

Note of Elected Members' Pre-Application Briefing

Tuesday, 9 August 2022 – Hybrid Meeting at 2.30pm

Present: Councillors Karen Conaghan, Ian Dickson, Craig Edward, Gurpreet Singh Johal, David McBride, Jim McElhill, June McKay Lawrence O'Neill, Chris Pollock and Hazel Sorrell

Officers Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager (Chair); Alan Williamson, Planning Team Leader; Nicola Moorcroft and Lynn Straker, Committee Officers

Others Attending: Tom Cahill, Miller Homes

1. Apologies

Apologies for absence were intimated on behalf of Provost Douglas McAllister Councillors; Jim Bolland, Diane Docherty, Daniel Lennie, Jonathan McColl, John Millar, Lauren Oxley, Martin Rooney, Gordon Scanlan, Clare Steel and Sophie Traynor

2. Declarations of Interest

None.

3. Residential development consisting of 127 new dwellings, car parking, Suds attenuation and Landscaping and Park area, Site of former Playdrome site 2 Abbotsford Road, Clydebank G81 1PA

A report was submitted by the Planning, Building Standards and Environmental Health Manager, Chair, providing Members with information in relation to a proposed development at the former Playdrome site, 2 Abbotsford Road, Clydebank G81 1PA.

The purpose of the briefing was to advise Members of pre-application consultation taking place regarding the redevelopment of the former Playdrome site at Clydebank.

This briefing was also to give members an opportunity to highlight any issues which they considered any future planning application, or listed building application ought to address. The merits of the proposals were not being considered and no decisions would be made at this stage.

A presentation on the proposals was then given by Mr Tom Cahill (Miller Homes)

Following a question and answer session, Members noted the following:-

a. Background

The site was recently marketed by the Council and a preferred developer has been selected – Miller Homes. Regular pre-application meetings between the developer and the Planning Service have taken place and the proposal was recently presented to the Place and Design Panel. The developer has taken onboard recommendations of the Place and Design Panel and this has influenced the current layout.

b. Site description

The site is located in Clydebank Town Centre and is on the site of the former Playdrome leisure centre and car park at Argyll Road which was demolished in October 2021. It is approximately 3.46 hectares of brownfield land. The site is bounded to the north by the Forth and Clyde Canal, Argyll Road to the east, Chalmers Street to the south and Abbotsford Church, Clydebank Credit Union and the rear of properties on Sylvania Way South to the west.

c. Development Details

A total of 127 houses are proposed which are either semi-detached units, terraced units or town houses. There are 126 three-bedroom homes and 1 four bedroom corner feature house proposed. Of the 3 bedroom houses, 20 of these will be townhouses which will be 3 storey in height. The remaining units will be 2 storey in height. Access to the development will be taken from a single access point on Chalmers Street although an emergency access and footway link will be provided off Argyll Road.

The design and layout of the development has evolved from a series of meetings with Planning Officers, the Placemaking Co-ordinator and the recommendations of the Place and Design Panel. The layout is provided in a grid pattern with the house units to the East, South and West boundaries being outward facing with rear gardens internal to the site. A large linear park is created along the Western boundary, which separates the existing commercial development from the new residential development. The linear park will provide open space, landscaping and play facilities which can be used by residents and the general public. It will also accommodate a Sustainable Drainage System facility within this area. The northern area of open space will be provided for residents and the public. Footpath linkages and bench seating will be strategically located along the length of the linear park.

d. Planning Policies

In the Adopted Local Plan the site is allocated as a Retail Development Opportunity under Policy RET 4(2) with support given for the development of a superstore opportunity within Clydebank town centre.

In Local Development Plan 2 Proposed Plan, the strategy for Clydebank is to develop a stronger evening economy, leisure opportunities and greater residential development within and around the Town Centre. Transforming the area of Forth and Clyde Canal as a focal point and multi-functional area for recreation with a mix of uses is supported on the site with specific reference to support retail units that integrate with and provide a strong frontage and relationship with the Canal.

Under Clydebank Policy 3 on the Playdrome site development proposals for retail units that integrate with and provide a strong frontage and relationship with the Canal in accordance with Policies WD1 and FCC1 will be supported.

Policy CP3 requires a masterplanned approach to the site to ensure it is developed comprehensively and in accordance with the Clydebank Town Centre Development Framework.

The recently approved Clydebank Development Framework reflects retail becoming a less dominant use within the town centre and a predominately residential future for the former Playdrome site. It proposes a mixture of residential, leisure and commercial uses that can create positive places and linkages highlighting the importance of creating a positive relationship with the canal as well as opportunities to enhance the north south connections through the site.

e. Main Issues

The redevelopment of the site for residential development with associated public open space is supported in principle by the framework of planning policy. The main issues requiring to be addressed as part of the planning application include the following:

Placemaking –. The layout, design and materials of the residential development should be of very high quality so that it provides a positive recognisable town centre neighbourhood. It should provide a catalyst for other development in the town centre, along the Canal and supports the long term town centre regeneration of Clydebank and future proposals of Clydebank Development Framework.

Connection with adjacent town centre uses and the Canal - Having the Canal on the northern part of the site presents a distinctive opportunity and maintaining visual and physical connections to the canal should be an important objective for the development. Consideration needs to be given to ensure that the new development connects to the Forth and Clyde Canal and it supports and is compatible with other town centre uses.

Sustainable Design – The development should use modern sustainability construction methods in its design and materials. Proposals should aim for high levels of energy efficiency with a fabric first approach. A sustainable palette of quality materials and colours should be selected to fit this town centre location.

Natural environment – Consideration should be given to adding further biodiversity and natural elements. The provision of quality open space for residents and the wider public to provide health and wellbeing benefits is to be encouraged and provides a greening corridor in the town centre. Existing trees on the site are being retained and integrated into the development and form part of open space areas.

Accessibility and parking – The site is highly accessible with good connections to the surrounding area including the existing footpath network, the nearby bus station and the train station. Priority should be given to walking to ensure optimum convenience for pedestrians providing a pleasant, well lit inclusive development. The new development should encourage use of more sustainable modes of transport such as walking and cycling with the provision of car parking minimised. Visitor parking should be provided for adjacent uses.

Community and Economic Benefits -The wider community and economic benefits it brings to the local area in terms of providing new quality homes for sale, quality open space, creating jobs and providing wider health and wellbeing outcomes needs considered.

Technical Matters – The development should ensure that any issues regarding ground works, flooding and sustainable drainage matters are fully addressed in terms of the design of the proposals.

f. Next Steps

Following this pre-application meeting, the applicants intend to prepare their planning application for submission and address any comments received during this meeting. On receipt of any such application, it would be advertised in the press, weekly list and the Council website, to allow the public to view the plans and make representation. The application would then be presented to Planning Committee for consideration and determination in due course.

The Planning, Building Standards and Environmental Health Manager thanked Mr Cahill for very detailed and informative presentation, a copy of which would be circulated to all Elected Members after the meeting.

The meeting finished at 3.10 p.m.