

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 26 August 2015 at 10.02 a.m.

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

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

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

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 at this point in the meeting.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 24 June 2015 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitation carried out on 22 June 2015, a copy of which forms Appendix 1 hereto, was submitted and noted.

VARIATION IN ORDER OF BUSINESS

Having heard Councillor O'Neill, the Chair, the Committee agreed to vary the order of business as hereinafter minuted.

PLANNING APPLICATIONS

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

New Applications:-

- (a) **DC14/096 - Erection of a 2½ Storey House and Installation of an Associated Driveway at Land Adjacent to Stirling Road, Glenpath, Dumbarton.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager advised that information had been received from one of the objectors regarding right of access issues, and clarified that access issues were a legal matter and not for planning consideration.

The Chair, Councillor O'Neill invited Mr Robert Anderson, local resident and a representative for two local residents to address the Committee. Mr Anderson made his and the two local residents' views on the application known.

Having heard officers in further explanation of the report and in answer to Members' questions, Councillor McColl, seconded by Councillor Agnew moved:-

That Committee continue consideration of the planning application to the next meeting of the Committee to allow the applicant to be present to answer any questions Members may have and that the applicant be invited to attend this meeting.

As an amendment Councillor Rainey seconded by Councillor Finn moved:-

That the application be refused on the grounds that it is contrary to Policy H5 of the West Dunbartonshire Local Plan 2010 and does not reflect the character of the surrounding area.

On a vote being taken 3 Members voted for the amendment and 5 for the motion, which was thereafter declared carried.

- (b) **DC15/027 - Erection of 6 flats and 4 houses with associated landscaping, access road and boundary treatments at Site of "Dunclutha", Parkhall Road, Clydebank, by Parkhall Developments Ltd.**

Reference was made to the site visit which had been undertaken in respect of the above application.

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to refuse planning permission for the reasons specified within the report, details of which are contained within Appendix 2 hereto.

Note:- Councillor Agnew left the meeting at this point.

HARDGATE HALL AND ADJACENT LAND AT GLASGOW ROAD, HARDGATE

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update on the issues outlined to Committee in June 2015.

Having heard Councillor O'Neill, the Chair, the Committee agreed that Mrs Margaret Slavin, local resident, be invited to address the Committee.

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

The Chair then invited Mrs Slavin to address the Committee. Mrs Slavin made her views on the site known.

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (a) to note the options for enforcement action:
- (b) to note that a Building Warrant Enforcement Notice requiring reinstatement of the perimeter fencing would be issued;
- (c) to note that a Listed Building Enforcement Notice requiring that the building be made wind and water tight would be issued; and
- (d) that a report be submitted to the Committee, no later than November 2015, providing details of the owners intentions, and specifying possible enforcement action if there has been no progress made.

Note:- Provost McAllister and Councillor Casey left the meeting at this point.

PLANNING APPLICATION

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning application.

New Application:-

- (c) **DC15/123 - Change of use of from retail unit (class 1) to office (class 2) and installation of new entrance doors at 65 High Street, Dumbarton by Cube Housing Association.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto.

ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area, and the progress made on the renewal of restoration bonds for two of the sites.

Having heard the Planning & Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) to note the outcomes of the site visits outlined in Appendix 1 of the report;
- (2) to note the progress made on the renewal of restoration bonds for Dumbuckhill Quarry and Rigangower;
- (3) agreed that a further update be provided to the Committee in August 2016; and
- (4) otherwise to note the contents of the report.

DETERMINATION OF APPEALS AGAINST THE REFUSAL OF PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR CHANGE OF USE FROM NURSING HOME TO HOTEL AND EVENTS CENTRE AT DALMOAK HOUSE, RENTON ROAD, DUMBARTON (DC14/037 & DC14/038)

A report was submitted by the Executive Director of Infrastructure and Regeneration on the outcomes of two appeals.

Having heard the Planning & Building Standards Manager in further explanation of the report, the Committee agreed to note the outcome of the appeals.

CHAIR'S REMARKS

The Chair, Councillor O'Neill advised that a consultation document had been received seeking this Council's views on fixed odds betting terminals.

