Lead – Regulatory seeking approval for the submission of a Stage 2 Heritage Lottery Fund application for the Rediscovering the Antonine Wall Project.

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## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Council Chambers, Council Offices, Garshake Road, Dumbarton on Wednesday, 21 March 2018 at 10.13 a.m.

**Present:** Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, Marie McNair, John Mooney and Lawrence O'Neill.

**Attending:** Peter Hissett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Erin Goldie, Team Leader – Development Management; Raymond Walsh, Interim Roads & Transportation Manager; Antony McGuinness, Team Leader – Forward Planning; James Hall, Policy Planning Officer; Bernard Darroch, Lead Planning Officer; Sarah Hamill, Contaminated Land Officer; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

**Also Attending:** Michael McGuinness, Economic Development Manager and Marnie Ritchie, Regeneration Coordinator.

**Apology:** An apology was intimated on behalf of Councillor Douglas McAllister.

**Councillor Jim Finn 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 MEETINGS**

The Minutes of Meetings of the Planning Committee held on the following dates were submitted and approved as correct records:-

- (1) 21 February 2018 (Ordinary Meeting); and
- (2) 26 February 2018 (Special Meeting).

## OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

## PLANNING APPLICATIONS

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

- (1) **DC17/140 – Mixed use development incorporating a football stadium and associated uses (including restaurant, hospitality and function suites), residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping etc. at Land at Young's Farm, Renton Road, Dumbarton by DFC Community Stadium Company Ltd.**

The Planning & Building Standards Manager was heard in further explanation of the report. The Committee were advised that a total of 28 representations had been submitted, comprising of 18 in support and 10 in objection to the proposal. The Committee were also advised that the match day analysis had been submitted on the afternoon of 19 March 2018 and both the Roads and Planning Service had not had an opportunity to review it. This new information also raised planning procedure matters which would require to be addressed and, therefore, the Committee were further advised that the submitted match day analysis information did not form part of the application under consideration.

The Chair invited Mrs Rose Harvie, on behalf of Silverton & Overtoun Community Council; Mr Kenneth Goodwin, Mr Jack Fordy, on behalf of Bonhill & Dalmonach Community Council; Mr Edward Barrett; Mr James Fraser and Mr Jim Turner to address the Committee. All were heard in respect of their representations in regard to the application.

The Chair then invited Mr Roddie MacLeod, Montagu Evans, agent for the applicant, Mr Michael Summer, Penny Lochhead and Ian Wilson, applicant, to address the Committee. All were heard in support of the application and were heard in answer to Members' questions.

At this point in the proceedings, the Chair invited Councillor Jonathan McColl (Councillor McColl intimated that he was participating as an individual and not as a Councillor and that he would be declaring an interest and would refrain from voting on the application when it was considered at the March Council meeting); Colin Hosie, Dumbarton Football Club; Sandy Wilson, Chivas Bros.; Andrew Gilchrist, SFA; Kevin McIntyre and Gerry Docherty, Local clubs to address the Committee. All were heard in respect of their representations in regard to the application.

## ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn at 12.11 p.m. to allow for a short comfort break.

The meeting reconvened at 12.26 p.m. with all those Members shown on the sederunt in attendance.

After consideration and having heard the Planning & Building Standards Manager and the Interim Manager - Roads and Transportation in answer to Members' questions, Councillor O'Neill, seconded by Councillor Mooney, moved:-

That the Committee agree to refer the application to the full Council for determination, expressing the provisional view that planning permission should be granted in principle.

As an amendment, Bailie Agnew, seconded by Councillor McNair, moved:-

That Committee agrees to refer the application to the full Council for determination, expressing the provisional view that the application should be refused for the reasons set out in Section 9 of the report.

On a vote being taken, 6 Members voted for the amendment and 3 for the motion. The amendment was accordingly declared carried.

- (2) **DC17/293 – Change of use of former school site to public open space including construction of footpath network, installation of play and leisure equipment, biodiversity landscaping, community garden with associated parking and ancillary structures at the former St Eunan's primary school site, Melfort Avenue, Clydebank by West Dunbartonshire Council.**

The Planning & Building Standards Manager was heard in further explanation of the report.

During the course of discussion on the application, Mr Michael McGuinness, Economic Development Manager and Ms Sarah Hamill, Contaminated Land Officer, were heard in explanation of certain matters.

After discussion, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report as detailed within the Appendix hereto and to an additional condition that prior to the commencement of the community park, an investigation of possible leaching of contamination from the site into the lane, to the rear of the terraced row of residential properties to the immediate south of the site, shall be submitted to and approved in writing by the Planning Authority and any necessary actions

arising from the discovery of leachates from the investigation shall be agreed with the Planning Authority.

Note: Councillors Casey and O'Neill left the meeting during consideration of the above item.

### **STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT THE FORMER BONHILL PRIMARY SCHOOL SITE, BONHILL**

A report was submitted by the Strategic Lead – Regulatory seeking approval for a new street name for the housing development site on land at the former Bonhill Primary School site.

The Committee agreed that Old School Place be approved as the preferred street name for this development.

### **STREET NAMES FOR NEW HOUSING DEVELOPMENT SITE AT LOMONDGATE AREA 5 BY TAYLOR WIMPEY UK LTD.**

A report was submitted by the Strategic Lead – Regulatory seeking approval for new street names for the housing development site at Lomondgate Area 5, Dumbarton.

The Committee agreed that Glen Orchy Crescent, Glen Etive Gardens and Glenalmond Place be approved as the street names for this development.

### **LOCAL DEVELOPMENT PLAN 2: MAIN ISSUES REPORT CONSULTATION RESPONSES**

A report was submitted by the Strategic Lead – Regulatory informing of the responses received to the Main Issues Report consultation exercise and advising on the next steps

The Committee agreed to approve the Council's response to the representations received and agreed to the recommended next steps for the Proposed Plan.

The meeting closed at 1.11 p.m.



**DC17/140 – Mixed use development incorporating a football stadium and associated uses (including restaurant, hospitality and function suites), residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping etc. at Land at Young's Farm, Renton Road, Dumbarton by DFC Community Stadium Company Ltd.**

**REFER the application to the full Council for determination, expressing the provisional view that the application should be refused for the following reasons:-**

1. The site is in the green belt and the development is not in accordance with Policy 14 and Box 2 of Diagram 10 in Clydeplan as no further sites are required to be allocated in order to fulfil the housing land supply targets within West Dunbartonshire.
2. The site is in the green belt and remote from the existing urban area. It is an inappropriate location for housing development and the proposal is therefore contrary to the principles of Scottish Planning Policy.
3. The site is remote from the existing urban area and is contrary to policies GB1, RD1, H2 GD1, R3, E9, T1 and T4 of the adopted West Dunbartonshire Local Plan 2010 in terms of being housing in the green belt. It is an inappropriate location and would set an unacceptable precedent for the release of further housing land within the green belt.
4. There is no requirement for additional green belt land to be identified to meet the strategic housing requirement. The proposal is therefore contrary to policies DS2, DS3, BC1, BC2 and GN4 of the West Dunbartonshire Local Development Plan (Proposed Plan) in terms of housing development in the green belt which is an inappropriate location and would set an unacceptable precedent for the release of further housing land within the green belt.
5. The proposal is not in accordance with the specific requirements of the relevant 'Changing Place' section contained within the West Dunbartonshire Local Development Plan (Proposed Plan).
6. The development site is remote and is not easily accessible by active travel or sustainable means of transport and insufficient information has been submitted to demonstrate that the existing road network can accommodate the development. The proposal is therefore contrary to policies T1 and T4 of the adopted West Dunbartonshire Local Plan 2010 and policy DS3 of the West Dunbartonshire Local Development Plan (Proposed Plan).

**DC17/293 – Change of use of former school site to public open space including construction of footpath network, installation of play and leisure equipment, biodiversity landscaping, community garden with associated parking and ancillary structures at the former St Eunan’s primary school site, Melfort Avenue, Clydebank by West Dunbartonshire Council.**

**Permission GRANTED subject to the following conditions, and an additional condition that prior to the commencement of the community park, an investigation of possible leaching of contamination from the site into the lane, to the rear of the terraced row of residential properties to the immediate south of the site, shall be submitted to and approved in writing by the Planning Authority and any necessary actions arising from the discovery of leachates from the investigation shall be agreed with the Planning Authority:-**

1. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:  
  
Mondays to Fridays: 0800-1800  
Saturdays: 0800-1300  
Sundays and public holidays: No working
2. No commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 08:00 or after 18:00.
3. No development shall take place on site until such time as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) of the floodlights have been submitted to and approved in writing by the Planning Authority. The floodlights shall then be implemented in accordance with the approved details and shall thereafter be maintained. Any subsequent changed to their position or specification shall be subject to the prior written approval of the Planning Authority.
4. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

5. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
6. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
7. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to development on site.
8. Prior to the car park being brought into use, the existing vehicular access to the former school shall be altered as necessary to conform to fig.9 of the SCOTS 'National Roads Development Guide' (NRDG) 2014 (as amended).
9. Prior to the community garden being brought into use, 6 parking spaces (one for disabled use) shall be constructed, surfaced and delineated on site.
10. Prior to the commencement of development on site, details of cycle parking at points of interest within the park shall be submitted to the Planning Authority for approval and shall be implemented as approved.
11. Prior to the commencement of development on site, appropriate measures to ensure that surrounding roads remain free of deleterious material at all times shall be implemented.



## PLANNING COMMITTEE

### NOTE OF VISITATIONS – 19 MARCH 2018

- Present:** Councillors Jim Brown, Karen Conaghan and Ian Dickson.  
(The above lists all Councillors who attended at least one site visit).
- Attending:** Pamela Clifford, Planning & Building Standards Manager and Erin Goldie, Team Leader – Development Management.

### SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

(1) Former St Eunan's primary school site, Melfort Avenue, Clydebank

DC17/293 – Change of use of former school site to public open space including construction of footpath, network, installation of play and leisure equipment, biodiversity landscaping, community garden with associated parking and ancillary structures by West Dunbartonshire Council.

(2) Land at Young's Farm, Renton Road, Dumbarton

DC17/140 – Mixed use development incorporating a football stadium and associated uses (including restaurant, hospitality and function suites), residential development, commercial and tourism development, floodlit sports pitches, access, parking, and landscaping etc. by DFC Community Stadium Company Ltd.



## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead – Regulatory

Planning Committee: 30 May 2018

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**DC18/057                      New Clydebank health and care centre Queens Quay  
development site Clydebank by NHS Greater Glasgow &  
Clyde**

#### **1. REASON FOR REPORT**

- 1.1** This report relates to an application that is of local interest and subject to a significant body of objection and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Grant** planning permission subject to the conditions set out in Section 9.

#### **3. DEVELOPMENT DETAILS**

- 3.1** The wider Queens Quay site consists of 23 hectares of land which once comprised the majority of the former John Brown's shipbuilding yard. It extends for approximately half a mile along the northern bank of the River Clyde, and is bordered to the north by Glasgow Road and by the rear of buildings along Dumbarton Road. The site bounds Cable Depot Road to the west and Cart Street/Alisa Road to the east and is adjacent to the main A814 road and within 200m of the town centre shopping area at Sylvania Way South.
- 3.2** The site was last used for heavy engineering purposes in the early 2000s, and the only remaining structures on the site are the A-listed Titan Crane and the adjacent quay structures and hard standings around the old fitting-out basin. Planning permission in principle was granted in September 2016 for a mixed use development comprising predominantly residential development to the west with a mix of retail, commercial and leisure uses around the basin and a health quarter to the north of the basin (decision DC15/234). The consent included a Design Framework plan which set out broad uses for each of the development parcels, key road and path routes, and civic/open spaces. It was also accompanied by a design principles document to guide future development on the site. Detailed permission was granted in April 2017 for the formation of new spine road (including junction alterations at Cart Street, Alisa Road and Cable Depot Road), formation of public realm around the basin and river edge and landscaping strategy for the full masterplan site. Work is already underway on the quay walls and it is understood that works will commence shortly on the new spine road through the development site.

- 3.3** The current application is for a new health and care centre within the health quarter. The site measures 1.26 hectares and is bounded by the rear of tenements and an existing snooker hall to the north-east that face onto Glasgow Road. To the south-west, the site is bounded by an area of undeveloped land that will become Titan Boulevard as part of the approved masterplan and will be one of the main pedestrian through-fares linking the town centre to the Queens Quay site. To the south, lies the head of the basin which is also a listed structure. The undeveloped land to the north-west of the site is the location for the new Council care home, granted consent in May 2017 and ground works are presently underway.
- 3.4** The proposed development involves a predominantly three-storey health centre building with associated parking and landscaping, which will replace the existing health centre on Kilbowie Road. The building would be positioned with its main entrance at the corner facing onto the planned public space at the head of the basin, and its principal elevation fronting the new spine road, whilst a second street-facing elevation dropping in stages to single storey would front the new pedestrian avenue, Titan Boulevard. On the ground floor, the building would accommodate two GP practices together with podiatry and physiotherapy facilities, bookable consulting and treatment rooms for other services and a further four GP practices would be provided on the first floor. A central base for various community health teams along with staff facilities would be provided on the second floor. Car parking would wrap around the rear and west side of the building. It would consist of a large patient car park that would share vehicular access off the spine road with the previously approved care home, and a smaller staff car park would be accessed separately from Wallace Street. It is intended that the building will be serviced by the new energy centre on Queens Quay although it does have a gas fired system as back-up. Externally, the building would be finished in an off-white coloured facing brick with grey tones and corten steel (steel which weathers to a rich rust colour) detailing as a reference to the sites industrial past. Landscaping would be provided within two partially-enclosed courtyards within the building, and also along the site frontage and throughout the car park. The project has appointed an artist to develop public art proposals and it is hoped to secure further external funding for these works.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads has no objections to the proposed development but has recommended a condition regarding reassessment of parking provision in the future should additional or less parking be required.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objections to the proposed development subject to conditions relating to contaminated land, hours of working, noise, piling and dust.
- 4.3** West Dunbartonshire Council Estates Service has no objection to the proposed development.



