

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 3 April 2013

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**DC12/259: Erection of residential development comprising 45 units and associated works including a new access road and open space and landscaping at the former Mitsui Babcock Site, Glasgow Road, Dumbarton by Bett Homes Ltd.**

#### 1. REASON FOR REPORT

- 1.1 The site exceeds 2 hectares in area and is therefore classed as 'Major Development'. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee

#### 2. RECOMMENDATION

- 2.1 That the Committee indicate that it is **Minded to Grant** approval of matters specified in conditions and to such other conditions as may arise from the outstanding consultation, and to delegate authority to issue the decision to the Planning and Building Standards Manager subject to the conclusion of consultations with the Environmental Health Service, to the conditions set out in Section 9.

#### 3. DEVELOPMENT DETAILS

- 3.1 The application relates to a vacant 2.102 hectare site located to the south of Mary Fisher Crescent, Dumbarton. The site previously formed part of a large industrial area which has been incrementally redeveloped for private housing. The site has been lying vacant for several years and is bounded by residential properties to the north, a new housing estate under construction to the west, a railway line on a low embankment to the south, and bonded warehouses to the east (beyond a track leading from Glasgow Road to the Clyde foreshore). The existing access to the site is from Glasgow Road via the neighbouring housing development to the west. Planning permission in principle for residential development was granted in February 2010 (decisions DC09/205 & DC09/206, which together covered the whole site and had indicative layouts showing a total of 41 houses).
- 3.2 This application is for the approval of matters specified in conditions and seeks to erect 45 residential units consisting of 16 terraced, 12 semi-detached and 17 detached two storey houses, comprising a mix of 2, 3 and 4 bedroom properties. A large area of public open space would be provided along the full length of the eastern boundary as well as a small landscaped area at the site entrance and a narrow landscape strip along the edge of the railway line. The existing access road would be continued into the site and upgraded to an

adoptable standard. Within the site, the new houses would be served by a loop road with non-traditional road geometry incorporating some shared surface elements. The development would provide dedicated off street parking and garden areas for each house. Finishing materials would primarily consist of buff facing brick, grey uPVC window frames, black uPVC rainwater goods and grey concrete roof tiles. Although the site is relatively level some modest landraising of 0.5m to 1.5m is proposed in order to address flood risk and harmonise road levels.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service, Scottish Water and the Scottish Environmental Protection Agency all have no objection to the proposal.
- 4.2** West Dunbartonshire Council Environmental Health Service has not submitted final comments at the time of writing, due to the updated site investigation only having been received in late February. However, a site investigation carried out several years ago did not reveal any serious contamination.
- 4.3** Network Rail has no objection subject to the developer ensuring that construction work does not interfere with the adjacent railway line.
- 4.4** The Health and Safety Executive does not advise against the proposal.

#### **5. REPRESENTATIONS**

- 5.1** None.

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

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is covered by Policy H1 which identifies the site as a private housing opportunity, and the proposal is consistent with this designation. Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. The design and layout of the proposal are assessed in Section 7 below, and it is considered that the development complies with Policy H4.

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

##### Location, Design and Appearance

- 7.1** The site has historically been used for industrial purposes but it is now surrounded by and accessed through modern housing and it is no longer suitable for industrial use. Neighbouring residential sites have been developed over the past 20 years, and this proposal would result in the final corner of this location being redeveloped for residential use, in accordance with the local plan land use designation. Planning permission in principle has already been granted for residential development, so the suitability of the site for housing is established.

