



Agenda

Planning Committee

Date: Wednesday, 21 September 2016

Time: 14.00

Venue: Committee Room 3, Council Offices,
Garshake Road, Dumbarton

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Lawrence O'Neill (Chair)
Provost Douglas McAllister (Vice Chair)
Councillor Denis Agnew
Councillor Gail Casey
Councillor Jim Finn
Councillor Jonathan McColl
Councillor Patrick McGlinchey
Councillor John Mooney
Councillor Tommy Rainey
Councillor Hazel Sorrell

All other Councillors for information

Date of Issue: 9 September 2016

PLANNING COMMITTEE

WEDNESDAY, 21 SEPTEMBER 2016

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 - 11

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 31 August 2016.

4 NOTE OF VISITATION 13

Submit, for information, Note of Visitation carried out on 29 August 2016.

5 PLANNING APPLICATIONS

Submit report by the Strategic Lead - Regulatory in respect of the following planning applications.

New Applications:-

- (a) DC16/102 - Erection of residential development comprising 44 dwellings and associated works at the former Bonhill Primary School site, Main Street, Bonhill by Cube Housing Association. **15 - 26**
- (b) DC16/157 - Removal of condition 5 (retail type restrictions) of permission CB88/152 in respect of unit 6 at Clyde Retail Park, 75 Livingstone Street, Clydebank by VALAD European Diversified Fund (Jersey) 16 Limited. **27 - 32**

6 ANNUAL REVIEW OF QUARRIES AND LANDFILL SITES 33 - 50

Submit report by the Strategic Lead - Regulatory providing an update the 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.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 31 August 2016 at 10.00 a.m.

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

*Arrived later in the meeting.

Attending: Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader Forward Planning; Raymond Walsh, Network Co-ordinator; Nigel Ettles, Section Head - Litigation and Nuala Quinn-Ross, Committee Officer.

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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 22 June 2016 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 20 June 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

A report was submitted by the Strategic Lead - Regulatory in respect of the following planning applications.

New Applications:-

- (a) **DC16/106 - Modification of planning obligation relating to occupancy restriction (Planning Ref. VL3801) (flats 9, 10 and 11) at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.**

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

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to refuse to modify the planning obligation.

- (b) **DC16/046 – Erection of dwellinghouse and storage building (amendment to LL855) at Land to South East of Gallangad Cottages, Auchincarroch Road, Jamestown by Ms Fiona Beveridge.**

The Planning and Building Standards Manager was heard in further explanation of the report. Thereafter, the Committee agreed to indicate it was minded to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 herewith, and subject to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the green network.

Note: Councillor Jonathan McColl arrived during discussion on the above item of business.

- (c) **DC16/138 – Change of Use from Vacant Industrial Unit to Gymnasium (Retrospective) at Unit 1, Fleming Court, 2 North Avenue, Clydebank Business Park by Andrew Cairney.**

The Planning and Building Standards Manager was heard in further explanation of the report. Thereafter, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report as detailed within Appendix 3 herewith.

PLANNING APPEALS: USE OF UNITS 57-61, SHOPPING HALL 1, 36 SYLVANIA WAY SOUTH, CLYDEBANK AS AN AMUSEMENT CENTRE (DC15/041 & EP15/003)

A report was submitted by the Strategic Lead - Regulatory advising of the outcome of one planning appeal, and of the receipt of another related appeal.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) to note the outcome of the appeal against refusal of planning permission; and
- (2) to note the receipt of an appeal against the enforcement notice.

DEVELOPMENT PLAN UPDATE

A report was submitted by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

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

- (1) to approve the Development Plan Scheme and Participation Statement contained within Appendix 1 to the report; and
- (2) to approve the Supplementary Guidance Status Update contained within Appendix 2 to the report.

PROPOSAL FOR ERECTION OF MIXED USE DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE

A report was submitted by the Strategic Lead – Regulatory providing an update on the status of the planning application for mixed use development at Braehead Shopping Centre, submitted to Renfrewshire Council.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note that the Scottish Ministers have given clearance to Renfrewshire Council to issue planning permission for mixed use development at Braehead.

