

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 28 May 2014 at 2.07 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jonathan McColl, Lawrence O'Neill and Tommy Rainey.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Scott Kelly, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Patrick McGlinchey and John Mooney.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

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

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 30 April 2014 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 28 April 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Having heard Councillor O'Neill, Chair, the Committee noted that the report relating to the application under the heading 'DC14/008 – Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty' had been withdrawn from the present meeting because additional information relating to the application was awaited. It was further noted that a report in relation to the application would be submitted to a future meeting of the Committee, and that a site visit would be undertaken by Members in due course.

Thereafter, reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

Continued Application:-

- (a) DC13/276 - Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Limited.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

New Applications:-

- (b) DC14/008 – Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.**

As recorded earlier in these minutes, the Committee noted that the report relating to this application had been withdrawn from the present meeting.

- (c) DC14/068 – Operation of occasional market at High Street, Dumbarton by Ms Angela Scott.**

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion and having heard the Planning and Building Standards Manager in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

(d) ROW14/01 – Diversion of public path at/near Wester Cochno Farm, Cochno Road, Hardgate by Mr Richard Spratt.

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion, the Committee agreed:-

- (1) to delegate authority to the Planning and Building Standards Manager to issue a draft public path diversion order and undertake the associated statutory notification;
- (2) that in the event of there being no objections to the draft order, to delegate authority to the Planning and Building Standards Manager to confirm the public path diversion order upon expiry of the statutory notification period;
- (3) that in the event of unresolved objections being received, the application would be reported back to the Committee for further consideration at that time; and
- (4) to note that Councillor O'Neill, Chair, would respond to recent enquiries relating to this application in order to notify the correspondents of the Committee's decisions detailed above.

WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the representations received on the Proposed West Dunbartonshire Local Development Plan (as modified); and
- (b) seeking agreement that the unresolved objections to the West Dunbartonshire Local Development Plan be submitted to Scottish Ministers for Examination.

Having heard the Team Leader (Forward Planning) in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the Schedule 4s set out in Appendix 1 to the report and the non-notifiable modifications to the Plan set out in Appendix 2 to the report.

The meeting closed at 2.22 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 28 APRIL 2014

- Present:** Councillors Denis Agnew, Jim Finn and John Mooney
- Attending:** Pamela Clifford, Planning & Building Standards Manager.
- Apologies:** Councillors Gail Casey, Jonathan McColl, Tommy Rainey and Hazel Sorrell.

SITE VISITS

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

- (a) DC13/276 – Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Ltd; and
- (b) DC14/043 – Change of use to hot food takeaway at 19 Brown Street, Alexandria by Mr Ghullam Abbas Shah.

APPENDIX 2

DC13/276 - Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Limited.

CONDITIONS

1. The importation of waste and its processing is approved for a temporary period of three years from the date of this decision, or until such time as the quantity of material permitted by condition 4 has been reached (whichever of these dates is the earliest). At the end of this period, the importation and processing of waste shall be discontinued and the associated plant, haul road and compound shall be removed from the site, unless otherwise approved in writing by the Planning Authority.
2. The material imported onto the site shall comprise inert construction waste such as demolition rubble, rock and soil only. No contaminated, organic or putrescent material shall be brought onto the site.
3. The material stockpiled or deposited on the site shall comprise clean material suitable for use as infill for a residential development site. All other material (i.e. recyclable material or material unsuitable for reuse as infill for such a development) shall be removed from the site on an ongoing basis. The locations where such materials are stored temporarily awaiting removal shall be agreed in writing with the Planning Authority.
4. The quantity of processed material stored or deposited on the site shall not exceed 250,000 tonnes (measured from the commencement of operations in 2008), or the quantity of material needed to raise the whole site to a finished ground level of 5.6 metres AOD (whichever is the lower of these two quantities).
5. The developer shall submit a statement to the Planning Authority once every six months detailing the quantity of material stored on the site at that point for their approval.
6. The delivery and removal of material, the operation of the stone crushing equipment and the movement of material about the site shall take place only between 8am and 6pm Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays, unless otherwise approved in writing by the Planning Authority.
7. Operation of the site shall be in accordance with the Noise Impact Assessment and Dust Mitigation Scheme approved in accordance with the conditions of the previous planning permission DC10/246/FUL.

8. 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 action shall be implemented in a timescale agreed with the Planning Authority.
9. A wheel wash/wheel bath shall be maintained at the site entrance in order to ensure that vehicles leaving this site do not drag mud onto the public road.
10. Full details of any proposed alterations to external illumination and lighting for the site shall be submitted to and approved by the Planning Authority prior to any such lighting being provided. Such details shall include the proposed types of illumination and proposed operating times and dates this would be utilised.

DC14/068 – Operation of occasional market at High Street, Dumbarton by Ms Angela Scott.

CONDITIONS

1. The planning permission hereby granted shall be for a temporary period until 13 November 2016 and the market shall only operate for a maximum of 5 consecutive days up to a maximum of 4 times per calendar year.
2. The market shall only trade within the area outlined in red on Drawing no.01. No stalls, goods, vehicles, signs or other market items shall be positioned outwith these areas or in such a way as would obstruct any other part of the footway, the pedestrian crossing, carriageway or bus stop.
3. The erection and dismantling of stalls shall not take place prior to 6am in the morning or after 9pm at night.