Having heard Councillor O'Neill in further explanation of the consultation, the Committee agreed that authority be delegated to the Planning & Building Standards Manager to submit this Council's response to the consultation.

The meeting closed at 11.02 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 22 JUNE 2015

- Present:** Councillor Denis Agnew ((e) & (f) only)
- Attending:** Pamela Clifford, Planning & Building Standards Manager ((a) to (c))
Bernard Darroch, Lead Planner ((a) to (c))
Keith Bathgate, Development Management Team Leader ((d) to (f))
- Apologies:** Councillors Gail Casey, Jonathan McColl and John Mooney

SITE VISIT

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

(a) Dumbarton Academy, Crosslet Road, Dumbarton

DC15/111 – use of external sports pitches by supervised groups of school aged children during school holidays (amendment of condition 30 of permission DC10/310) at Dumbarton Academy, Crosslet Road, Dumbarton, by West Dunbartonshire Council.

(b) 77-79 High Street, Dumbarton

DC15/053 – Change of use from shop (class 1) to coffee shop (class 3) including formation of outdoor seating area at 77-79 High Street, Dumbarton by Cuppacoff SC Ltd.

(c) Lomond Galleries, Main Street Alexandria

DC11/242: Extension to shopping centre to form foodstore, and associated alterations, including taking down and reconstruction of an existing stone façade to form new elevation and erection of a glazed entrance at Lomond Galleries, Main Street, Alexandria by Hermiston Securities; and

DC11/241 - Taking down and reconstruction of existing stone, free standing façade to form new elevation to extended listed building and the erection of a new glazed entrance (Listed Building Consent) at Lomond Galleries, Main Street, Alexandria by Hermiston Securities.

(d) Hardgate Hall, Glasgow Road, Hardgate

(e) 15A & 15B Glenhead Road, Clydebank

DC15/046 - Erection of One and a Half Storey Side Extension at 15A Glenhead Road, Clydebank by Mr Iain Wilson; and

DC15/049 - Erection of an Attached Side Garage at 15B Glenhead Road, Clydebank by Mr & Mrs O'Neill.

(f) Indoor Market, Clyde Shopping Centre, 26 Sylvania Way South Clydebank

DC15/041 - Change of use from class 1 retail to entertainment centre (retrospective) at Units 57-61, Indoor Market, Clyde Shopping Centre, 36 Sylvania Way South, Clydebank by H&H Entertainment

APPENDIX 2

DC15/027 - Erection of 6 flats and 4 houses with associated landscaping, access road and boundary treatments at Site of “Dunclutha”, Parkhall Road, Clydebank, by Parkhall Developments Ltd.

REASONS FOR REFUSAL

1. The proposed design fails to respect the character and amenity of the surrounding area by reasons of its visual relationship with neighbouring properties within the street scene, and its failure to minimise the loss of protected trees. Accordingly, the proposal is contrary to Policies GD1, H4 and E5 of the adopted West Dunbartonshire Local Plan 2010, Policies BC3, DS1 and GN5 of the emerging West Dunbartonshire Local Development Plan and the supplementary guidance “Residential Development: Principles for Good Design”.
2. The proposed road layout fails to make adequate provision for the turning of vehicles, does not accord with the standards specified in the Council’s adopted Roads Development Guide, and would potentially detract from the safety and convenience of road users. Accordingly, the proposal is contrary to Policy T4 of the adopted West Dunbartonshire Local Plan 2010 and Policy SD1 of the emerging West Dunbartonshire Local Development Plan.

APPENDIX 3

DC15/123 - Change of use of from retail unit (class 1) to office (class 2) and installation of new entrance doors at 65 High Street, Dumbarton by Cube Housing Association.

CONDITIONS

1. Notwithstanding the terms of the Town and Country Planning (Use Classes)(Scotland) Order 1997, or any subsequent order amending, revoking or re-enacting that Order, this consent does not allow the premises to be used as a betting office, pawnbrokers or pay-day loan shop, unless a separate application for planning permission is submitted.