PLANNING GUIDANCE ON PAY DAY LENDING AND BETTING SHOPS

A report was submitted by the Strategic Lead – Regulatory seeking approval for the Planning Guidance on Pay Day Lending and Betting Shops, detailed within Appendix 1 to the report, to be used in the determination of planning applications.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve that the Planning Guidance on Pay Day Lending and Betting Shops, detailed within Appendix 1 to the report, be used in the determination of planning applications.

The meeting closed at 10.22 a.m.

NOTE OF VISITATIONS – 20 JUNE 2016

- Present:** Councillors Gail Casey, John Mooney and Kath Ryall.
- Attending:** Pamela Clifford, Planning and Building Standards Manager and Keith Bathgate Team Leader Development Management
- Apologies:** Councillor Jim Finn

SITE VISIT

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

a) Dean Street, Clydebank

DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

b) 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park

DC16/079 - Change of Use from Vacant Industrial Unit to Children's Soft Play Area at 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park by Neil Halls.

c) Bowling Basin, Bowling

DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.

d) Lomondgate Area 5

DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.

e) Land opposite Strathleven Park Estate, Stirling Road, Bonhill

DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.

f) Overton Farm, Overton Road, Alexandria

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.

DRAFT

DC16/046 – Erection of dwellinghouse and storage building (amendment to LL855) at Land to South East of Gallangad Cottages, Auchincarroch Road, Jamestown by Ms Fiona Beveridge.

MINDED TO GRANT subject to the following conditions:-

1. Exact details and specifications of all proposed external materials 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.
2. 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.
3. Prior to the commencement of works, full details of the design and location of all walls, fences and gates to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
4. Prior to the commencement of works on site, details of Sustainable Urban Drainage Systems shall be submitted to and approved by the Planning Authority and shall be implemented prior to the occupation of the house.
5. Prior to the commencement of development on site, details of a landscaping scheme including tree planting shall be submitted to and approved by the Planning Authority and shall be planted after the next planting season following the occupation of the house.

DC16/138 – Change of Use from Vacant Industrial Unit to Gymnasium (Retrospective) at Unit 1, Fleming Court, 2 North Avenue, Clydebank Business Park by Andrew Cairney.

Permission was GRANTED subject to the following condition:-

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 gymnasium/gymnastics club only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATION – 29 AUGUST 2016

Present: Councillors Jim Finn and John Mooney

Attending: Bernard Darroch, Lead Planning Officer

Apologies: Councillors Gail Casey and Lawrence O'Neill

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

a) Cherry Tree Court, Hill Street, Alexandria

DC16/106 - Modification of planning obligation relating to occupancy restriction (Planning Ref. VL3801) (flats 9, 10 and 11) at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 21 September 2016

DC16/102: Erection of residential development comprising 44 dwellings and associated works at the former Bonhill Primary School site, Main Street, Bonhill by Cube Housing Association.

1. REASON FOR REPORT

- 1.1** The proposal is subject to a representation from the Community Council and 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 full planning permission, and to delegate authority to the Planning & Building Standards Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a developer contribution towards the green network.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located to the west of Main Street, Bonhill and was formerly occupied by the original Bonhill Primary School. The site extends to almost 0.6 hectares and is currently vacant, with the old school having been demolished. It is bounded by Main Street to the east with the new Bonhill Primary School opposite, by housing to the north and south and by woodland to the west. The site is relatively level throughout. The bold school boundary wall and railings along Main Street remains, along with a row of mature trees.
- 3.2** Full planning permission is sought for the erection of 44 flats comprising a mixture of 1 and 2 bedroom properties. The properties will consist of social housing available for rent and would include 4 properties specifically designed for wheelchair users. The development would be contained in two linear blocks of flats, with a three storey block fronting onto Main Street and a two storey block towards the rear of the site. The flats fronting Main Street would be set back behind a landscaped area which is intended to provide some amenity space within the development. Parking would be spread throughout the site, although it would predominantly be located at either end of the site and on the new street which would be created between the buildings. In total, 54 parking spaces would be formed, with the option to create a further 12 parking spaces at a later date should it become necessary. Four communal

cycle storage sheds would be incorporated into the buildings and each property would have access to these. The new flats would be of a contemporary design with flat roofs, and it is proposed to finish the buildings in a light grey brick, with dark grey window and door frames.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to a condition to address parking requirements.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contaminated land, noise, permitted hours of work on site and dust control measures.
- 4.3** West Dunbartonshire Council Estates Section have no objection to the proposed development.

