

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 1 February 2006 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Douglas McAllister, Linda McColl and Connie O'Sullivan.

Attending: Irving Hodgson, Head of Planning and Development; Alasdair Gregor, Planning Services Manager; Nigel Ettles, Principal Solicitor; Jameson Bridgewater, Section Head – Development Control and Fiona Anderson, Administrative Assistant.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

8021 The Minutes of Meeting of the Committee held on 7 December 2005 were submitted and approved as a correct record.

NOTE OF VISITATION

8022 A Note of Visitation carried out on 6 December 2005, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

8023 Reports were submitted by the Director of Development and Environmental Services in respect of the following planning applications.

Continued Application

(a) **DC05/102 – Erection of residential development with associated open space, landscaping and infrastructure (outline) at former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton.**

8024 The Convener, Councillor McAllister, reminded the Committee that as Councillor McColl had not been present at the previous meeting when there had been a hearing in respect of this application, she would be unable to participate in determination of the application.

8025 After discussion, the Committee agreed that the application be refused, contrary to the recommendation of the Director, as the development is likely to result in a significant increase in vehicular traffic at the junction of Gooseholm Road and Townend Road to the detriment of the safe and free flow of vehicular and pedestrian traffic and as no secondary emergency access had been identified.

New Applications

(b) DC05/121 – Erection of residential development of 40 dwellinghouses with two access roads, pedestrian link and landscape works at Cochno Road, Clydebank.

8026 Reference was made to the site visit undertaken in respect of this application.

8027 The Convener, Councillor McAllister, invited Mr. Robert Lay, an objector to the application, to address the Committee and he made his views on the application known.

8028 The Convener also invited Mr. Anthony Aitken, the agent for the applicant, to present his case in support of this application.

8029 After discussion and having heard the Convener, Provost Macdonald, seconded by Councillor McAllister, moved:-

8030 That consideration of the application be continued to allow consideration to be given to moving the frontage of the five proposed houses fronting Cochno Road to be relocated a “reasonable distance” back from the road.

8031 As an amendment, Councillor O’Sullivan, seconded by Councillor Agnew, moved:-

8032 To accept the officer’s recommendation to grant planning permission subject to the conditions detailed in the Director’s report and subject to play equipment being provided by the applicant at Goldenhill Park.

8033 On a vote being taken, two Members voted for the amendment and three for the motion. The motion was accordingly declared carried.

(c) DC05/330 – Removal of Footpath Link between Miller Street and Boghead Avenue, Dumbarton at 57 & 59 Miller Street, Dumbarton.

8034 Reference was made to the site visit undertaken in respect of this application.

8035 The Convener, Councillor McAllister, invited Mrs. Tevendale, an objector to the application, to address the Committee and she made her views on the application known.

8036 The Convener then invited Mr. Frank Miller and Mr. Lyle McAulay, the applicants, to address the Committee and they were heard in support of the application.

8037 The Convener, Councillor McAllister, read a letter conveying the full support of the local Member, Councillor Marie McNair, endorsing the Applicants' objections to the footpath link.

8038 Councillor McColl, also a local Member, advised that the footpath link also bordered her ward and that, to date, she had received no complaints from any of her constituents.

8039 After discussion and having heard the Convener, the Committee agreed contrary to the recommendation of the Director, to grant planning permission for closure of the footpath link between 57 and 59 Miller Street on the grounds that anti-social behaviour would be reduced and the amenity of the area would therefore be enhanced.

(d) DC05/338 – Subdivision and extension to dwellinghouse to form two dwellings at 1 Chapelton Avenue, Dumbarton.

8040 Reference was made to the site visit undertaken in respect of this application.

8041 The Convener, Councillor McAllister, invited Mrs. Shona Gordon, Ms. Roberta Lees and Mr David Cosh, objectors to the application, to address the Committee and they made their views on the application known.

8042 The Convener read a letter conveying the full support of the local Member, Councillor Marie McNair, endorsing the residents' objections and stating that if the application was granted it would lead to loss of amenity, traffic issues and shortage of parking spaces.

8043 After discussion, the Committee agreed that the application be refused, contrary to the recommendation of the Director, as the proposed development would impact on the visual amenity of the street scene and result in an increase in vehicular traffic within the street to the detriment of highway safety.