- 4.4 Glasgow Airport Safeguarding has no objection to the proposed development subject to a condition requiring a solar glare hazard assessment due to roof mounted solar panels.
- 4.5 Scottish Environmental Protection Agency and Scottish Water has no objection to the proposed development
- 4.6 SPT has no objections to the proposed development subject to conditions relating to the provision of sustainable travel information to patients in advance of the move and information screens/wayfinding signage within and outwith the new centre.
- 4.7 West Dunbartonshire Health and Social Care Partnership fully supports the proposed development as it allows for the provision of high quality and future focussed primary and community services to the residents of Clydebank. Current facilities are no longer fit for purpose and the new building will enable the Health and Social Care Partnership to deliver a wider range of services locally, in line with national strategy, as well as providing a beautiful building for the benefit of patients, staff and visitors. Much engagement has taken place with stakeholders over the past 2 years to ensure the plans meet the aspirations of all stakeholders.
- 4.8 Architecture and Design Scotland (A&DS) support the proposal and were involved with the project team over the past two years and note that the design proposals are well considered and are encouraged by the detail and material aspirations indicated. The courtyards will provide valuable amenity space and play an important role in the quality of experience for both the building users and visitors. It is a good model for community facilities being an integral part of regeneration and the placement of public investment in an area of civic and cultural importance at the heart of a community. It is recommended that the Council work with the developer to ensure the landscape at the south entrance is a considered, co-ordinated and integral part of the wider Queens Quay Square scheme, providing a pedestrian friendly high quality public space.

## 5. REPRESENTATIONS

- 5.1 A total of 17 representations have been received from members of the public in connection with the application. The issues raised can be summarised as follows:
- No x-ray facility and a general reduction in services
  - Access to the new centre via public transport
  - Insufficient parking provision and lack of mobility parking spaces
  - Smaller waiting areas with reduced seating
  - Practices are not on the ground floor and concerns about using the lift
  - Café is not required and a waste of space
  - Wheelchair/mobility scooter users expected to change chairs on arrival at centre

- Concern that Bruce Street will be used for parking and drop-offs.

The concerns raised are discussed in Section 7 below.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan

- 6.1** The application site is part of a regeneration priority area, and under Policy RP1 there is support for the redevelopment of underused, vacant and derelict land. The majority of the site is identified as housing development opportunities for private and social housing under policies H1 and H3. The principle of a new health and care centre is compatible with these policies and complies with the planning in principle permission for the overall site.
- 6.2** Design and layout considerations are set out in Policy GD1 which outlines that all new development is expected to be of high quality design and to respect the character and amenity of the area in which it is located. Policy BE2 aims to ensure that in relation to any works affecting a listed building or its setting, its appearance, character and setting is not adversely affected. In accordance with Policy DC3, development within the safeguarding zone around Glasgow Airport, should not affect the operational integrity or safety of the airport. Policy T4 requires development sites to be well integrated into walking, cycling and public transport routes.
- 6.3** Policy PS3 encourages improved or new public services with particular regard given to areas of social and economic need, areas in close proximity to new housing and to facilitate future development opportunities. The health and care centre proposals are all considered to comply with the above policy requirements as discussed in Section 7 below.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The "Our Changing Place" section of the Plan sets out the Council's strategy for Queens Quay as a predominantly residential development site, with support for other uses including business and industry, public services, leisure, cafes, hotels, education, retail and green network enhancements.

Through “Our Changing Place” the Proposed Plan supports the proposal for the health and care centre which will provide an important public service and this use is also compatible with the residential uses and the granted planning permission in principle.

- 7.3** Design and layout considerations are set out in Policy DS1, which outlines that all development will be expected to contribute towards creating successful places by having regard to the relevant criteria of six qualities – distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant and welcoming. Policy BH3 states that development that would affect the special interest, character or setting of a listed building will not be permitted and that appropriate enhancement of listed buildings will be supported. Policy GE5 presumes against development that would adversely impact on the operations of Glasgow Airport or which would be adversely affected by aircraft noise. The health and care centre proposals are considered to comply with these policy requirements. The building design, landscaping strategy, setting and the pedestrian/cycling connections are all considered to comply with these policy requirements.
- 7.4** Under Policy GN3 protection is given to the Inner Clyde Special Protection Area (SPA) and SSSI, whereby development that adversely affects the integrity of sites designated for nature conservation or harms protected species will not be permitted except in specific circumstances. It is considered that the proposal will not adversely affect the qualifying interest of the SPA and will comply with this policy as this has been fully addressed through the planning permission in principle and infrastructure permissions.

#### Principle of the Development

- 7.5** The principle of redevelopment of the wider site for mixed use purposes has already been established by the granting of planning permission in principle and the approval of a Design Framework plan for the site (decision DC15/234). In addition, planning permission has been granted for the phase 1 infrastructure works which included the spine road which will provide vehicular access to the health and care centre. The current proposal reflects the aspirations set out in the approved Design Framework for a health quarter on the site which sits close to existing civic buildings to provide an enhanced civic and public amenity area. The building is positioned at the head of the basin and will provide a very important role from an urban design perspective by activating the area in the day time and raising aspirations around design and place and promoting health and well-being. The proposal therefore complies with the approved Design Framework and the phase 1 infrastructure works, and the principle of the development is considered to be acceptable.

#### Building Design

- 7.6** Given the location of the health and care centre at the centre of the wider redevelopment site, and its importance as a key community service, it is intended that the building will become the focal point and landmark feature of the Queens Quay site. The design of the building has therefore been very carefully considered to ensure that it reflects its importance and acts as a benchmark for future development on the wider site in terms of quality of

design and placemaking ambitions. At an early stage in the project a series of workshops were held with those who would use the building, as well as stakeholders, to ensure that the layout of the building meets the needs of users while also achieving the highest quality building design. The architects also held sessions with the West Dunbartonshire Council Access Panel to ensure accessibility for all users.

- 7.7** A detailed analysis was carried out to identify materials used in the locality and how they had performed over time such as timber and panels. This influenced the quality palette of materials proposed, which will highlight the building's design. The building will be finished primarily with a multi brick (off white colour with grey tones) with either white or cream mortar to compliment and bring together the existing and proposed buildings within the health quarter and adjacent to it. The brick has been chosen for its design quality but also its robustness, long lifespan and low moisture absorption qualities, which is essential in a marine environment. As the foundry once stood on the site where the new health and care centre will sit, the most appropriate metal for reference in the building design is steel. The proposed use of corten steel is a "nod" to the industrial past of the site but is also an attractive and practical material that will wear well with low maintenance and its appearance improves with age. Its use across the ground level of the building will add interest and individuality to the building and will contribute to the overall quality of the development. Extended aluminium curtain walling system will be provided on the second floor to create lantern design features at key corners of the building which will be illuminated at night. The window system chosen has heightened "G" value which reduces solar heat gain through windows. Whilst windows on the ground and first floors will have louvres over openable panels which can be opened to reduce heat without over-use of mechanical cooling such as air conditioning. The building employs an ambitious sustainability/energy strategy where thermal modelling has been undertaken to assess the potential indoor temperature and manage this with natural cooling strategies. The positioning of rooftop plant has been carefully considered from various different viewpoints to ensure that it does not detract from the appearance of the building, and it will also be screened to further minimise any visual impact.

#### Elected Member Briefing

- 7.8** In February 2018 a meeting was held with members to advise them of a forthcoming planning application for the health and care centre, and to provide them with an opportunity to highlight any additional issues that they considered the application should address. Members were provided with information on the background to the development, site and development details, relevant planning policies and the main issues to be considered: Placemaking, relationship with residential areas, access and parking, and contamination. The main concerns raised by the members were: the suitability of the proposed materials, the landscaping and art proposals, the practicalities of a flat roof, visual impact of roof-mounted plant, lack of x-ray facility, and overheating of the lantern spaces.

### Place and Design Panel Report

- 7.9** Details of the proposed development were presented to the Place & Design Panel in early March 2018 by the applicant's architect. The Panel consisted of Architects, Landscape Architects and Planning professionals. Questions raised at the Elected Member Briefing were used as a basis for the Panel discussions. The Panel discussed the proposed materials, flat roof, roof-mounted plant, lantern spaces, and the sub-station on Titan Boulevard. Overall, the Panel felt that this was a positive development for Queens Quay and were encouraged at the NHS's approach to deliver a quality scheme that recognises the benefits to health and well-being of having access to art and quality landscaping through a well-designed building.

### Landscaping and Arts Strategy

- 7.10** The building will be set within an attractive area of landscaping. Meadow grassland with wildflowers will form the bulk of the planting immediately surrounding the building, while smaller pockets of planting around the edge of the building will include a mix of herbaceous perennials, ornamental grasses, evergreen groundcovers and bulbs. Planting will also be provided within the two courtyard areas and native hedgerows will be provided along the edge of Titan Boulevard and at the rear of the site. Trees are also included in the scheme and will be placed throughout the landscaped areas and along the western edge of the car park. The tree types include field maple, hornbeam and birch. The landscaping will help to soften the appearance of the car park, while adding colour and interest and will encourage biodiversity.
- 7.11** An art and environment working group was established, which features key stakeholders from the building user group, patient groups, community groups and Council. Health professionals believe that people's lives can be greatly enhanced by the arts. Wide Open (An arts company) and Dr Ruth Olden from Glasgow University developed a Vision Statement and the findings have been integrated into the Art & Environment Strategy. The historic significance of the site in terms of the Art and Environment Strategy is recognised in terms of the growth of Clydebank, however, equally the shipyards were also a substantial source of ill health in the community. As such, proposals have been developed to "nod" to the past but also take cognisance of the circumstances this caused and to look to a future healthier Clydebank within a new urban heart. The NHS is recognising that sites of health and care provision, and the life-chances of the people that they serve, can be improved through the practice of therapeutic placemaking and that the creation of natural surroundings both inside and outside improves people's health and well-being.
- 7.12** Artist Jim Buchanan was commissioned to prepare conceptual designs, exploring the potential for activating potentially underused spaces outwith operational hours and the two courtyard spaces. The proposals aim to trace the history of the tracks and bring flow and movement into the landscape with corten metal features. Five artworks are proposed:
- "Light Well" - a corten steel labyrinthine pattern laid within the courtyard floor surface.

- “Bankies”- present spaces with physical interaction and also provides seating and focus as a meeting place.
- “Keel” - a series of corten steel linear patterns drawing the rhythm of a stylised breathing pattern and sigh reflex, presenting an opportunity for seating or for a child to walk along.
- “Walk Well” - a courtyard artwork presenting a visual interpretation of the tidal breath.

The requirement was to enhance well-being, reduce anxiety, provide playful distraction and contribute to the concept of a health-promoting healthcare building. The artworks act as thread through the landscape and architecture linking physical movement through spaces, reflecting memories of the site’s past.

#### Relationship to the Basin, Titan Boulevard and Connectivity

**7.13** The health and care centre will provide a strong frontage along Titan Boulevard and the spine road, and its main entrance will lead directly on to Quay Square at the head of the basin, helping to frame this area. The height of the building will step upwards along Titan Boulevard, which will provide a very strong focal point at the head of the basin. The development relates well to its surroundings and will not detract from the setting of the Titan Crane or other nearby listed buildings.

**7.14** The development has been designed to ensure that it is well connected to its surroundings. Access by foot to the new health centre is encouraged with good pedestrian access from Titan Boulevard, Wallace Street and Bruce Street. A walkway along the northern edge of the site will connect the health centre to the adjacent care home site and Bruce Street and beyond. Such permeability of the site will encourage patients and staff to walk to the health and care centre where possible, and will also ensure that pedestrians can pass through the site while travelling to other parts of Queens Quay.

#### **7.15** Public transport

The site is well located in relation to existing bus and rail services with Clydebanks train station and Chalmers Street bus station both within 250 metres of the site. It is also located on the main spine road that will run through the Queens Quay site, which has been designed to allow buses to serve the site. SPT has no objections to the development and has recommended conditions relating to the provision of public transport information to patients prior to the move and on the opening of the new facility, along with signage and information screens. While the site is well positioned in relation to existing public transport, SPT did identify, that due to the nature of the facility, many of those using the services will have reduced mobility, limiting the distance they can walk. A bus stop on the spine road just in front of the health centre is proposed as part of the wider development proposal as well as one on the A814 close to Titan Boulevard as part of the Connecting Clydebanks proposals. Also, a financial contribution was secured as part of the wider planning permission for the site in order to facilitate buses accessing the Queens Quay site. At present discussions are underway with SPT regarding the best way to use this financial contribution. It is anticipated

that buses will access the site once the health care centre is operational due to the high footfall.