5. REPRESENTATIONS

- 5.1** Two representations have been received in relation to this application, from a local resident and from Bonhill & Dalmonach Community Council. The resident had no objection to the proposal but had enquired about whether the existing boundary wall is to be retained. The Community Council supports the principle of a residential development for social housing on this site but raises the following concerns:
- Plans should be drawn to a larger scale to be easier to understand;
 - Flats appear to be quite high and may be dominant at a location where there have never been buildings of this height before;
 - Height could overshadow the school opposite;
 - Potentially a large number of people would live within the development causing various impacts;
 - Refuse bin storage may be insufficient;
 - Bicycle storage facilities are unclear, but should be adequate and secure;
 - Access is close to Raglan Street and opposite Bonhill Primary School where there can be congestion and road safety issues;
 - Car parking would not be sufficient and may exacerbate existing parking problems in the surrounding area.
 - There is no provision for a play area within the development.
 - Lack of diversity of housing types, with no properties being provided for single people or large family homes.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as a housing opportunity with an indicative capacity of 24 social rented units. Policy H3 encourages the provision of social housing on sites allocated for such development.

- 6.2** Policy R2 specifies the open space provision required for all new development. However, assessment of open space requirements has been undertaken against the more up to date document, Our Green Network Guidance referred to below.
- 6.3** Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. Policy GD1 sets out development control criteria for the assessment of all new development. The layout and design of the development is assessed in Section 7 below. It is considered that the development complies with all of the above policies.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The application site is identified under Policy BC2 as part of an affordable housing opportunity with an indicative capacity of 30 units. Policy DS1 indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). All residential developments of more than 3 units are also expected to comply with the Residential Development: Principles of Good Design Supplementary Guidance. As discussed below, it is considered that the proposal would comply with these requirements.
- 7.3** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increase the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in developments. Policy DS7 requires that development on sites that are potentially contaminated are remediated to ensure the site is made suitable for its future use. The proposal is considered to comply with these policies.
- 7.4** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating SuDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with Supplementary Guidance "Our Green Network".

Policy GN5 supports the enhancement and management of woodland, and protects trees of amenity and biodiversity value. However, it does allow the removal of trees where clear justification is provided and appropriate replanting can be agreed. It is proposed to retain the row of mature trees adjacent to Main Street although it will require the removal of one tree to form a new access. There will also be appropriate landscaping and tree planting undertaken as part of the development. The proposal is considered to comply with these policies.

Principle of Development

- 7.5** The application site is vacant and is the former Bonhill Primary School site which was demolished. Redevelopment of this area for residential purposes would contribute towards the regeneration of the Bonhill area and would be consistent with the land use policies of the adopted and proposed development plans. The proposed housing would be provided as social rented accommodation, which is also consistent with the relevant land use allocation. Whilst the number of flats (44) is significantly higher than the indicative capacities listed in the adopted and emerging development plans (24 and 30, the latter being for a larger site), these indicative figures were based on an assumption that the site would be developed as family houses rather than small flats. There is no objection in principle to the development of the site for flatted units.

Layout, Design and Appearance

- 7.6** The proposed development would be sited at a prominent location on Main Street, Bonhill and has been designed to incorporate the principles of the Scottish Government's 'Designing Streets' document and the Council's Residential Design Guidance through the use of shared surfaces, a more pedestrian focussed layout and the prominence of open space/landscaping within the site. The shared-surface road and pedestrian links would ensure that the development is convenient for pedestrians and vehicles to move around, whilst footpath links onto Main Street would provide permeability with the site's surroundings. It would provide flats of varying sizes.
- 7.7** The design of the buildings will contrast with the existing housing nearby in terms of materials, size and appearance. The proposed flats would be of contemporary design and would be a mixture of two and three storey elements which would serve to break up the scale of the development and add visual interest. There is a neighbouring block of flats which are three storey in height and the school building was a similar height. Since the three storey block of flats will be set back from Main Street, it will not be overly dominant or cause any unacceptable overshadowing or overlooking of surrounding properties. The differing roof heights within the development will ensure that the newly formed street between the buildings will not be dominated by the buildings and will have a pedestrian scale.
- 7.8** The use of a grey brick will contrast with surrounding finishing materials on this part of Main Street. However, a variety of materials have been used nearby and range from red sandstone and buff facing brick to render. Since there are a variety of materials in the surrounding area, the introduction of a

grey brick is considered to be acceptable. The use of the grey brick will also complement the modern design which is proposed and the simple nature of the building which will incorporate recessed balconies in the design. It is not considered that the introduction of the new materials or the design would appear incongruous with the surroundings. The layout also allows the existing boundary treatments to be retained and this includes the wall and railings along the front elevation of the site with Main Street.

