

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 2 August 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn and Marie McNair.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader - Development Management; Bernard Darroch, Lead Planning Officer; John Walker, Engineering Assistant; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Douglas McAllister and Lawrence O'Neill.

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 MEETING

The Minutes of Meeting of the Planning Committee held on 28 June 2017 were submitted and approved as a correct record.

PLANNING APPLICATIONS

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

- (a) DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning & Building Standards Manager was then heard in further explanation of the report.

The Chair invited Mr Alex Mooney and Mr Richard Campbell, objectors, to address the Committee. Both were heard in respect of their representations in regard to the application.

The Chair then invited Mr Gordon Harrison, agent for the applicant, and Mr Gilmore, applicant, to address the Committee. Both were heard in support of the application and were heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, and an amendment to condition 2 to require submission of more details of the extraction/filtration system and also the addition of another condition 3 prohibiting oil-based cooking, as detailed within Appendix 1 hereto.

(b) DC17/158 – Erection of replacement farm outbuilding (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

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

The Chair invited Mr James MacKinnon, objector, to address the Committee. Mr MacKinnon was heard in respect of his representation in regard to the application.

The Chair then invited Mr David Muirhead, applicant, forward and he was heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in answer to Members' questions, the Committee agreed to grant retrospective planning permission unconditionally.

(c) DC15/258 – Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning & Building Standards Manager was then heard in further explanation of the report.

The Chair invited Mr James MacKinnon, objector, to address the Committee. Mr MacKinnon was heard in respect of his representation in regard to the application.

The Chair then invited Mr David Muirhead, applicant, forward and he was heard in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager and relevant officers in answer to Members' questions, the Committee agreed to grant retrospective planning permission subject to the conditions set out in Section 9 of the report as detailed within Appendix 1 hereto.

The meeting closed at 10.55 a.m.

APPENDIX 1

DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore.

Permission GRANTED subject to the following conditions:-

1. The café / takeaway shall trade only between the hours of 8am to 5pm.
2. No development shall commence until such time as details of an amended ventilation and air filtration system have been submitted to and approved in writing by the planning authority. Such ventilation and filtration system shall include (a) input ventilation to provide clean air to the kitchen area, (b) a carbon filtration system and (c) extract ventilation of filtered air from the carbon filtration system. The details submitted shall also include details of the noise levels of the mechanical ventilation equipment and a written maintenance schedule for the air filtration system. The approved ventilation and filtration systems shall thereafter be installed prior to the use commencing, and thereafter shall be maintained in accordance with the approved maintenance schedule and kept in such condition as shall be sufficient to prevent cooking odours from affecting residential properties in the building.
3. No oil-based cooking (such as deep fat or shallow frying, chip pans, wok frying or oiled hotplate frying) shall take place at the premises.”

DC15/258 – Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

Permission GRANTED subject to the following conditions:-

1. The storage of caravans/leisure vehicles, vehicle repairs and steel fabrication operations shall only be undertaken within the areas shown on Drawing No. AL(0)01 and shall remain ancillary to the use of the site as a farm at all times.
2. Within the first planting season following the grant of planning permission, a hedge shall be planted around the edge of the caravan storage area. Unless otherwise approved by the Planning Authority, such hedge shall be a hawthorn hedge and shall thereafter be maintained at all times.
3. Within one month of the date of this permission, a parking plan for the caravan storage area shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved within two months of the date of this permission.
4. The caravans and leisure vehicles stored on site shall not be inhabited at any time.