#### Technical Issues

- 7.16** A total of 172 parking spaces are to be provided within the site, including 9 disabled bays and 24 bays for staff. The Councils Roads Service has no objections to the proposal provided that a condition is used to review the parking provision after 12 months to ensure that it is operating effectively. Access to the staff car park will be controlled by a barrier. There will also be designated bays for delivery and ambulance vehicles next to the rear entrance. Cycle stands at the front of the building and a bike shelter at the rear will help to encourage staff and visitors to cycle to the facility. A drop-off point will be provided within the car park at the rear of the building, therefore it is unlikely that patients will use Bruce Street as a drop-off point as it is further away. It is also unlikely that Bruce Street will be used by patients or staff for parking given the provision of designated parking within the site.
- 7.17** Originally, the car park extended beyond the front building line towards the spine road. It was considered that the prominent position of the car park would dominate the appearance of the development from the main route through Queens Quay. This concern was also shared at the Queens Quay co-ordination workshops and therefore, the car park has been pulled back to reduce the visual impact. The co-ordination workshops ensure all developers of the various sites on Queens Quay have a joined up approach to development ensuring sites are coherent and interlinked to achieve an overall outstanding development of Queens Quay.
- 7.18** A flood risk assessment was carried out for the development and found that the site is not at significant risk of fluvial flooding or the overtopping of waves from the river. The finished floor levels of the building have been designed to reduce the risk of flooding. SEPA has advised that they have no objections to the application on flood risk grounds. A condition can be used to ensure that a sustainable urban drainage system is provided to deal with surface water.
- 7.19** Environmental Health has no objections to the development, and a remediation method statement has been submitted and while some further information is required this can be dealt with by condition. Glasgow Airport has no objections provided that a solar glare assessment is carried out and approved to ensure that the roof mounted solar panels do not pose a risk to aircraft.

#### Other issues raised in representations

- 7.20** A number of issues have been raised in representations in terms of the provision of services within the new health and care centre. One of the most significant concerns raised is the lack of an x-ray facility within the new centre. At present, there is an x-ray facility within the existing health centre on Kilbowie Road, however, it is understood that the equipment is dated and cannot be used for all patients e.g. children cannot be x-rayed. The Chief Officer for West Dunbartonshire Health and Social Care Partnership has indicated that in common with Health Boards across Scotland, in 2016 NHS

Greater Glasgow and Clyde took the decision to no longer support the further development of x-ray facilities in Primary Care settings. This decision was made on the basis of a number of clinical, quality and safety issues, and reflected the provision of x-ray facilities in Acute Hospital settings. The range of issues which influenced this national approach to the provision of x-ray facilities, include:

- Lower quality images are produced in a health centre setting, as equipment is older;
- Patients therefore potentially receive a reduced service as the quality of images inhibits informed diagnosis of their conditions;
- The IT infrastructure which captures x-ray images is complex, and is not available in Health Centres. This results in risks for patients, as their complete records are not available in Health Centres, increasing the risk of duplicate tests and unnecessary exposure to radiation for patients;
- Given the range of challenges with equipment, and expertise of radiography, x-ray facilities in health centres cannot routinely deliver the full range of diagnostic services, resulting in patients potentially attending more than one facility to achieve an appropriate diagnosis;
- Ageing equipment is considered to be a contributing factor in recruiting appropriately qualified radiography staff.

**7.21** In light of this decision, and following consideration of the issues underpinning it, the Clydebank Health and Care Centre Project Board concluded in December 2016 that “in-house imaging is not a practical option”. The health centre has, however, been designed to be adaptable so if this policy changes in the future then space could be created for x-ray equipment.

**7.22** Smaller waiting areas than those provided within the existing health centre have also been raised as a concern. NHS Greater Glasgow and Clyde has carried out detailed analysis of the consulting room and waiting area provision at the proposed new centre. The proposed health centre has an over-provision of consulting rooms in comparison to the reference health centre design at Eastwood. This is to ensure future-proofing of the building. The number of consulting rooms per 1000 patients has been increased, and the number of waiting room seats. At Eastwood health centre there are 2.342 seats per 1000 patients while at Clydebank there will be 3.242 seats per 1000 patients - a significant increase. The Eastwood health and care centre has been in operation for a year now and is reporting that their waiting area size is adequate. Each GP practice will have its own waiting area, and on the occasions of increased demand, overspill seating is proposed in the atrium so that during exceptionally busy times GP practices will have access to more seating within close proximity of their reception desks.

**7.23** Two GP practices will be located on the ground floor and four on the first floor. In order to determine whether this layout would be suitable for Clydebank Health Centre a study visit was organised to see health centres in Northern Ireland, all of which have GP practices located on upper floors. Representatives from each GP Practice in Clydebank Health Centre were in attendance. After these visits it was collectively agreed that having GP practices on both ground and upper levels was the best solution for



Clydebank Health Centre. Three passenger lifts are provided within the building. Two are accessed from the main foyer, a third lift sized to accommodate a bariatric stretcher is positioned in the staff area. The two lifts that are proposed within the public area have also been oversized. This will ensure that people with mobility aids or with buggies can easily access the first floor.

- 7.24** The building design is fully compliant with the Equality Act and Disability Discrimination Act. The team have engaged with the Clydebank Better Access to Health Panel and have met with them to review proposals. The outputs from these meetings have been integrated into the proposals. There is an existing policy at Clydebank Health Centre to transfer patients in mobility scooters into wheelchairs. This policy is to carry forward to the new health centre building. The policy is designed to protect patient dignity while also protecting other vulnerable patients and the fabric of the building.
- 7.25** An area adjacent to the main entrance space on the ground floor has been identified as a potential location for a future café and no final decision has been taken whether this will be provided. It is understood that the purpose of the café is not only to provide an on-site facility catering to patients and staff but also to provide an opportunity to staff employed in the café to learn skills through practical experience. The café would be only a small part of the overall health and care centre and it would not raise any issues in relation to parking.

## **8. CONCLUSION**

- 8.1** The new health and care centre proposed at the heart of the Queens Quay site will facilitate and act as a key catalyst for significant change in Clydebank. There is an opportunity here to change the gravitational pull of the town's heart back down to the Clyde and with the town hall and library in close proximity this will increase the civic quality and sense of place. The new health and care centre will facilitate improvement to the health and well being of the community of Clydebank and will bring all health services in one centrally located easy-to-access building.
- 8.2** The centre will become a focal point and landmark feature for future development on the Queens Quay site, setting the standard in terms of quality of design and place making ambitions. As a result it has been the subject to substantial stakeholder engagement to ensure that the building design and its surroundings meet very high aspirations. The design of the building has underwent a long and robust design process in terms of quality and placemaking and both the building and its surroundings have been developed to improve the health and well-being of the Clydebank area. The health and care centre is consistent with local planning policies and the approved Design Framework and Design Principles. Both the building and its surroundings through its location and appearance will contribute to the regeneration of the Clydebank.

## **9. CONDITIONS**

- 1. The materials to be used on the development hereby approved shall be a mix of facing brick (Crest Titan multi brick) 5mm weathered corten steel, aluminium curtain walling system (RAL 7021 Matt), 150mm pressure cap and cream mortar. All external materials shall be implemented as per the approved details unless otherwise agreed in writing with the Planning Authority.**
- 2. Unless otherwise agreed in writing no development shall commence on site until samples of all hard surfacing and edging materials throughout the site shall be submitted for the further written approval of the Planning Authority. Such details shall include the provision of sample panels showing options for the material to be used in front of the main entrance to the health and care centre adjacent to the shared surface and public realm area at the head of the basin and shall be co-ordinated with the materials for the wider Queens Quay public areas. The agreed materials shall thereafter be implemented as approved prior to the occupation of the building.**
- 3. Unless otherwise agreed in writing no development shall commence on site until full details of the design and location of all walls and fences to be erected on site, including the corten steel gates at the entrance to the maintenance access path, shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of the building.**
- 4. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS), its maintenance following installation and how it connects to the wider SUDS system shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS scheme shall thereafter be formed and maintained on site prior to the occupation of the building and in accordance with the approved details.**
- 5. The landscaping scheme approved under Drawing No.16020\_SW\_201 Rev D02 shall be implemented as approved not later than the next appropriate planting season after the occupation of the building. Details of the maintenance arrangements for the landscaping scheme shall be submitted for further approval and the landscaping shall thereafter be maintained in accordance with these details. No landscaping details or features shall be altered or removed without the prior approval of the Planning Authority.**
- 6. Prior to the commencement of development on site, timescales for the completion of pedestrian walkways, landscaping works, hard surfaces and boundary treatments, shall be submitted for the further**

**approval of the Planning Authority. Thereafter, such works shall be fully implemented as agreed and maintained.**

- 7. The development shall be constructed in accordance with the proposed ground levels as shown on Drawing No. 16020\_LG\_202 Rev D02. Any alterations to these levels shall first be agreed in writing with the Planning Authority.**
- 8. Unless otherwise agreed in writing no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken as agreed by the Planning Authority in consultation with the West of Scotland Archaeology Service.**
- 9. Prior to work commencing on site, the arrangements to ensure that all public roads are kept free of deleterious material (wheel washers and rumble strips), shall be put in place and implemented as approved.**
- 10. Twelve months after the commencement of use, a parking review including a methodology statement to be agreed with the Planning Authority shall be undertaken to ascertain levels of parking and to establish whether there are any parking related problems associated with the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority and any actions recommended in the review shall be implemented in a timescale agreed with the Planning Authority.**
- 11. Notwithstanding the details shown on the approved plans, the final location and details of the substation and generator building shall be submitted for the written approval of the Planning Authority, and implemented as approved.**
- 12. No development (other than investigative works) shall commence on site until such time as a revised remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historic environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management**

procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

13. Notwithstanding the submitted details, details of assessment criteria and sampling frequency to demonstrate the suitability of any site-won material or imported material to be used shall be submitted to and approved by the Planning Authority prior to any such material being re-used or imported.
14. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development on site (other than that required to carry out said remediation), unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
15. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week, and work shall cease on that particular part of the site. At this stage, if requested, a comprehensive contaminated land investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The scheme shall be implemented as approved.
16. Unless otherwise agreed in writing no development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of

attenuation measures shall be prepared by a suitably qualified person.

17. Unless otherwise agreed in writing no development shall take place on site until such times as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
18. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement should include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
19. Unless otherwise agreed in writing no development shall commence on site until a scheme for the control and mitigation of dust shall be submitted for the further approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The scheme shall be implemented as approved prior to any dust-generating activities commencing on site.
20. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority, and any piling works shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
21. Unless otherwise agreed in writing no development shall commence on site until details of sustainable travel information to be provided to patients including information screens and wayfinding signage within the new health and care centre building and elsewhere within the site shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of the building.

22. Unless otherwise agreed in writing no development shall commence on site until full details of any external lighting including floodlights shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of the building.
23. Unless otherwise agreed in writing no development shall commence on site until full details of the cycle racks, bike store and bin storage areas to be erected on site shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of the building.
24. Unless otherwise agreed in writing no development shall commence on site until a solar glare hazard assessment shall be submitted for the further written approval of the Planning Authority in consultation with Glasgow Airport Safeguarding. Any recommendations made within the assessment shall be implemented prior to the occupation of the building.
25. Unless otherwise agreed in writing no development shall commence on site until full details of the access barrier at the entrance to the staff car park, including its appearance and how it will operate shall be submitted for the further written approval of the Planning Authority and implemented as approved.
26. Unless otherwise agreed in writing no development shall commence on site until full details of any signage to be erected on the building and elsewhere within the boundary of the site shall be submitted for the further written approval of the Planning Authority and implemented as approved.
27. No satellite antenna, aerials or additional plant equipment shall be erected on the roof or any part of the exterior of the building without the prior approval of the Planning Authority.
28. Prior to the occupation of the building the agreed bird management proposals on the roof shall be implemented as approved.

**Peter Hessett**  
**Strategic Lead- Regulatory**  
**Date: 16<sup>th</sup> May 2018**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager.  
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**Appendix:** None

**Background Papers:**

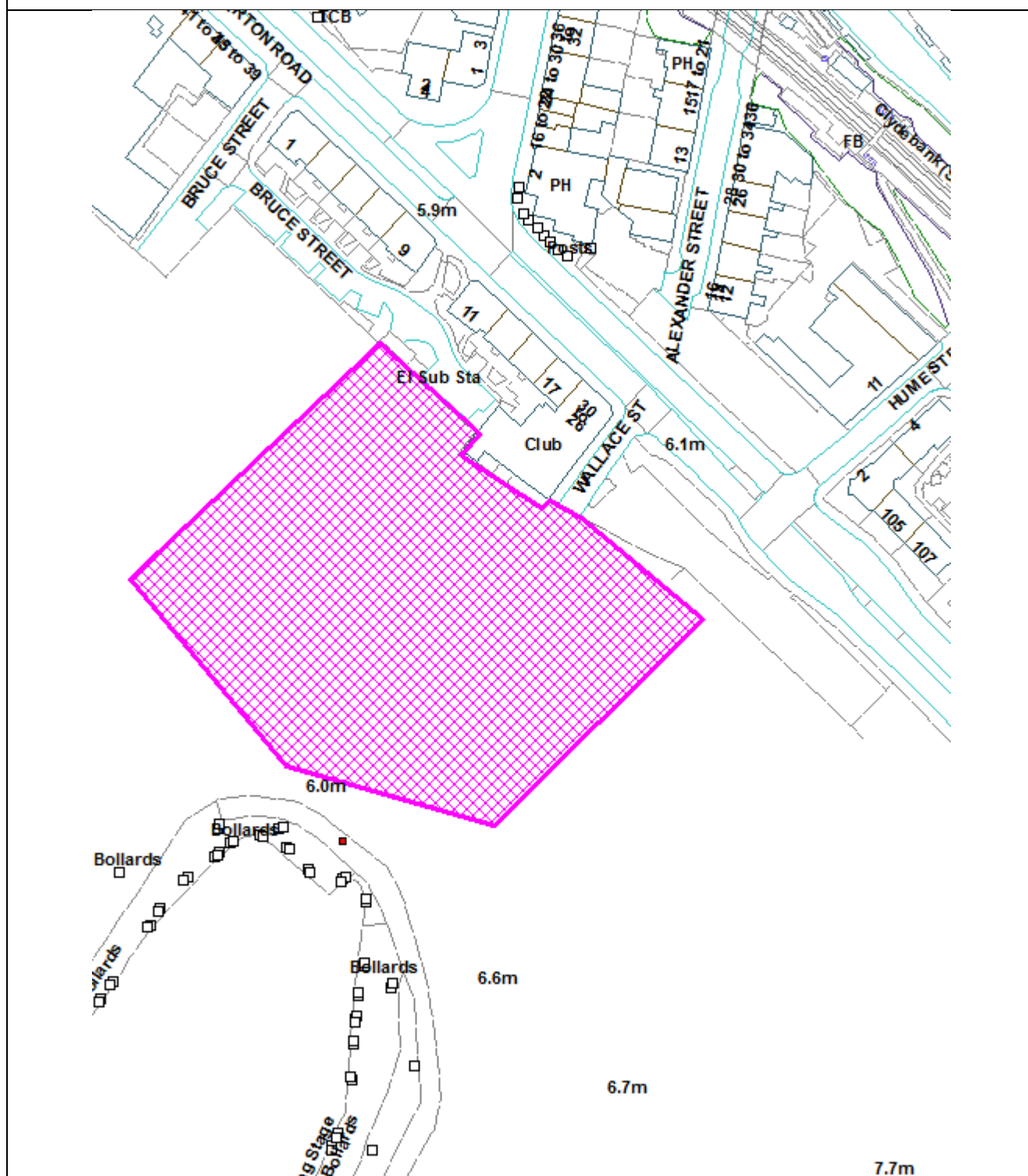
1. Application forms and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Representations
6. Planning application no: DC15/234, DC16/240