- 7.9** Although the development is of a relatively high density and garden areas are limited, it is considered that the new properties would enjoy an appropriate level of amenity. The flats are relatively small properties and are not intended to be occupied by large families, while there is a public park 100m away with sports pitches and woodland areas not much further. Within the development there will be common areas adjacent to Main Street, with private drying areas to the rear. By designing the development with pedestrians as the priority, the shared surface areas will feel as though they are integral to the development rather than a separate area solely for use by vehicles. Communal bin storage and cycle storage areas would also be provided within the development, and the locations and level of provision of these is considered to be appropriate.

- 7.10** A design and access statement has been submitted in support of the application which demonstrates how the layout addresses the surrounding area and the requirements contained in the Local Development Plan. The development aims to create a high quality and welcoming residential development, creating a sense of place which integrates with the surrounding area. The chosen design has been influenced by Government policy including Designing Streets guidance and the Council's Residential Design Guide. The density, layout, materials and general appearance of the development are all considered to be acceptable.

Landscaping and open space

- 7.11** Although the proposal does include landscaped areas at prominent locations within the site, it does not meet the open space provision contained in the Council's 'Our Green Network' guidance. The largest area of open space would be at the front of the site, adjacent to Main Street. This would contain a row of existing mature trees and form a setting for the development. Due to the shortfall in open space provision, the developer has agreed to make a contribution of £27,360 towards the green network.

Roads, Parking and Drainage

- 7.12** Although the road layout within the site is largely dictated by the size of the site, it has been designed to incorporate the principles of the Scottish Government's Designing Street document through the use of shared surfaces and a more pedestrian focussed layout. This means that the roads are slightly narrowed in places, to naturally slow the movement of vehicles. In the south eastern corner of the site, a new access into the development would be formed off of Main Street, a short distance from the junction with Raglan Street on the opposite side of the road.

- 7.13** A total of 54 parking spaces are proposed to serve 44 properties (123%). This is beneath the Council's 150% (66 space) parking standard for social housing, but the applicant has indicated that this level of provision has proved sufficient at similar developments elsewhere in their housing stock. However, there is space within the layout for a further 12 parking spaces to be formed should these be required in the future, albeit at the expense of some of the landscaping within the site. Following discussions with the Roads Service it is considered that this arrangement would be appropriate. A condition is proposed to ensure that parking and car ownership within the development is reviewed annually for a five year period to establish whether it becomes necessary to form any of the additional parking spaces. The roads and parking within the development which will make use of shared surfaces are not proposed for adoption. The development would incorporate Sustainable Urban Drainage Systems (SUDS) for the disposal of surface water from roads, parking and roof areas, and there are no objections from technical consultees.
- 7.14** The site is not at risk of flooding, but in order to provide appropriate surface drainage for the new housing and roads, the proposal would incorporate SuDS measures including use of permeable paving throughout the site. This will allow water to drain away more slowly, helping to alleviate pressure on the drainage network and reducing the risk of any localised off-site flooding.

Contamination

- 7.15** In order to ensure that the development is completed satisfactorily, conditions will be attached to ensure that any contamination on site is adequately addressed. The Council's Environmental Health Section is content that these conditions will allow any contaminated land issues to be resolved. To ensure that appropriate measures are taken if required, the conditions will seek to ensure that suitable remediation is undertaken.

8. CONCLUSION

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted and proposed local plans and would assist with the regeneration of the surrounding area, in line with the development plan strategy. The layout, design and materials of the development are all considered acceptable, and the proposal would improve the amenity of the area whilst providing high quality social housing. No technical problems have been identified.

