

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 2, Council Offices, Garshake Road, Dumbarton on Wednesday, 31 May 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn, Douglas McAllister, Jonathan McColl* and Lawrence O'Neill.

* Attended later in the meeting.

Attending: Peter Hissett, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader - Development Management; Raymond Walsh, Interim Manager - Roads and Transportation; Nigel Ettles, Section Head - Litigation; and Craig Stewart, Committee Officer.

Councillor Jim Finn in the Chair

WELCOME

Councillor Finn, Chair, welcomed everyone to the first meeting of the Planning Committee since the local government elections on 4 May 2017.

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 26 April 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) DC16/249 – Erection of garage and formation of driveway at 115 Dalglish Avenue, Duntocher by Mrs Linda Friel.

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

The Chair invited Ms Kim Harvey and Ms Anne Marie Connelly, objectors, to address the Committee. Both were heard in respect of their representations in regard to the application.

The Chair then invited Mrs Linda Friel, applicant, to address the Committee. Mrs Friel was heard in support of the application and in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager and the Team Leader – Development Management in further explanation of the report and in answer to Members' questions, the Committee agreed to refuse the application on the grounds that the formation of the driveway would result in a loss of amenity for neighbouring residents as it would exacerbate the existing parking problems in the street by resulting in a loss of on-street spaces available to all residents.

Note: Councillor McColl entered the meeting during consideration of the above item.

(b) DC16/244 – Erection of care home and daycare centre and associated works including landscaping and parking at Queens Quay, Clydebank by West Dunbartonshire Council (Approval of Matters Specified in Conditions).

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

The Chair invited Mr Craig Jardine, Capital Investment Programme Manager, to give a short presentation to the Committee on the background and current position of the application. Mr Jardine was then 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 as detailed within Appendix 1 hereto.

(c) DC17/021 – Change of use from vacant industrial unit to dance studio at Unit 9, Fleming Court, 2 North Avenue, Clydebank Business Park by Mrs Deborah Hunter-Mills.

The Committee agreed to grant planning permission subject to the condition set out in Section 9 of the report as detailed within Appendix 1 hereto.

**STREET NAMES FOR NEW HOUSING DEVELOPMENT SITE AT LAND
OPPOSITE STRATHLEVEN PARK ESTATE, STIRLING ROAD, BONHILL**

A report was submitted by the Strategic Lead – Regulatory requesting the allocation of new street names to the new housing development site at land opposite Strathleven Park Estate, Stirling Road, Bonhill.

After hearing the Planning & Building Standards Manager, the Committee agreed that Kingfisher Avenue and Osprey Place be approved as street names for the new housing development site at this location.

The meeting closed at 10.50 a.m.

DC16/244 – Erection of care home and daycare centre and associated works including landscaping and parking at Queens Quay, Clydebank by West Dunbartonshire Council (Approval of Matters Specified in Conditions).

GRANT planning permission subject to the following conditions:-

1. The materials to be used on the development hereby approved shall be a mix of facing brick (Ivanhoe Cream and Bradgate Light Buff), single ply membrane roof in lead grey, curtain walling (matt black & charcoal aluminium finish) and fibre cement panels (Marley Eternit Equitone Tectiva: Calico, Hessian and Chalk) unless otherwise agreed in writing with the Planning Authority.
2. Prior to the commencement of works, samples of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including the entrance gates to the service yard, shall be submitted for the further written approval of the Planning Authority and implemented as approved.
4. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS shall thereafter be formed and maintained on site in accordance with the approved details.
5. The landscaping scheme approved under Drawing Nos. P-001 Rev05, P-002 Rev04, P-003 Rev04, P-004 Rev04 and P-005 Rev02 shall be implemented as approved not later than the next appropriate planting season after the occupation of the care home. Details of the maintenance arrangements for the landscaping scheme shall be submitted for further approval and the landscaping shall thereafter be maintained in accordance with these details.
6. Prior to the commencement of development on site, timescales for the completion of the walkway, associated landscaping works and boundary treatments shown on Drawing No.P-006 Rev00, and the demolition of the wall along the boundary with Centenary Court, shall be submitted for the further approval of the Planning Authority. Thereafter, such works shall be fully implemented as agreed.
7. The development shall be constructed in accordance with the proposed ground levels as shown on Drawing No. 5145579-ATKCLY- ZZ-DR-C-0010 RevP6. Any alterations to these levels shall be agreed in writing with the Planning Authority.

8. Unless otherwise approved, no development shall commence until such time as a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall secure the implementation of the approved Scheme which shall incorporate the recommendations set out in the Archaeological Mitigation Strategy, and ensure the recording and recovery of archaeological resources during works approved by this consent is undertaken in agreement with the Planning Authority and West of Scotland Archaeology Service.
9. Prior to work commencing on site, the arrangements to ensure that all public roads are kept free of deleterious material (wheel washers and rumble strips), shall be put in place and implemented as approved. The arrangements for construction traffic entering and exiting the site during works approved by this consent shall be in accordance with the approved Drawing No. (--) AL201 Rev02.
10. Twelve months after the commencement of use, a parking review shall be undertaken to ascertain levels of parking and to establish whether there are any parking related problems associated with the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. If required by the review, additional parking spaces shall be formed on site in the open space area adjacent to the parking courtyard (up to a maximum of 13 parking spaces as per the WDC Parking Standards (2016)) in accordance with the Council's adopted design standards.
11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historic environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
12. If there is a requirement to either re-use site-won material or to import material, then details of assessment criteria and sampling frequency to demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any such material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.

13. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development on site (other than that required to carry out said remediation), unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
14. 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, and work on the site shall cease. At this stage, if requested, a comprehensive contaminated land investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The scheme shall be implemented as approved.
15. If required, a monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme, shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
16. The recommendations contained in section 5.0 of the approved Noise Impact Assessment (Atkins, August 2016) shall be implemented prior to the occupation of the approved building and shall thereafter be retained in accordance with the approved assessment.
17. No development shall take place on site until such times as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
18. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement should include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. It shall detail any

procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

19. Prior to work commencing on site a scheme for the control and mitigation of dust shall be submitted for the further approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The scheme shall be implemented as approved prior to any dust-generating activities commencing on site.
20. 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 by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
21. Prior to commencement of use the vehicle parking spaces shown on Drawing No.LA P-001 Rev04 shall be provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.
22. Prior to any works to demolish/partially demolish the wall along the boundary with Centenary Court, an updated bat survey shall be carried out and the report submitted for the further approval of the Planning Authority. The report shall demonstrate whether the wall is being used as a roost for bats and confirm when the wall can be taken down without adverse impact upon any bat species thereby identified.
23. In addition to condition 22 above, works to the wall shall not be carried out during the bird nesting season of March to August (inclusive) unless a bird nesting survey is carried out and demonstrates that there are no nesting birds located within the walls and/or ivy, all for the further approval of the Planning Authority.

DC17/021 – Change of use from vacant industrial unit to dance studio at Unit 9, Fleming Court, 2 North Avenue, Clydebank Business Park by Mrs Deborah Hunter-Mills.

GRANT planning permission subject to the following condition:-

1. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any subsequent order amending, revoking or re-enacting that Order, the premises shall be used as a dance club only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.