(e) DC05/361 – Erection of 14.7 metre high telecommunications monopole supporting 3 shrouded antennas, installation of equipment housing and ancillary development at Great Western Road, Clydebank.

8044 Reference was made to the site visit undertaken in respect of this application.

- 8045 The Convener, Councillor McAllister, invited Mrs Hope Robertson, an objector to the application, to address the Committee and she made her views on the application known.
- 8046 The Convener read a letter conveying the full support of the local Member, Councillor Andrew White, endorsing the objections of the South Drumry Tenants and Residents Association to the application.
- 8047 After discussion and having heard the Convener, the Committee agreed that the application be refused, contrary to the recommendation of the Director, on the grounds that the mast would be visually prominent and there would be an impact on highway safety at times of maintenance.

DEVELOPMENT AND ENVIRONMENTAL SERVICES DEPARTMENT: QUARTERLY PERFORMANCE REVIEW FOR JULY – SEPTEMBER 2005

- 8048 A report was submitted by the Director of Development and Environmental Services informing of the performance of the Development and Environmental Services Department for the period July to September 2005.
- 8049 The Committee agreed to note the contents of the report.

DRAFT SUPPLEMENTARY GUIDANCE FOR HOUSEHOLDER DEVELOPMENT

- 8050 A report was submitted by the Director of Development and Environmental Services advising of the preparation of two supplementary design advice documents for householder developments.
- 8051 The Committee agreed:-
- (1) to endorse the contents of the report; and
 - (2) to approve the public consultation exercise for both documents.

THE PLANNING ETC (SCOTLAND) BILL

- 8052 A report was submitted by the Director of Development and Environmental Services updating on progress with the Planning Bill and recommending a change to the term “Development Control”.
- 8053 After discussion, the Committee agreed:-
- (1) to note that the Planning Etc (Scotland) Bill would be progressing through Parliament during 2006, culminating in enactment in December 2006; and

- (2) to the change in name from Development Control to Development Management.

**APPEAL DECISIONS/NOTIFICATIONS: DUMBARTON ROAD, BOWLING;
CROSS COTTAGE, 1-3 WILLIAM STREET, DUNTOCHER; AND VACANT
GROUND ADJACENT TO LIVINGSTONE STREET, CLYDEBANK**

8054 A report was submitted by the Director of Development and Environmental Services informing of the outcome of one appeal to the Scottish Ministers and the submission of two new appeals.

8055 The Committee agreed:-

- (1) to note that the appeal against refusal of planning permission for the installation of an 11.7 metre high monopole telecommunications mast and ancillary equipment on the pavement at Dumbarton Road, Bowling had been upheld and consent approved. The Reporter attached conditions to the consent that details of the finish/colour to be applied be submitted and also the equipment and supporting structure be removed within one month of the equipment being made redundant;
- (2) to note that an appeal against a condition attached to planning permission for the erection of 12 flats with related vehicular access and car parking at Cross Cottage, 1-3 William Street, Duntocher had been received and would be dealt with by way of written submissions; and
- (3) to note that an appeal against refusal of planning permission for the installation 11.7 metre high monopole mast and ancillary equipment on vacant land at Livingstone Street, Clydebank had been received and would be dealt with by way of written submissions.

The meeting closed at 11.46 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 6 DECEMBER 2005

Present: Provost Alistair Macdonald and Councillors Douglas McAllister, Linda McColl, Duncan McDonald and Connie O’Sullivan.

Attending: Jameson Bridgewater, Section Head – Development Control; Sean McDaid, Team Leader – Development Control and Craig Stewart, Administrative Assistant - Legal and Administrative Services.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/192 – Erection of residential development with associated open space, landscaping, infrastructure and formation of new roundabout (outline) as part of former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton.

DC05/102 – Erection of residential development with associated open space, landscaping and infrastructure (outline) at former Strathleven Bonded Warehouses, Gooseholm Road, Dumbarton.

DC03/284 – Erection of 271 residential units, associated roads, parking and landscaping and erection of retail unit at Thompson’s Yard, Leven Street, Dumbarton.