9. CONDITIONS

- 1. Exact details and specifications of all proposed external materials 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.**

- 2. 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.**
- 3. Prior to the commencement of works, full details of the design and location 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.**
- 4. Prior to the commencement of development details of the design and location of the bin stores, cycle storage, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.**
- 5. 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.**
- 6. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.**
- 7. A landscaping scheme for the site 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 landscaping shall thereafter be maintained in accordance with these details.**
- 8. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:**
 - a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)**
 - b) an assessment of the potential risks (where applicable) to:**
 - human health;**
 - property (existing and proposed), including buildings, pets, service lines and pipes;**
 - ground waters and surface waters.**

- c) **an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.**
- 9. **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 historical 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.**
- 10. **The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out 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.**
- 11. **A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. 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 in writing by the Planning Authority.**
- 12. **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. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.**

- 13. During the period of construction, all works (including piling) 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.**
- 14. 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 shall 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. The 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.**
- 15. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.**
- 16. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.**
- 17. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.**
- 18. The existing boundary wall and railings shall be retained. No works to remove or alter any part of the boundary wall other than the formation of a new vehicular entrance shall be undertaken unless approved in writing by the Planning Authority.**
- 19. Prior to the commencement of development, details of measures to protect the trees adjacent to Main Street during construction work on site shall be submitted for the written approval of the Planning Authority. The approved tree protection measures shall**

thereafter be implemented prior to any construction/ground works commencing on site.

20. Twelve months after occupation of the first 30 flats within the development, a parking review shall be undertaken to ascertain levels of car ownership and whether there are any parking related issues within 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 (up to a maximum of 12 parking spaces as per the WDC Parking Standards (2016)) in accordance with the agreed recommendations and the details shown on Drawing No. SK(160627)010. Thereafter, yearly parking reviews shall be carried out and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority, unless the additional parking spaces have by that time already have been formed.
21. Prior to the commencement of development, a tracking plan shall be submitted for the written approval of the Planning Authority which demonstrates how the site will be serviced by large vehicles for bin collection and deliveries.
22. Prior to the commencement of development, details of the new vehicular access onto Main Street shall be submitted for the written approval of the Planning Authority. This information shall include details of any alterations required to be made to the boundary wall. Thereafter the new vehicular access shall be formed in accordance with the approved details prior to the occupation of any dwelling within the development.

Peter Hessett
Strategic Lead - Regulatory
Date: 6 September 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan

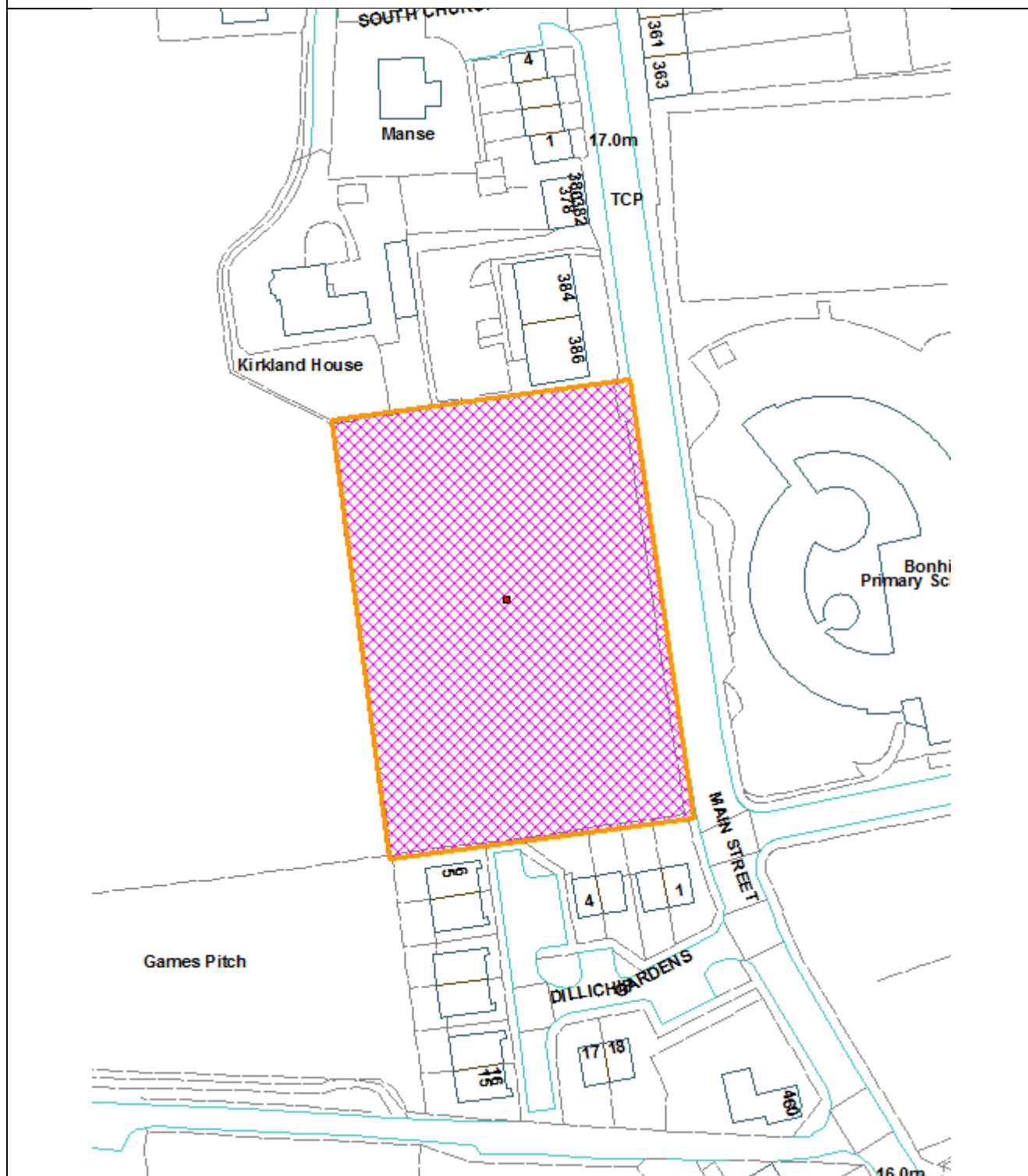
4. Consultation responses
5. Letters of representation

Wards affected: Ward 2 (Leven)

DC16/102

**Erection of residential
development comprising
44 dwellings and
associated works**

**Development Site At The Former Bonhill
Primary School
Main Street
Bonhill
Alexandria**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 21 September 2016

DC16/157 Removal of condition 5 (retail type restrictions) of permission CB88/152 in respect of unit 6 at Clyde Retail Park, 75 Livingstone Street, Clydebank by VALAD European Diversified Fund (Jersey) 16 Limited

1. REASON FOR REPORT

- 1.1** This application seeks to vary a condition of a planning permission and is of local interest. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Committee.

2. RECOMMENDATION

- 2.1** Grant planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site is a vacant retail unit (Unit 6) within the Clyde Retail Park, which is located to the north of Livingstone Street and immediately east of Clyde Shopping Centre and the Asda superstore. The retail park contains 11 units fronting approximately 530 shared car park spaces. The application unit was last occupied by Next Clearance in December 2015 and has a floor area of 934m².

- 3.2** The original outline planning permission for the Clyde Retail Park (ref. CB88/152) was subject to the following condition:

- 5.** *The following classes of retailing will not be permitted as the principal use of any unit within the development: food, drink, cars, petrol, clothes and footwear. However, it will be permitted, within each individual unit, to sell food and drink as a service to customers of the principal use and it will also be permitted to sell clothing and footwear as an ancillary part of any retail operation.*

Subsequent permissions PE97/093 and PE00/188 removed the restriction on the sale of clothes and footwear, but the restriction on the sale of food, cars and petrol remains in place. However, in determining an application for a certificate of lawfulness for partial use of Unit 7A for food sales (decision DC14/121), the Council considered that the condition did not prohibit food sales where these comprised no more than 30% of the net retail floorspace within a primarily 'comparison' retail unit.

- 3.3** The applicant wishes to use Unit 11 as a 'convenience' retail outlet (i.e. primarily food and drink, along with household consumables). It is understood that the unit will be occupied by a new warehouse format of Iceland store (the first of its type in Scotland), and that the existing Iceland store on Sylvania Way South will remain open. The current application therefore seeks to modify condition 5 of permission CB88/152 in respect of Unit 11, to remove the restriction on food retailing. This would be the first unit within the Clydebank Retail Park to be used for primarily convenience retail purposes, and a Retail Impact Assessment has been submitted with the application.