**Wards affected:** Ward 6 (Clydebank Waterfront)

DC18/057

Erection of new health and  
care centre

Queens Quay Full Dev Site  
Cart Street  
Clydebank





## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead- Regulatory

Planning Committee: 30 May 2018

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**DC17/230:**            **Erection of retail development comprising of food store and 7 retail units, with associated infrastructure works including a new access, car parking and landscaping (amended design) on land at Castle Street, Dumbarton by Lidl UK GmbH.**

#### 1. REASON FOR REPORT

- 1.1 This application relates to a proposal which is categorised as a major development, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### 2. RECOMMENDATION

- 2.1 **Refuse** planning permission for the reasons set out in Section 9 of this report.

#### 3. DEVELOPMENT DETAILS

- 3.1 This application relates to part of the vacant former Allied Distillers site on the south side of Castle Street, Dumbarton, opposite the new Council office development. The site has been cleared of all buildings and extends to approximately 2.1 hectares. It is bounded by Castle Street to the north, Riverside Parish Church (category A-listed) and the remainder of the former Allied Distillers site to the west and south-west, and the Scottish Maritime Museum (category A-listed) and a row of residential properties to the east. To the south of the site, the tidal basin and a residential development site (Turnberry Homes), whilst to the south east is Morrison's supermarket and car park. Vehicular access to the site is from Castle Street.
- 3.2 This proposal relates to the eastern half of the old distillery site, while the western half of site is to be developed for residential development which is presently under construction. Planning consent has also been granted for the formation of a waterfront path linking Dumbarton Rock and Castle to Dumbarton Town Centre, which has started on site.

- 3.3** Permission is sought for a retail development with a gross floor area (GFA) of approximately 6000m<sup>2</sup>, spread over seven units. A row of four units and a detached supermarket unit would be located at the west part of the site with another two large units sited on the eastern part of the site. The largest unit on site would be located next to the basin and comprise a Lidl foodstore of 2477m<sup>2</sup> gross floor area, with a net sales area of 1424m<sup>2</sup>. The occupiers of the other units are not known at this time, although they are expected to be non-food retailers and are likely to form a later phase of the proposed development.
- 3.4** The Lidl foodstore would have a shallow monopitch roof, reaching 7.8m in height at its highest point. Although largely single storey, there would be a small mezzanine level containing staff facilities. Externally, it is a variant of the standard Lidl superstore design which is used throughout the country. This includes a glazed elevation to the east of the building with the main glazed entrance located in the north eastern corner. High level windows have been added to the north and south elevations along with space for community artwork to be installed. The building would be finished in a mixture of render and cladding. Service access is to the rear (west) of the building, facing onto the adjacent proposed residential development site.
- 3.5** The retail units located in the north western corner of the site (Units 1 - 4) would be single storey and front onto Castle Street. These units would be finished in a mixture of glazing, render and cladding and have a flat roof. Due to level differences on site, there would be steps leading down from these units to the footpath on Castle Street. The remaining two units (Units 5 and 6) would be contained in a single building in the eastern part of the site. These would be retail park style units finished in a mixture of metal panelling, glazing at the entrance and brickwork, with a shallow pitched roof and a maximum height of 8.2m. Like the Lidl store, both of these units would face the central parking area. Servicing areas would be provided to the rear of the units, either backing onto the adjacent proposed residential development site (Units 1 - 4 and Lidl) or the Scottish Maritime Museum (Units 5 and 6).
- 3.6** The main vehicular access to the site would be taken from Castle Street, leading to a central parking area containing 241 parking spaces, and to a shared rear service yard for Units 5 and 6. The service yard for Units 1 - 4 and the Lidl foodstore would be accessed from the new road into the adjoining residential development site.
- 3.7** Landscaping within the development would comprise a small area of grass and low level shrub planting on either side of the new access and some further tree planting and hedging contained within narrow landscape strips and corners around the car park. A waterfront path would be located to

the south of the main car park, adjacent to the basin. A landscaped area would be provided to separate the waterfront path from the central car park. To the south of the Lidl store, a pedestrian footpath would be formed linking this site to the adjacent proposed residential development to the east.

- 3.8** A previous application for retail development comprising of 4 units (including a Lidl foodstore) on the same site was continued by the March 2017 Planning Committee. The application was continued in order to allow the applicant to discuss further with officers, the applicant's stated willingness to compromise over the design and layout of the proposed development. This previous application is discussed in more detail in Section 7 of the report.
- 3.9** The application is accompanied by a Pre-Application Consultation Report, Flood Risk Assessment, Extended Phase 1 Habitat Survey, Retail and Planning Statement, Socio-Economic Statement, Transport Assessment and a Design and Access Statement, which address the various technical issues.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to various conditions. A Toucan Crossing should be provided on Castle Street, and the proposed pedestrian access across the frontage of the site and connections to the waterfront path should be constructed to an adoptable standard suitable for shared pedestrian and cycle use. The design of any roads affected by the development and all junctions should be designed to accommodate heavy goods vehicles. Due to the town centre location and good access to public transport, the level of parking is considered acceptable.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to the submission of a noise impact assessment, lighting, permitted hours of work on site, deliveries, piling, dust control measures and contaminated land.
- 4.3** West Dunbartonshire Council Regeneration Service supports the principle of retail development at this location. They welcome the revisions that Lidl have made to the area around the tidal basin and are willing to work with Lidl to enhance this area further. They also welcome the improvements to the south elevation of the Lidl unit and the north elevation of the retail units which front directly onto Castle Street. However, they remain concerned about the design and layout of aspects of the proposal, including the large retail units to the east of the site and the lack of defined pathway

connections and the overall lack of north/south connections to the waterfront path from Castle Street.

- 4.4** The Scottish Environmental Protection Agency (SEPA) has no objection subject to conditions relating to the finished floor levels, the level of the site access/egress and that no development occurs on top of any culverted watercourse.
- 4.5** Scottish Natural Heritage (SNH) has no objection to the development but advise that it should be undertaken in accordance with the recommendations contained in the Extended Phase 1 Habitat Survey. An ecologist should also check the site for breeding birds prior to the site being cleared if work is to take place during the bird breeding season. An appropriate assessment is not required since it is unlikely that the proposal will have a significant effect on the qualifying interest of the Inner Clyde Special Protection Area (SPA).
- 4.6** Glasgow Airport has no objection to the development subject to a condition which requires the submission of a bird hazard management plan.
- 4.7** Scottish Canals and Historic Environment Scotland have no objection to the proposal.
- 4.8** West of Scotland Archaeological Service has no objection subject to a condition relating to an archaeological watching brief should the application be approved.

## **5. REPRESENTATIONS**

- 5.1** Two objections have been received, one of which is an objection from the owners of the St James Retail Park, and the other (from a local resident). The objection from the St James Retail Park owners raises the following concerns:
- Proposals are contrary to the adopted Local Plan and the Council's non-statutory guidelines, which encourage a mix of uses beyond retail;
  - Scale of retail development proposed is contrary to Local Plan Policy RET2 in terms of its suitability, impact on the surrounding environment, and quality of design;
  - Proposal potentially undermines the delivery of Phase 2 at St James Retail Park. The supporting information does not adequately address the impact of the proposed non-food units upon St James Retail Park.
  - Proposals are contrary to Local Plan Policy RET5 as they do not take due cognisance of the Design Guidelines that have been prepared for

Dumbarton Town Centre, including the Urban Design Framework 'A Vision for Dumbarton Waterfront';

- Proposals are contrary to Local Plan Policy R5, as the design does not adequately address the requirement for developers of waterfront sites to provide paths to and along the river bank and integrate these into the wider path network where appropriate.

**5.2** The second objection raises concerns about the location of the service yard and associated noise/light disturbance, potential congestion on Castle Street and that the vacant building located on Castle Street does not form part of the proposals.

**5.3** There are a further two representations which support the proposal in principle but raise concerns with regards to the following matters:

- traffic congestion;
- the proposed access onto Castle Street; and
- that there are no proposals for the vacant building attached to the west end of the Castle Terrace flats. The vacant building is in common ownership with the application site and has been derelict for some time. The proposals should include plans to develop and improve it.

**5.4** The matters raised above are considered and addressed in Sections 6 and 7 below.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### Clydeplan

**6.1** Schedule 2 of Clydeplan identifies Dumbarton Town Centre as a strategic centre whose role includes retailing amongst other functions. Challenges include vacancy issues, competition from other retail locations and problems with low footfall and connectivity. Actions to address these include the delivery of development on key town centre sites (including new Council offices and residential development), improvements to connections within the town centre and along the waterfront, and green network enhancements. Policy 4 seeks to protect and enhance strategic centres in line with their role and function. Whilst the network of centres is the preferred location for strategic-scale development (such as this application), proposals are also subject to the sequential approach to retail site selection.

**6.2** The principle of retail development on this site accords with these policies, and the proposal is consistent with the plan's spatial development strategy and with the assessment criteria contained in Diagram 11 of the SDP.

### West Dunbartonshire Local Plan 2010

- 6.3** The site is located within Dumbarton Town Centre, which is identified under Policy RP1 as a regeneration priority area where the Council will support the redevelopment of underused or vacant land in order that development opportunities that continue the process of urban renewal are brought forward. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area in which it is located. Policy GD2 supports redevelopment opportunities and specifically identifies this site as suitable for a mixed use development comprising retail, residential and public services.
- 6.4** Policy RET1 requires the adoption of a sequential approach to site selection for new retail development. The application site is located within a defined town centre, which is the first preference for new retail developments. Policy RET2 requires proposals for any significant retail developments within the town centre to be assessed against certain criteria, including: whether the proposal is supported by the relevant catchment area; impact on the vitality and viability of existing centres; accessibility by public transport; impact on the surrounding environment; quality of design; whether there are any significant infrastructural implications; and the contribution the development would make to remedying any quantitative or qualitative deficiencies in the existing retail provision. Policy RET5 seeks to improve the environment of Dumbarton Town Centre, and requires that any development at Dumbarton Waterfront take due cognisance of any relevant design guides for this area.
- 6.5** Policies F1, F2 and F3 relate to flooding and drainage and aim to ensure that new development is not at risk of flooding, does not increase the risk of flooding elsewhere and has suitable drainage infrastructure which includes SUDS measures. Policy BE2 relates to listed buildings and seeks to prevent any development which would detract from the appearance, setting or character of a listed building.
- 6.6** The application is assessed against the criteria of the above policies in Section 7 below. Whilst a retail development would comply with a number of these policies, it is concluded that the design and layout of a part of the development are not acceptable and therefore the development as a whole would not be in compliance with the adopted local plan in terms of policies GD1, RET2, RET5 and BE2.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended

modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.

- 7.2** The application site forms part of the Dumbarton Town Centre and Waterfront 'Changing Place' and is specifically identified as suitable for a mixed use development including retail and residential elements. The preferred strategy is for retail and commercial uses at ground floor level along Castle Street in order to provide an active street frontage and improve links between the High Street and St James Retail Park. It also emphasises that throughout the development site, green space creation will be an important consideration as is the provision of public access along the entire waterfront. The route of the proposed Lomond Canal should also be protected from incompatible development.
- 7.3** Policy SC1 supports proposals for retail development in the network of centres which accord with the strategy, role and functions of centres. Town centres are the preferred location for all retail proposals. The proposed development complies with the requirements of Policy SC1.
- 7.4** Policy DS1 requires all development to contribute towards creating successful places by having regard to the six qualities of a successful place. These include:
- Distinctiveness (e.g. creating quality public spaces with suitable landscaping);
  - Adaptable (e.g. avoiding the creation of spaces which are likely to become neglected or obsolete);
  - Easy to get to and move around (e.g. providing good pedestrian links);
  - Safe and pleasant (e.g. incorporating appropriate lighting);

These issues are discussed below, and the proposals do not comply with Policy DS1.

- 7.5** The adjacent River Leven is a Local Nature Conservation Site, and Policy GN3 does not support development which would adversely affect the integrity of sites designated for nature conservation or harms protected species. The proposal complies with Policy GN3. Policy GN6 seeks to protect and improve the quality and enjoyment of the water environment whilst Policy GN8 expects developments to enhance active travel

connectivity within the green network, particularly where this would create routes to and along waterways. The proposed development is considered to comply with these policies and this is discussed below.