- 7.2** The means of access to the site and its internal layout are constrained by neighbouring developments. All access to the application site and the neighbouring development to the west is by way of one access from Glasgow Road, and whilst this meets all relevant roads design standards it is acknowledged that the absence of a link into the neighbouring residential area to the north is not ideal, but it is not possible to address that in the context of this application. The application plans show a possible extension of the road to the east, which could be developed in the future should any part of the bonded warehouses ever be redeveloped, and this would go some way towards addressing the connections with neighbouring sites. Furthermore, the proximity of the neighbouring bonded warehouse this severely restricts what parts of the site can accommodate housing without attracting an objection from the Health and Safety Executive. As a result, approximately a quarter of the site along its eastern boundary cannot be developed and will be used as public open space.
- 7.3** The present proposal is consistent with neighbouring developments in terms of housing layout and mix, and it is broadly similar to the indicative plans submitted with the earlier outline applications (albeit that the number of houses has increased from 41 to 45). The proposed road design includes some elements inspired by the Scottish Government's Designing Streets guidance, including some unconventional road geometry and elements of shared surface. Most of the properties would have their own dedicated off street parking, though the terraced houses would have shared parking in three small courts at the corners of the development and this is considered acceptable.
- 7.4** The proposed houses would have traditional proportions, fenestration and roof pitches but would be finished in a simple modern style, and the appearance of the proposed house types is considered to be appropriate for the site. The applicant proposes that the buildings be finished in buff facing brick and grey roof tiles, but the detail of the materials remains to be agreed. Whilst the principle of using a single brick type throughout the development is accepted, the choice of brick will require careful consideration when it is to be used so extensively and to be comparable with the existing houses. Overall, subject to the agreement of suitable materials it is considered that the development will be an attractive residential area.
- 7.5** Due to the constraints created by the proximity of the bonded warehouses, the development will benefit from a significantly larger area of public open space than most residential developments. There will be a landscaped bund within the public open space, although the design of the bund should be amended from what is shown on the submitted plans so that it would not conflict with any future road link. No formal children's play area would be provided within the site, but facilities are available within the new development immediately to the west which is under construction by the same housebuilder, and the presence of the extensive open space area is considered to provide appropriate opportunities for informal play.

#### Technical Issues

- 7.4** Sufficient car parking would be provided within the development and the access to the site is acceptable to the Roads Service. The existing road network via Almora Drive was designed to accommodate traffic from this site, and there would be adequate provision for pedestrians. The indicative route shown through part of the landscaped area for potential future vehicular access to the neighbouring bonded warehouse site is to be welcomed as this would enable the development to be properly integrated with future development should the warehouses ever be redeveloped. Flooding issues have been addressed and no other technical problems have been identified to date. However, final consultations with the Environmental Health Service were outstanding at the time of writing and these should be concluded prior to any permission being issued.

### **8. CONCLUSION**

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan, and planning permission in principle has already been granted. The layout, density and design of the proposed development are all considered to be acceptable and in line with the outline consents. Subject to the satisfactory conclusion of Environmental Health consultations with no technical problems the proposal will provide an acceptable development for the area.

### **9. CONDITIONS**

- 01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed facing brick shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 02. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.**
- 03. Prior to the commencement of works, full details of the design of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 04. No unit shall be occupied until the vehicle parking spaces associated with that 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.**
- 05. 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 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.

06. A landscaping scheme for the site including the two public open space areas 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 scheme for the larger area of public open space shall be landscaped to encourage informal play. The landscaping scheme shall thereafter be maintained in accordance with these details
07. Details of the mechanism to safeguard the route of any future vehicular link identified on the approved plans to the adjacent site shall be submitted to and approved by the Planning Authority prior to any commencement of development on site and shall be implemented as approved. All future residents shall be made aware of this potential future vehicular link.
08. Prior to the commencement of development on site a plan showing existing and proposed levels of the site and finished floor levels shall be submitted to and approved by the Planning Authority and shall be implemented as approved.

#### **Informatives**

1. This approval of matters specified in conditions relates to permissions in principle DC09/205 and DC09/206, dated 11 February 2010. All outstanding conditions of those permissions continue to apply.
2. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
3. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
4. *The plans referred to as part of this decision are Drawing No(s):*

*DOO/ENG/02/02; DOO/ENG/03/01; DOO/LOC/002; DOO/POS/031 Rev A; DOO/SL/001 Rev B; DOO/W&F/021 Rev A; DOO/W&F/022; 0776/02; 0776/03; 0776/04; 1106 L 010; 1106 L 020; 1106 L 030; 1106 L 040; 1106 L 050; 1106 L 060; Appleton/EN/001 Rev 2; Ashbury/En/001 Rev 2; Coleford/EN/001 Rev 5; Hamilton/En/001 Rev 3; Newton/En/001 Rev 4; Norbury/EN/001 Rev 5; Rosebury/En/001 Rev 5*

- 5. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.**

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 18 March 2013**

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**Appendix:** 1. List of conditions attached to outline permissions  
DC09/205 and DC09/206

**Background Papers:** 1. Application forms and plans;  
2. Consultation responses; and  
3. West Dunbartonshire Local Plan 2010.

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