- 7.6** Policy BH3 relates to listed buildings and aims to prevent any development occurring which would detract from the special interest, setting or detrimentally affect the character of a listed building. The proposed development is contrary to Policy BH3 as discussed below.
- 7.7** The application is assessed against the criteria of the above policies in the paragraphs below, and it is concluded that the design, layout and appearance of the development as a whole are not acceptable and it would be contrary to Policies DS1 and BH3 of the Proposed Plan.

Scottish Planning Policy (SPP)

- 7.8** SPP requires a 'town centre first' and sequential approach when planning for uses such as retail. This means that town centres are the preferred location for new retail development. The principle of retail development on the application site would be in line with this approach.
- 7.9** However, the SPP also makes it clear that planning's purpose is to create better places, and that placemaking is a creative, collaborative process which includes design, development, renewal and regeneration of the built environment. The outcome should be sustainable, well-designed places. Planning should create high quality places by taking a design-led approach. Design is a material consideration in determining planning applications and planning permission may be refused and the refusal defended at appeal solely on design grounds. The Government's policy statement on Architecture and Place for Scotland, Creating Places, emphasises that quality places are successful places. It sets out the value that high-quality design can deliver for Scotland's communities and the important role that good buildings and places play. It is clear that places which have enduring appeal and functionality are more likely to be valued by people and therefore retained for generations to come. It is considered that the overall design and layout of the development is not acceptable and that the application as a whole is therefore inconsistent with SPP for the reasons discussed below.

Dumbarton Town Centre and Waterfront Revised Urban Strategy (2014)

- 7.10** The importance of Dumbarton Waterfront in terms of regeneration and urban design requirements is reflected by the existence of guidance encouraging high standards of urban design. The revised urban strategy was prepared to consolidate and update earlier design guidance and regeneration masterplans for different parts of the town centre and waterfront. For the Castle Street/waterfront area, the Council expects development to successfully integrate with the surrounding town centre



and neighbouring waterfront areas in terms of connections, scale of development, high quality public realm and the creation of views towards Dumbarton Castle/Rock framed by new streets. Due to the proximity of the town centre, any new development should have a traditionally urban street form. The strategy envisages mixed use development including residential and compatible town centre uses such as food and drink use on the waterfront.

- 7.11** Detailed design guidance for the application site includes a perimeter-block development with 3-4 storey buildings of traditional tenement scale along the principal streets and lower 2-storey buildings elsewhere. The street pattern should include a north-south road aligned to provide views from Castle Street towards the castle, along with a new east-west street between Riverside Lane and the head of the basin. Development should include street trees and suitable landscaping, and the provision of focal points and social spaces with appropriate small-scale commercial and/or food and drink uses is encouraged. Within this guidance, developers are required to provide their sections of the continuous riverside walkway along with riverside public realm. It is a requirement to provide the planned emergency access route leading from Castle Street to the Castle Road area. Subsequent to the adoption of the Revised Urban Strategy the Roads Service has agreed that the emergency access route can originate at Castle Street rather than High Street.

#### Principle of Retail Development

- 7.12** The development of the site for retail purposes is supported by the land use policies in both the adopted and proposed plans. In particular, having a major convenience store operator such as Lidl located within Dumbarton town centre is to be welcomed as it would offer wider retail choice as well as bringing with it employment opportunities and economic benefits to the area. Whilst the site is identified for mixed use in the Proposed Plan there is no objection in principle to it being developed solely for retail use, although this does contribute to the difficulty of producing an appropriate layout and design for the whole development.
- 7.13** Although the scale of the proposal is categorised as being of strategic significance in terms of Clydeplan, it is not considered that it would change the role or nature of Dumbarton within the network of retail centres, and the proposal is not likely to have a significant impact upon any other town centre. Discount foodstores primarily serve local markets and have a relatively limited catchment area. The applicant has indicated that the most likely catchment areas will be Dumbarton, Bowling and Cardross since shoppers tend to use the nearest Lidl (or similar foodstore). However it is considered that the catchment area may be wider and that the proposal may draw a small amount of trade from the Alexandria and Helensburgh areas due to the greater retail offer available at Dumbarton,

although the impact of this is unlikely to be significant. The non-retail units would help to retain a higher proportion of the expenditure which is currently exported from Dumbarton to other centres such as Clydebank and Braehead, but the impact on Clydebank town centre is not expected to be significant. As the site is sequentially preferable to the St James Retail Park (which is classified as an edge-of-centre Commercial Centre) it is not necessary to consider the impact of the proposal upon the retail park. Nevertheless, it is not anticipated that there would be a significant adverse impact on the retail park.

#### Previous Application

**7.14** The previous application (DC16/252) for retail development comprising 4 units including a Lidl foodstore was recommended for refusal by officers as the development fell well short of the standard of urban design which would be required for this prominent and sensitive site and it was therefore contrary to the policies of the adopted and proposed plans. After a lengthy consideration, the March 2017 Planning Committee agreed to continue the application. This was in order to allow the applicant to discuss further with officers the applicant's stated willingness to compromise with regards to the design and layout of the proposed development, taking into account the concerns raised about the layout. In particular, the following concerns were raised:

- The relationship of the proposed development with the planned riverside walkway
- The provision of an active frontage onto Castle Street
- The provision of an east-west link between the head of the basin and the street in the adjacent residential site

Since the proposal was considered by the Planning Committee, there have been lengthy discussions with the applicant to address the concerns raised regarding the layout and design of the development and in particular the concerns raised by the Committee. Due to the extent of the changes this has resulted in the submission of a new application.

#### **7.15** Location and Setting

This waterfront site is located at an important gateway into Dumbarton Town Centre, being prominently positioned alongside the recently realigned Castle Street. The site is also situated at a pivotal location on Dumbarton waterfront, at the head of the old tidal basin in the River Leven and at one of relatively few places on the main routes through the town from which there are unobstructed views towards the river and Dumbarton Castle. The site is also at the centre of a planned pedestrian and cycle route along the waterfront, linking the castle and new residential areas with the town centre. Its development also provides an opportunity to provide an active street frontage along Castle Street, which is the main pedestrian route linking the High Street with St James Retail Park. The

site is also adjacent to two A-listed buildings (Denny Maritime Museum and Riverside Parish Church), with several other A-and B-listed buildings nearby. Although not listed, the tidal basin is of significant historic interest. The site is also opposite the newly constructed Council office of 16 Church Street which reuses the A-listed façade and has incorporated a new build of exceptional quality in terms of design and materials.

- 7.16** The Council has also made the strategic investment in design governance by employing a Place and Design officer and the operation of a Place and Design Panel in terms of delivering better design and quality places in West Dunbartonshire. Work has also been commissioned by the Council to investigate the feasibility of a new conservation area for Dumbarton centred around the town centre. If agreed, this would be the first new conservation area in West Dunbartonshire area in over 44 years. It is therefore essential that the redevelopment of this site features a very high standard of urban design given its setting and surroundings.

Revised Design and Layout of the Western part of the site

- 7.17** Four small units facing onto Castle Street are now proposed which would help re-establish an active frontage along Castle Street. These units will have a similar relationship to Castle Street as other existing units nearby, creating a more traditional shopping environment. The units will be single storey and not overly dominant. The design of the units is relatively simple and uses modern materials including glazing, cladding and render. Due to the prominence of other brick and stone buildings nearby, it would be preferable if brick was used rather than render, however this could be addressed by condition. The inclusion of four smaller units fronting Castle Street is a significant improvement to the scheme and the design of the units is acceptable. At the front of the units, there will be steps leading to Castle Street which will create an informal hard landscaped area.
- 7.18** An improved pedestrian footpath is also proposed which will help link the new residential development on the west side of the site to the retail development and encourage movement between the two sites and the town centre. It is acknowledged that the footpath has been widened in the current plans, allowing landscaping along its boundary and windows have been added to the side elevation of the Lidl unit which could also incorporate public art. These improvements are welcomed and assist in addressing the absence of the preferred east-west link through the site which is proposed by the Revised Urban Strategy. Although the proposed development bears little resemblance to the design guidance contained in the Urban Strategy, it is considered that these proposed changes allow the western part of the site containing the Lidl foodstore and four units fronting onto Castle Street to be viewed as acceptable.

### Waterfront Path and Pedestrian Routes

- 7.19** The Council and community has a longstanding ambition for the creation of a waterfront path from Dumbarton town centre to Dumbarton Rock and Castle through the Local Development Plan, the Dumbarton Town Centre and Waterfront Revised Urban Strategy (2014) and the Dumbarton Rock and Castle Charrette Report. The delivery of the waterfront path is a requirement associated with the development of this site along Dumbarton Waterfront. Along the whole of the waterfront path it is important to provide appropriate public spaces and nodal points, and to enhance the setting of the walkway by providing a suitable associated public landscaping space.
- 7.20** Another significant change to the revised proposal is the provision of an enhanced landscaped area /setting for the waterfront path. In addition, an increased amount of landscaping has been provided adjacent to the access road and additional landscaping throughout the car parking area. The waterfront path would be incorporated across the entire width of the tidal basin. Previously, it was proposed that the waterfront path would be positioned hard against the car parking areas, with minimal landscaping or public realm along its length. This relationship has now been revised and as a result of the reduction of car parking on site, additional land has been made available to create a landscape buffer adjacent to the waterfront path. The additional landscaping area will enhance the setting of the path and would be consistent with the quality surroundings expected by the Revised Urban Strategy of the waterfront path and its surroundings.
- 7.21** Pedestrian connectivity between the waterfront path and Castle Street/High Street has also been improved. There would be two main pedestrian connections to Castle Street, one connection would be located at the vehicular access to the site and the other would lead directly to the Lidl unit. The improvements have resulted in the provision of more direct routes which more closely reflect pedestrian desire lines and the provision of an access ramp to address level changes on Castle Street. These enhanced routes will benefit pedestrians and improve links to the waterfront path and town centre.

### Eastern part of the site

- 7.22** Whilst the applicant has made improvements to the western part of the site there have been very limited changes made to the eastern part of the site. Two units are proposed which would be contained in a single building which more closely resembles a 'retail box', commonly associated with the type of units found in retail parks. The two retail park style units fronting onto car parking are still proposed and although the appearance has been slightly tweaked, there have not been any significant changes despite various requests by officers. It is considered that these types of units are not appropriate and would also occupy a 'backland' position and would not

contribute to a positive urban form at this location. The applicant has advised that they are constrained by restrictions imposed through the land deal to purchase the site and cannot make any significant alterations to this part of the site. The proposed materials which would include render, metal cladding and brick would be typical of standard retail park units and would not reflect the quality and standard of neighbouring developments or the industrial heritage of the site. Furthermore, it fails to integrate with the residential development proposed along the southern edge of the site or existing properties on Castle Street. The provision of a retail park style development on this part of the site is not appropriate for this high quality waterfront location. The retail 'boxes' on the eastern part of the site will be in close proximity to the Maritime Museum which is an A-listed building. The design and location of the retail 'boxes' will not enhance the setting of the Maritime Museum or contribute to creating an appropriate sense of place.

- 7.23** Whilst the plans for the site have been amended, the proposals still fail to adequately address the future of the derelict and unsightly building at the end of Castle Terrace (which is in common ownership with the application site). Unfortunately, the applicant has chosen not to include this building within the application and at present has not stated what their intentions are for this building in terms of upgrading or restoring it.

#### Employment and Economic Benefits

- 7.24** The Lidl store would create approximately 40 jobs whilst the non-food retail units are estimated to provide around 70 jobs. It is understood that the employment would be a mixture of full time and part time positions. This could result in an injection of around £2.5million per annum into the regional economy in addition to the £6million of new capital investment. The creation of new jobs and investment in Dumbarton is obviously to be strongly welcomed, however, similar economic benefits would also be expected to arise were the site to be redeveloped with a more appropriate form and layout than that which is currently proposed. This development if approved, would impact on the townscape for many years to come, and it is important that it is of a high quality. A much higher level of urban design is being achieved on adjacent sites, including the new Council offices and the neighbouring residential developments. Whilst improvements have been made to the proposed development, the eastern part of the site still resembles a retail park, and remains unsatisfactory. The economic benefits are not sufficient to outweigh the unsatisfactory form of development proposed for the eastern portion of the development site.

#### Natural Heritage

- 7.25** The site is adjacent to the tidal basin and close to the River Leven which is a Local Nature Conservation Site. It is also in close proximity to the Inner Clyde SPA, which is a European designated site primarily of importance

as a wading bird habitat. SNH have no objection to the proposal. An ecological survey has been carried out and has found no plant or wildlife species of particular conservation note or rarity. The corridor along the River Leven is used by otters but the site itself is well set back from the river and its development will not impact on otters. There are no trees on the site and there is no evidence of use of the site by protected animal or bird species.

#### Road and Traffic Issues

- 7.26** The main new vehicular access to the site would be formed on Castle Street, and the Roads Service considers that the design of the access and the impact of the proposal upon traffic in the area would be acceptable. The proposed 241 parking spaces would be acceptable due to the town centre location and its accessibility to public transport. In order to improve pedestrian access, a Toucan crossing on Castle Street would be required, and any pedestrian access routes would require to be constructed to an adoptable standard suitable for shared pedestrian and cycle use. It will be necessary to ensure that the design and geometry of any roads in or serving the development are capable of use by heavy goods vehicles.

#### Lomond Canal

- 7.27** The indicative route of the Lomond Canal crosses the application site. Whilst the Council and Scottish Canals remain supportive of the principle of the canal, it cannot be delivered without very substantial third party funding and it is very unlikely to be delivered in the short to medium term. In view of this fact it is not considered reasonable to prevent development on its indicative alignment.

#### Technical Issues

- 7.28** Due to the proximity of the site to the River Leven and the nearby culverted portion of the Knowle Burn, a flood risk assessment concluded that the site was not at an unacceptable risk of flooding. Finished ground levels would direct overland flows away from the buildings and towards the tidal basin, ensuring that the development does not increase off-site flood risk. The Roads Service and Scottish Environmental Protection Agency have no objection to the proposal subject to various conditions relating to finished floor levels, the level of the site access/egress and that no development occurs on top of any culverted watercourse.
- 7.29** The site has a long history of industrial use, having been previously occupied by a distillery and prior to that a shipbuilding yard. An updated contaminated land site investigation will be required. The Council's Environmental Health Section has no objection to the proposal and recommends that conditions are attached should planning permission be approved to ensure that any contamination on site is adequately addressed. The conditions would ensure that suitable remediation is

undertaken and that the site is suitable for its intended use as a retail development.

- 7.30** Due to the proximity of the retail units to the proposed residential properties on the neighbouring site, a noise impact assessment would be required in order to address noise from external plant/machinery and from servicing. It is considered that this matter could be dealt with through a condition should planning permission be approved.

#### Pre-Application Consultation

- 7.31** The proposal was subject to several pre-application meetings between the applicant and the Planning Service, when preliminary plans very similar to the current proposals were discussed. At these meetings and in subsequent correspondence with the applicant, officers raised the design and layout concerns outlined above. The proposals were also subject to a Members pre-application Briefing in October 2016. At the Members' Briefing, it was highlighted that the development would require being of a high standard of design that is sympathetic to the surrounding area and provide appropriate landscaping/screening throughout the site. It was also stated that sufficient parking should be provided and deliveries should not raise any access issues or cause any disruption. The applicant's current proposals have now addressed some of these concerns although the development has not, as a whole, resolved all of the concerns raised during the pre-application stage.
- 7.32** As the proposal constitutes a major development, statutory pre-application consultation with the public was also undertaken. A public consultation event was held at the Riverside Parish Church Hall in August 2016. A statutory notice was published in the local press advertising the public event and all households within 2.5km of the site received a leaflet advertising the proposed Lidl store and the consultation event. The positive responses generally expressed support for the provision of a Lidl store within Dumbarton to broaden the range of shops, with some responses also welcoming new employment or noting the accessibility of the location. However, the consultation seems to have focussed on advertising the proposed Lidl store and generating support for it, rather than obtaining feedback on the design and planning issues. Only one person appears to have commented on the design, and they did not support the proposed site layout.

## **8. CONCLUSION**

- 8.1** The principle of retail development on this site is in line with all relevant policies, and the creation of new retail floorspace within Dumbarton Town Centre would be beneficial to retail choice and employment. The application site is of particular importance to the regeneration of the town

centre and of the wider waterfront, and investment in its redevelopment is therefore to be encouraged. However, it is essential that such redevelopment be of a quality which benefits such a prominent and sensitive site and there is no barrier to designing such a scheme. Whilst improvements have been made to aspects of the development including reducing the level of car parking, providing a better setting for the waterfront path, additional landscaping and a suitable frontage onto Castle Street, which makes the western part of the site including the Lidl food store acceptable, the eastern part of the development remains unacceptable. Unfortunately in planning law it would not be possible to approve part of the development as the development must be assessed as a whole. How the eastern part of the site is to be developed, is totally inappropriate for this prominent waterfront site. Accordingly, the proposal is considered to be contrary to policies GD1, RET2, RET5 and BE2 of the adopted local plan and policies DS1 and BH3 of the Proposed Plan and the Waterfront Revised Urban Strategy. The economic benefits although welcome, are not sufficient to outweigh the unacceptable layout, design and external appearance of the eastern part of the proposed development and the negative impact it would have upon the adjacent residential site and A-listed Maritime Museum.

## **9. REASONS FOR REFUSAL**

- 1. The layout, design of the development and external appearance of the proposed buildings on the eastern part of the site would not be in keeping with the character of the surrounding area and would not be of an appropriate quality for this important waterfront and town centre site. The development is therefore contrary to policies GD1, RET2, RET5 and BE2 of the adopted West Dunbartonshire Local Plan and policies DS1 and BH3 of the Local Development Plan Proposed Plan.**
- 2. The proposal is contrary to the Dumbarton Town Centre and Waterfront Revised Urban Strategy (2014) since the layout and design of the eastern part of the development would not reflect the street pattern, form or character which that document set out for the site. The proposal of a retail park with large 'retail boxes' fronting a car park is an unacceptable urban form for this prominent and quality waterfront site.**
- 3. The eastern part of the site is not in accordance with the principles of Scottish Planning Policy and fails to create a distinctive development which complies with the six qualities of good design.**



**Peter Hessel**  
**Strategic Lead- Regulatory**  
**Date: 13<sup>th</sup> May 2018**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards  
Manager  
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**Appendix:** Site Location Map

**Background Papers:**

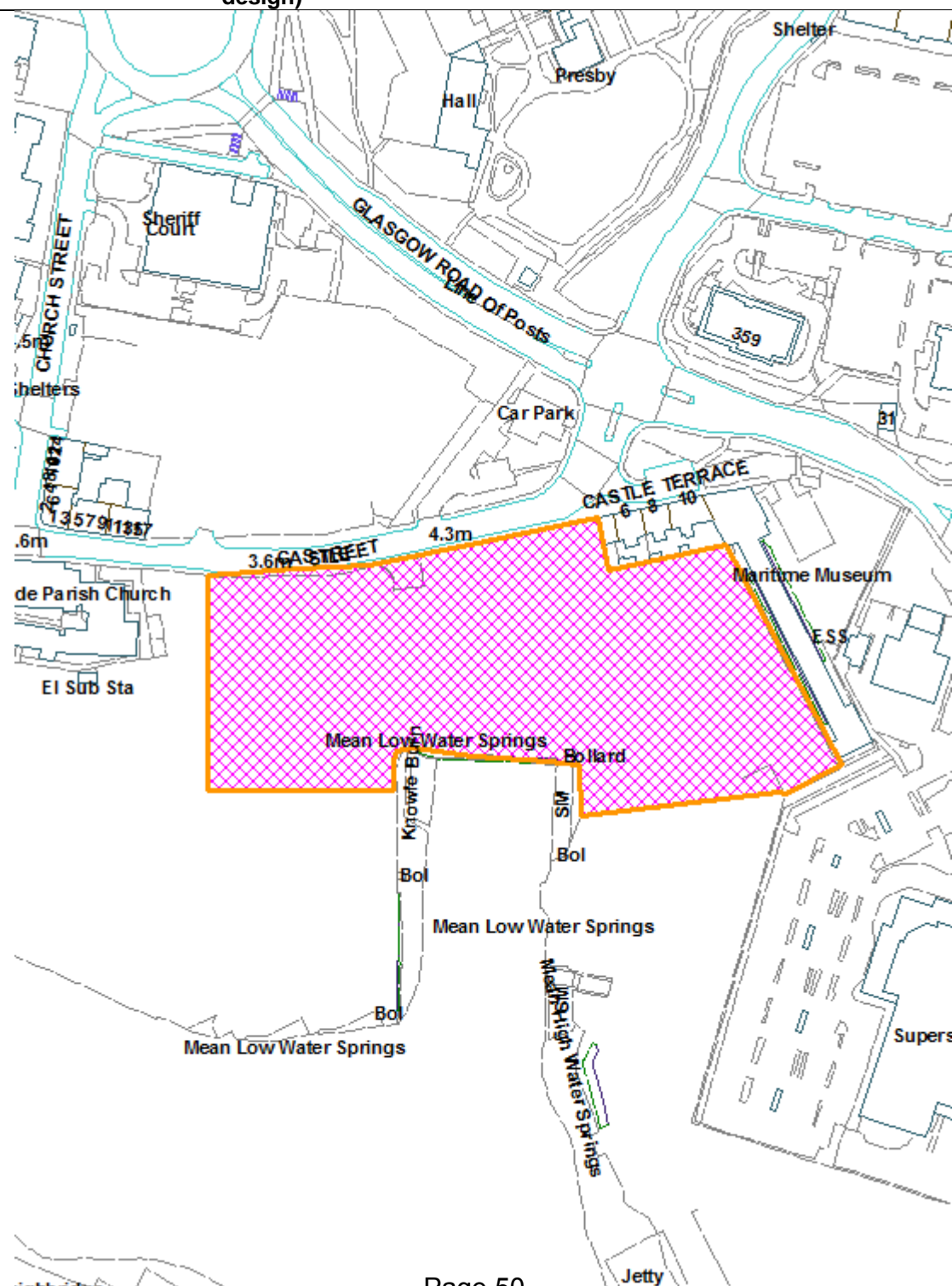
1. Application forms and plans;
2. Consultation responses;
3. Clydeplan;
4. Scottish Planning Policy;
5. West Dunbartonshire Local Plan 2010;
6. West Dunbartonshire Local Development Plan  
Proposed Plan;
7. Dumbarton Town Centre and Waterfront  
Revised Urban Design Strategy (2014);
8. Representations; and
9. Planning application no: DC16/ 252.

**Wards affected:** Ward 3 (Dumbarton)

**DC17/230**

**Erection of retail  
development comprising of  
food store and 7 retail  
units, with associated  
infrastructure works  
including a new access,  
car parking and  
landscaping (amended  
design)**

**Former Distillery Site  
Castle Street  
Dumbarton**



**WEST DUNBARTONSHIRE COUNCIL****Report by Strategic Lead- Regulatory****Planning Committee: 30 May 2018**

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**DC18/040:            Change of use from public house to licensed restaurant with external seating area at 13-15 Overton Street, Alexandria by Frank Reilly.**

**1.     REASON FOR REPORT**

- 1.1**    This application relates to a proposal which raises issues of local significance and under the terms of the approved Scheme of Delegation, it requires to be determined by the Planning Committee.

**2.     RECOMMENDATION**

- 2.1**    **Grant** full planning permission subject to the conditions set out in Section 9 of this report.

**3.     DEVELOPMENT DETAILS**

- 3.1**    The public house is a single storey building located close to the junction with Main Street, from which it is separated by a public car park to the east of the building. There is another car park and a gravestone business on the opposite side of the street, with traditional sandstone two storey flats to the west. The adjacent flats have small front gardens approximately 2.5m in depth. The public house is set back from the street by the same distance and has an entrance door fronting Overton Street and a service door/fire exit facing the car park. The main elevation fronting Overton Street does not contain any window openings.
- 3.2**    Permission is sought for a public house to be used as a licensed restaurant, with an external seating area enclosed by a fence. An entrance canopy is also proposed at the principal entrance. Permission has previously been granted in 2011 for a licensed restaurant with external seating area, but this permission was never implemented.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposal.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to the outdoor seating area not being available beyond 9pm and that there is no amplified music or noise making equipment in the outdoor seating area at any time.

#### **5. REPRESENTATIONS**

- 5.1** A petition containing eleven signatures from local residents has been received. The petition does not object to the proposed restaurant use but does object to the outside seating area which forms part of the proposal. The main reasons for objecting to the outside seating area are summarised as follows:

- The outdoor seating area will have a detrimental visual impact on the surrounding area and detract from the character of the surrounding area.
- There will be associated noise and disturbance resulting from use of the outside seating area.
- The outdoor seating area will overlook surrounding properties, resulting in a loss of privacy and detracting from the peaceful enjoyment of nearby properties.
- There was an outdoor seating area at this property previously which resulted in excessive noise and debris in the street and neighbouring gardens.

The above concerns are addressed in Section 7 of the report.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is within an 'Existing Residential Area' covered by Policy H5, which indicates that non-residential uses will be considered provided they are ancillary or complementary to the residential area and would not result in a significant loss of amenity to surrounding properties.
- 6.2** The site is also immediately adjacent to the defined Town Centre (which includes the neighbouring car parks). Policy RET 1 indicates that town centres are the preferred location for town centre type commercial uses, with edge of centre locations being second preference. The policy

emphasises that town centre and edge of centre sites such as this are generally considered appropriate for commercial uses such as restaurants.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.

- 7.2** The site is within an Existing Neighbourhood, covered by Policy BC4, which indicates that development will not be supported that would significantly harm the residential amenity, character or appearance of existing neighbourhoods.

### Principle of Use

- 7.3** The change of use of an existing public house to a licensed restaurant does not raise any planning policy concerns and complies with the relevant policies in both the adopted and proposed local plans. As the site is located adjacent to the town centre it is a suitable location for a restaurant. Although there is no dedicated off-street parking proposed, the site is next to two public car parks. The available parking within the town centre is sufficient to meet any customer parking requirements. It is also considered that the proposed use is likely to have less potential for impacting upon neighbours as a result of noise or general disturbance than the existing public house.

### Outdoor Seating Area

- 7.4** Prior to planning permission being granted in 2011 for the change of use to a restaurant, the public house formed an unauthorised external seating area adjacent to the neighbouring residential properties. At that time, a number of complaints were received and it was also an issue for the Council's Environmental Health Service due to the potential for disturbance to residents. The seating area was subsequently removed and the proposed external seating area is now proposed to be located to the eastern side of the frontage, where it will be further away from the

residential properties. It is considered from both a planning and Environmental Health perspective that this arrangement is acceptable, subject to conditions to limit the hours of use and preventing the playing of amplified music outdoors. The seating area would be confined to the curtilage of the property and would be enclosed by a low fence to ensure that it does not extend onto the public road. The location of the outdoor seating area will not permit any unacceptable overlooking of neighbouring properties and it will not detract from the visual amenity of the surrounding area.

#### Canopy

- 7.5** A canopy is proposed as an entrance feature and will provide some shelter during inclement weather. The appearance and location of the entrance canopy is considered to be acceptable.

### **8. CONCLUSION**

- 8.1** The proposed change of use is considered to be acceptable in terms of planning policy and will not have an adverse impact in terms of noise and disturbance to neighbours. Overall, it is considered that subject to conditions the proposal would be acceptable at this location and would not adversely affect local amenity.

### **9. CONDITIONS**

- 1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. The development shall thereafter be completed in accordance with the approved details.**
- 2. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected around the external seating area shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details.**
- 3. Prior to the commencement of development on site details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the restaurant being brought into use.**

4. The external seating area shall not be available for use between 9pm and 9am.
5. There shall be no amplified music or noise making equipment installed within the external seating area.

**Peter Hessett**  
**Strategic Lead- Regulatory**  
**Date: 15 May 2018**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager  
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**Appendix:** Site Location Map

**Background Papers:**

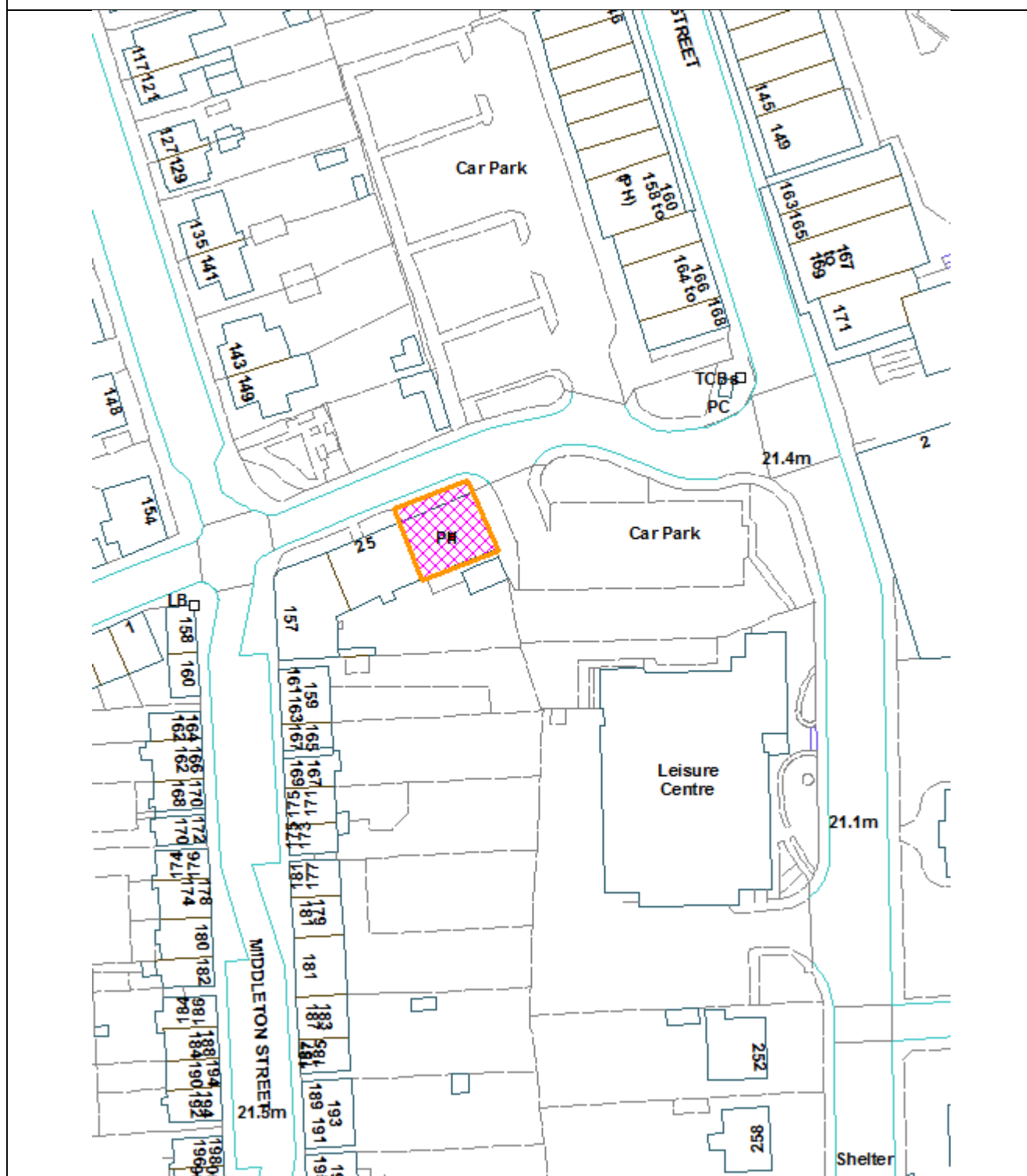
1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan;
5. Planning permission DC11/021; and
5. Representations.

**Wards affected:** Ward 2 (Leven)

**DC18/040**

**Change of use from public  
house to licensed  
restaurant with external  
seating area**

**Public House  
13 - 15 Overton Street  
Alexandria  
G83 0DL**





## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead- Regulatory

Planning Committee: 30 May 2018

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**DC17/232: Demolition of existing housing and erection of residential development of 46 houses and flats on Westcliff and Talisman Avenue, Dumbarton by the Wheatley Group.**

#### 1. REASON FOR REPORT

- 1.1 This application relates to a proposal which raises issues of local significance and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### 2. RECOMMENDATION

- 2.1 **Grant** full planning permission subject to the conditions set out in Section 9 below.

#### 3. DEVELOPMENT DETAILS

- 3.1 The application site is located to the south of Cardross Road, Dumbarton, situated between Westcliff and Havoc Road. To the north east of the site is an existing church and to the south is the Helensburgh to Glasgow railway line. The site extends to 1.65 hectares and is currently occupied by five blocks of two and three storey vacant flats and an area of open space. The site has significant level differences, sloping down from between Westcliff in the west towards Havoc Road.
- 3.2 Full planning permission is sought for the erection of 46 residential units comprising a mixture of houses, cottage flats and flatted properties. The properties will consist of affordable housing available for rent and would vary in size from one bedroom units to a single five bedroom house. In total there would be 2 one bed units, 26 two bed units, 15 three bed units, 2 four bed units and 1 five bed unit. The existing road layout would be retained, with the majority of the new properties fronting directly onto either Westcliff or Talisman Avenue. One block of flats would be perpendicular to Talisman Crescent, facing in a southerly direction. There would be a central landscaped area between the new housing fronting Westcliff and Talisman Avenue. An area of existing open space adjacent

to Havoc Road is proposed to be retained with a further area of open space being located adjacent to Havoc Road. Each property would be provided with private off street parking.

- 3.3** The majority of the properties would be two storey in height with the exception of one block of flats closest to Havoc Road which would be four storey in height. The properties would have a traditional scale, finished with pitched roofs. The primary materials palette will consist of buff brick, dark grey slate effect tiles, black zinc cladding and dark window and roof details. A design and access statement has been submitted in support of the application which demonstrates how the layout addresses the surrounding area and the level differences on site.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to conditions relating to parking requirements, cycle parking and traffic calming.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to noise, permitted hours of work on site, potential site contamination and dust control measures.
- 4.3** West Dunbartonshire Council Estates Section and Scottish Water have no objection to the proposed development.
- 4.4** Network Rail has no objection to the proposal subject to the development being undertaken in manner which prevents any disturbance or interference with the nearby railway infrastructure.

#### **5. REPRESENTATIONS**

- 5.1** None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is primarily located within an Existing Residential Area, where Policy H5 seeks to preserve the character and amenity of existing residential areas. In particular, it seeks to avoid overdevelopment which would have an adverse impact on local amenity, access and parking or would be out of scale with surrounding buildings. Policy H4 sets out standards expected of residential development, requiring high quality in

terms of shape, form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area in which it is located.

- 6.2** A small portion of the site is identified for the retention of open space under Policy R1 and this area will be retained. Policy R2 specifies the open space provision required for all development and would allow the Council to request payment of a financial contribution where appropriate. Assessment of open space requirements has been undertaken against the more up to date document, “Our Green Network” Guidance.
- 6.3** Policy F2 relates to drainage and aims to ensure that new development does not increase the risk of flooding elsewhere and has suitable drainage infrastructure which includes SUDS measures.
- 6.4** Policy T4 relates to the accessibility of new development and requires new developments to integrate with walking, cycling, and public transport routes.
- 6.5** The proposal complies with the relevant policies contained in the adopted local plan and is assessed in Section 7 below.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

- West Dunbartonshire Local Development Plan (LDP) Proposed Plan

**7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers’ Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The majority of the site is located within an Existing Neighbourhood where Policy BC4 supports the principle of residential development, provided there is no adverse impact on neighbouring amenity or the character of an area. Policy DS1 is also applicable and seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants rather than a specific demographic.

- 7.3** The area to the east of the site adjacent to Havoc Road is identified as open space and Policy GN1 supports the retention and improvement of open space. Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating open space at a level proportionate to the scale of development and in accordance with “Our Green Network” Guidance. This guidance allows open space to be integrated within a development or where this is not possible, any identified shortfall may be addressed through a financial contribution which would be used to enhance open space provision in the local area. The proposal is assessed against these policies and guidance below.
- 7.4** Policy DS1 indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). All residential developments of more than 3 units are also expected to comply with the Residential Development: Principles of Good Design Supplementary Guidance.
- 7.5** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increase the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in developments.
- 7.6** It is considered that the proposals comply with the above policies and the detailed assessment is set out below.

Principle of development

- 7.7** The application site consists of vacant housing which is due to be demolished. The housing has over time fallen into a state of disrepair and would require substantial upgrading in order to be fit for purpose. Redevelopment of this area for residential purposes would contribute towards the regeneration of the surrounding area and would be consistent with the land use policies of the adopted and proposed development plans. The surrounding residential area includes a high percentage of affordable housing and this proposal represents an opportunity to contribute to its regeneration. The proposed housing would be provided as rented accommodation, which is also consistent with the relevant land use allocation.

Layout, Design and Appearance

- 7.8** The proposed development would be sited at a prominent location adjacent to Cardross Road. Although the layout retains the existing street

pattern, it has sought to incorporate the principles of the Scottish Government's 'Designing Streets' guidance and the Council's Residential Design Guidance through a more pedestrian focussed layout and the prominence of open space/landscaping within the site which is welcomed. The road and pedestrian links would ensure that the development is convenient for pedestrians and vehicles to move around, whilst footpath links to Havoc Road would provide permeability with the site's surroundings. The site is only a short distance from Cardross Road which is served by buses at regular intervals.

- 7.9** The design of the buildings will contrast with the existing post war housing nearby in terms of materials, size and appearance. The proposed housing would be of contemporary design and would be a mixture of primarily two storey buildings, with a single block of four storey flats. The buildings would be designed to address the level changes on site, breaking up the scale of the development and adding visual interest. The four storey block of flats at the east of the site will be set at a lower ground level than the rest of the site, ensuring that it will not be overly dominant or cause any unacceptable overshadowing or overlooking of surrounding properties. There will be no amenity issues throughout the site as the development will follow the existing layout. The building heights within the development will ensure that the newly formed central landscaped area between the buildings is not dominated by the buildings and will have a pedestrian scale. Communal bin storage and cycle storage areas would also be provided within the development, and the exact locations and level of provision of these can be controlled through condition.
- 7.10** The use of a buff brick, dark zinc cladding and dark window detailing, will complement the predominantly roughcast finish of surrounding residential properties. It would also introduce a contemporary aspect to the area which would contribute positively to its regeneration and complement the housing being constructed on the opposite side of Cardross Road.
- 7.11** The development aims to create a high quality and welcoming residential development, creating a sense of place which integrates with the surrounding area. The chosen design has been influenced by Government policy including Designing Streets guidance and the Council's Residential Design Guide. The density, layout, materials and general appearance of the development are all considered to be acceptable.

#### Landscaping and open space

- 7.12** The proposal includes adequate landscaped areas at prominent locations within the site, ensuring that it meets the open space provision contained in the Council's 'Our Green Network' guidance. This will include a landscaped area and play area and this can be addressed by condition.

#### Roads, Parking and Drainage

- 7.13** The road layout within the site is replicated by the existing layout. At present there is no off street parking available. The lower density that is proposed and the provision of adequate off street parking will enhance the development and surrounding area.
- 7.14** The site is not at risk of flooding, but in order to provide appropriate surface drainage for the new housing and roads, the proposal would incorporate SuDS measures for the disposal of surface water from roads, parking and roof areas and make use of permeable paving throughout the site.

### **8. CONCLUSION**

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted and proposed local plans and would assist in the further regeneration of this area of Dumbarton. The layout, design and materials of the development are all considered acceptable. The development provides much needed affordable housing at this location which is of a high standard of design with enhanced landscaping and open space provision.

### **9. CONDITIONS**

- 1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.**
- 2. 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 the development shall thereafter be completed in accordance with the approved details.**
- 3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.**

- 4. Prior to the commencement of development details of the design and location of the bin stores, cycle storage, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.**
- 5. No house/flatted unit shall be occupied until the vehicle parking spaces associated with that house/flatted unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 6. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.**
- 7. A landscaping scheme for the site 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 occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.**
- 8. Prior to the commencement of development, full details of a play area to be provided on the land adjacent to Havoc Road shall be submitted for the written approval of the Planning Authority. The play area shall thereafter be installed prior to completion of the 20th unit within the development unless otherwise agreed in writing with the Planning Authority and maintained in accordance with the approved details.**
- 9. Prior to the commencement of development, full details of a pedestrian link between Talisman Avenue and Havoc Road shall be submitted for the written approval of the Planning Authority. The pedestrian link shall thereafter be installed prior to completion of the 20th unit within the development unless otherwise agreed in writing with the Planning Authority and maintained in accordance with the approved details.**

- 10. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.**
- 11. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 12. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.**
- 13. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.**
- 14. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.**



15. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.

**Peter Hessett**  
**Strategic Lead- Regulatory**  
**Date: 15<sup>th</sup> May 2018**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** Site Location Map

**Background Papers:**

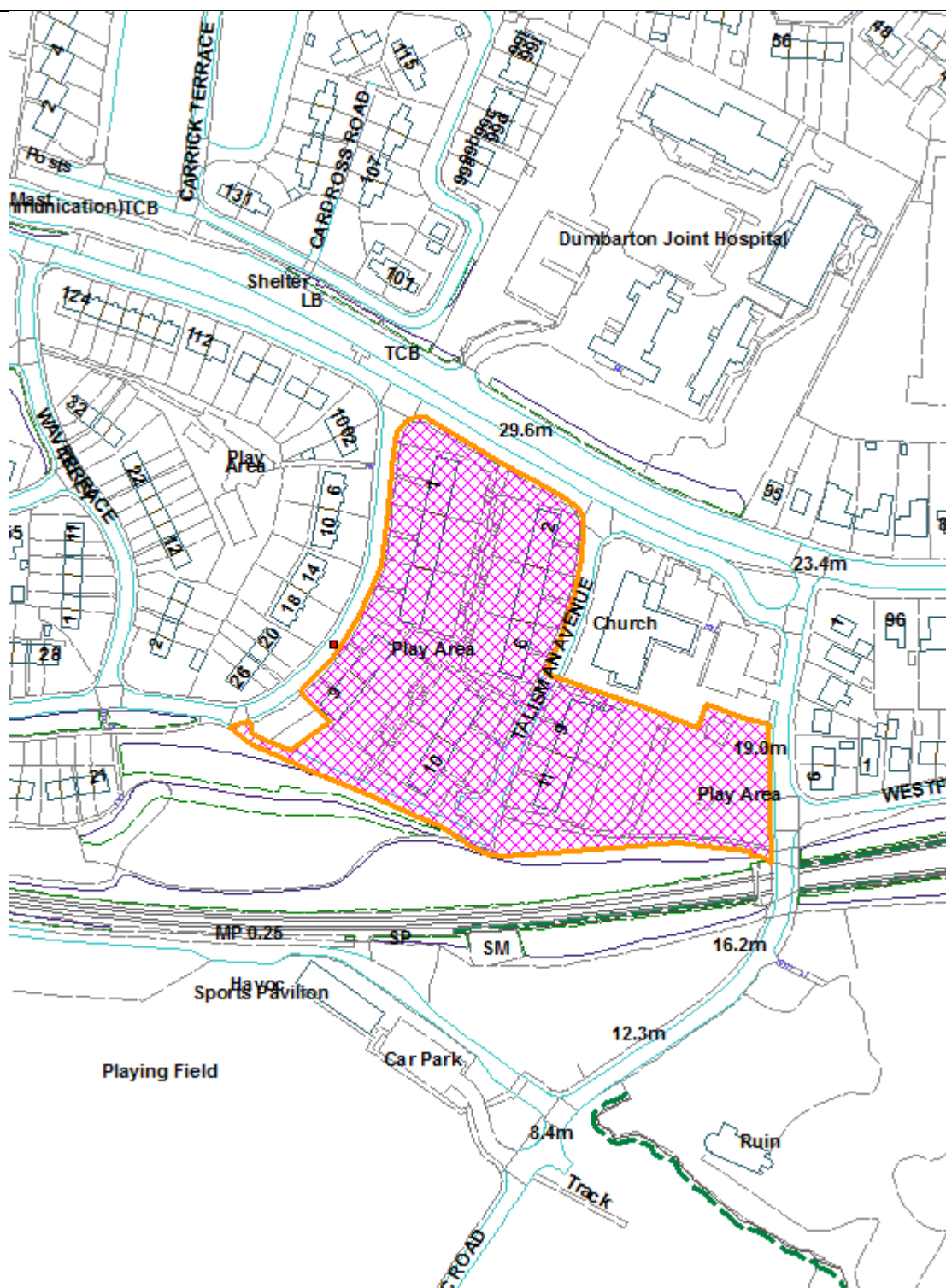
1. Application forms and plans;
2. Consultation responses
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan.

**Wards affected:** Ward 3 (Dumbarton)

DC17/232

Residential development of  
46 houses and flats

Development Site Westcliff And  
Talisman Avenue  
Dumbarton



**WEST DUNBARTONSHIRE COUNCIL****Report by the Strategic Lead - Regulatory****Planning Committee: 30 May 2018**

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**Subject: Street name for new housing development site at Milldam Road****1. PURPOSE**

- 1.1.1** To allocate a new street name to the housing development site at Milldam Road, Faifley.

**2. RECOMMENDATIONS**

- 2.1** It is recommended that Milldam Gardens to be approved as the street name.

**3. BACKGROUND**

- 3.1** A request has been received for a new street name for a new housing development located on the corner of Faifley Road and Milldam Road Faifley. A new road will be created off Milldam Road, which will be a cul-de-sac and used to access 9 of the new houses, whilst the other 9 new houses will be accessed from Faifley Road.

**4. MAIN ISSUES**

- 4.1** The street name proposed for consideration is Milldam Gardens. This is in keeping with the existing theme of the surrounding area and was a suggestion given by the developer. The name proposed meets the requirement of the Council's Street Naming Policy.
- 4.1** In line with the street naming policy the elected members for Ward 4 and Faifley Community Council were all consulted on the above street name. Faifley Community Council suggested the name Doublet Court. No comments have been received from elected members to date.
- 4.2** Taking the suggestion from Faifley Community Council into account, it is considered that Milldam Gardens best fits the location and layout of the site as the new road is accessed off Milldam Road. It also fully meets the requirements of the Street Naming and Numbering Policy.

## **5. PEOPLE IMPLICATIONS**

**5.1** There are no people implications.

## **6. FINANCIAL IMPLICATIONS**

**6.1** There are no financial implications.

## **7. RISK ANALYSIS**

**7.1** There are no known risks to the Council.

## **8. EQUALITIES IMPACT ASSESSMENT (EIA)**

**8.1** None.

## **9. CONSULTATION**

**9.1** As part of the Council's Street Naming Policy elected members for Ward 4, Kilpatrick and Faifley Community Council have been consulted.

## **10. STRATEGIC ASSESSMENT**

**10.1** This proposal does not impact on any of the Council's strategic priorities.

**Peter Hessett**  
**Strategic Lead - Regulatory**  
**Date: 15<sup>th</sup> May 2018**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendices:** None

**Background Papers:** Street Naming and Numbering policy

**Wards Affected:** Ward 4 Kilpatrick

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Strategic Lead – Regulatory

Planning Committee: 30 May 2018

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**Subject: Rediscovering the Antonine Wall Project – Submission of Stage 2 Heritage Lottery Fund Bid**

#### **1. PURPOSE**

- 1.1** To approve the submission of a Stage 2 Heritage Lottery Fund application for the Rediscovering the Antonine Wall Project

#### **2. RECOMMENDATION**

- 2.1** It is recommended that the Committee approves the submission of the Stage 2 Heritage Lottery Fund application by West Dunbartonshire Council as lead authority.

#### **3. BACKGROUND**

- 3.1** The Antonine Wall forms part of the Frontiers of the Roman Empire World Heritage Site. It runs from Old Kilpatrick in West Dunbartonshire to Bo'ness in the Falkirk Council area, passing through the Council areas of Glasgow, East Dunbartonshire and North Lanarkshire. These local authorities, in partnership with Historic Environment Scotland, are responsible for the management of the Antonine Wall World Heritage Site, which is guided by a Management Plan. This Council manages and leads the Rediscovering the Antonine Wall Project for the other partner authorities.
- 3.2** The Rediscovering the Antonine Wall project is the first project of its type whereby five local authorities are working together with Historic Environment Scotland to increase the awareness and understanding of the Antonine Wall World Heritage Site and to better connect communities and visitors to the Wall.
- 3.3** The October 2016 Planning Committee agreed to the submission of a Stage 1 bid to the Heritage Lottery Fund. The Stage 1 application to the Heritage Lottery Fund was approved in March 2017, with a Heritage Lottery Fund indicative award of £1.07m for the £1.6m project. This indicative sum has been reserved by Heritage Lottery Fund subject to a successful Stage 2 submission and included £97,000 of development funding which was awarded immediately to progress the project to Stage 2.
- 3.4** The Antonine Wall Heritage Lottery Fund Project Manager was appointed in August 2017 and has been supported by a number of consultants commissioned to undertake specific pieces of work in relation to the design

and costing of Distance Slabs; 5 Play Parks throughout the project area; and a consultation and activity plan. These reports from the consultants for the playparks, distance slabs and consultation and activity plan, along with a Business Plan, underpin and support the Stage 2 application

## **4 MAIN ISSUES**

**4.1** This ambitious and unique project will be delivered over three years and will include capital projects in each local authority area in addition to a series of community, education and volunteering projects amongst different communities along the length of the Wall. A series of projects were agreed by the Antonine Wall Steering Group which comprises officers from all of the partner authorities and Historic Environment Scotland at Stage 1 and were approved by the Heritage Lottery Fund. These were:

- Installation of five replica Roman distance slabs;
- Creation of five Roman themed play facilities;
- A series of community led engagement projects;
- Reshooting of a 1960s film charting the route of the Wall;
- Creation of a 21<sup>st</sup> Century Legion volunteer workforce;
- Outreach programme taking themes and stories related to the Wall to hub museums; and
- Creation of school resource packs.

Following a period of extensive community consultation during the development stage, these proposals have been developed in more detail for submission to the Heritage Lottery Fund in a Stage 2 bid. All partners have received their respective committee approval or authorisation to progress the Stage 2 bid and given West Dunbartonshire Council authority to act on their behalf for this project.

**4.2** Within the West Dunbartonshire Council area, the proposals will include:

- Installation of a replica Roman distance slab at Portpatrick Road, Old Kilpatrick with associated landscaping;
- Creation of a new Roman fort themed state of the art playpark at Goldenhill Park, Duntocher, with enhanced digital elements;
- Working with Action Old Kilpatrick on a green infrastructure project;
- Working with Gavinburn and Goldenhill Primary Schools on an education outreach project.

**4.3** In terms of attracting additional match funding, the Project Manager has entered into discussions with a number of funding organisations to add value to the project. Across the length of the Antonine Wall, the total project value is likely to be in the region of £1.5m - £2.1m depending on the success of two match funding bids.

- 4.4** It is intended to submit the Stage 2 Heritage Lottery Fund application on 14 June 2018. A decision on the Stage 2 Application by the Heritage Lottery Fund is expected to be made on 25 September 2018.

## **5. PEOPLE IMPLICATIONS**

- 5.1** The Stage 2 Heritage Lottery Fund bid includes provision for the employment of a further three staff members on three year fixed term contracts. The posts are two Development Officers, who will lead on engaging with the communities along the Wall and a Project Officer who will assist with administrative tasks. Salary and employment costs along with expenses will be met by Heritage Lottery Fund funding and partner contributions.

## **6. FINANCIAL IMPLICATIONS**

- 6.1** The total cost of the Stage 2 project, as agreed by the Heritage Lottery Fund during Stage 1 is £1,538,100. The Heritage Lottery Fund has set £980,600 (63.75%) for the project aside. Historic Environment Scotland and the five partner local authorities will contribute £360,000 (23%), over a period of three years (2018/19 to 2020/21). This leaves a gap of £197,500 which is currently being sought from the Kelvin Valley & Falkirk LEADER Programme. The LEADER decision will be taken at the end of May 2018 and will cover 100% of this gap in addition to adding an extra budget for enhancing the quality of the playparks and distance slabs projects. A further application will be submitted to the Wren landfill tax fund in June (decision September) to allow for further enhancements to the quality and scale of the capital projects.
- 6.2** These opportunities to add value from match funding sources will be pursued, with an anticipated total project value of up to £2.1m; however, the project can proceed with the basic £1.5m value in the event that no further match funding is secured.

## **7. RISK ANALYSIS**

- 7.1** There are risks associated with this Council undertaking the lead applicant and accountable body role. These risks and mitigation have been identified in a project risk register for the project delivery phase and fully assessed. If approval is not given by the Committee, the project will not proceed, the considerable development work undertaken by all partners will be lost and the momentum built up within the communities along the Wall and at a national level for the World Heritage Site will disappear. There will also be reputational damage to this Council as lead applicant for the overall project.

## **8. EQUALITIES IMPACT ASSESSMENT (EIA)**

- 8.1** An equalities impact assessment screening has been undertaken. This concludes that the project is relevant to the duty to eliminate discrimination, promote equal opportunities or promote good relations, owing to the need to ensure that all sectors of the community are given the opportunity to be involved in the project.

## **9. STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 9.1** The proposed project is not considered to have significant environmental impacts requiring a Strategic Environmental Assessment.

## **10. CONSULTATION**

- 10.1** Partner and stakeholder consultation has helped shape the project. This has included workshops, drop-in events and exhibitions in each of the local authority areas along with an online survey.

## **11. STRATEGIC ASSESSMENT**

- 11.1** The Antonine Wall Heritage Lottery Fund projects are considered to align with the strategic priority of improving the wellbeing of communities.

**Peter Hessett**  
**Strategic Lead - Regulatory**  
**Date: 13 May 2018**

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**Person to Contact:** Pamela Clifford, Planning, Building Standards and Environmental Health Manager  
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0141 951 7938

**Appendices:** None

**Background Papers:** Report to Planning Committee entitled 'Antonine Wall Heritage Lottery Fund bid' on 26 October 2016

Signed outline partnership agreement for all partners dated 24 April 2018

Equality Impact Assessment Screening

**Wards Affected:** 4 – Kilpatrick  
5 – Waterfront