4. CONSULTATIONS

- 4.1** None.

5. REPRESENTATIONS

- 5.1** No representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** Policies RET1 requires a sequential approach to site selection for new retail development. First preference is for town centre sites, followed sequentially by edge-of-centre sites, then commercial centres, with out-of-centre locations only considered if sequentially preferable sites are unsuitable or unavailable. In this case although the site is within an identified Commercial Centre it is also an edge-of-centre location, and therefore a 'second preference' location.
- 6.2** Policy RET2A states that proposals for retail development in commercial centres will be supported where their function complements other centres within the network of centres, having particular care to not to undermine town centres. Policy RET2A also requires assessment against the criteria of Policy RET2, but that policy is for the assessment of proposals over 1,000 sq.m. convenience, so is not applicable in this instance.
- 6.3** The proposal is assessed against the requirements of policies RET1 and RET2A in section 7 below, and it is considered that the proposal would comply with these policies.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Scottish Planning Policy 2014 (SPP)

- 7.1** This states that decisions on development proposals should have regard to the context provided by the network of centres identified in the development plan and the sequential approach. Where development proposals in edge of centre locations are contrary to the development plan, applicants are required to demonstrate that more central options have been thoroughly assessed and that the impact on existing town centres is acceptable. Planning authorities should consider the potential economic benefit of development and take into account any displacement effect. These matters are assessed below.

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.2** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.3** Policy SC1 supports retail proposals which accord with the network of centres retail strategy set out in Table 5, and the retail development opportunities set out in Schedule 7. Table 5 states that new retail development under 1,000 sq.m will not be supported in Clyde Retail Park, which is identified as an edge of town centre commercial centre. It also states that proposals will be assessed in terms of impact on town centres.
- 7.4** Proposals which do not accord with the network of centres retail strategy in terms of policy SC1 will not be supported if:
- there is a suitable opportunity in a sequentially preferred location;
 - there would be an unacceptable impact on a centre which is sequentially preferred;
 - or the proposed site is not accessible by public transport.

Sequential Approach and Network of Centres

- 7.5** The applicant has provided an assessment of sequentially preferable sites within Clydebank town centre as part of the application. This has to be considered in the context of the proposal relating to an existing unit in an established retailing location which forms part of the network of centres.
- 7.6** The applicant's sequential assessment identifies three potential sites for a store of the size proposed: the Playdrome site, Rosebery Place and the Co-operative building. At the time of the assessment there were no ground floor vacant units within the enclosed centre of the size of the store proposed, although the former BHS store is now vacant. Of the 3 sites identified the applicant's assessment is as follows:
- The Playdrome site is allocated as a development opportunity for an 8,000sqm superstore in Schedule 7 of the LDP. The availability of the site is reliant upon external actions/timeframes, and not currently available to meet existing retailer requirements. Also, the part development of the site for the existing retailer requirement could make the site less attractive for the development of a larger supermarket.;
 - Rosebery Place is identified as a housing development opportunity in the local development plan. As such, it is neither available or suitable for retail development;

- The Co-Operative department store building is currently under-occupied, but currently available space will be taken up by the relocation of the Council's One Stop Shop.

7.7 With reference to the applicant's position it is accepted that the sequentially preferable options assessed are either not available or suitable to accommodate the application proposals. The Co-operative building has no available floor space, Rosebery Place is designated for residential development, and there is no certainty that the Playdrome site will offer a suitable opportunity for the development proposed. Further, it is not considered that the development proposed will have an adverse impact on the future development of the Playdrome site.

Vitality and Viability of the Town Centre

7.8 The applicant estimates that the proposed store will have a turnover of £5.32M. It is predicted that £3.99M of this turnover will come from trade diverted from other stores within the catchment, and £3.29M of this from stores within the town centre. This equates to a 4% impact on town centre trade, which is considered to be within acceptable levels. The applicant also assumes that £1.3M of the stores trade (25%) will be drawn from stores outwith the catchment. Even if this additional expenditure from outside the catchment area does not materialise, the levels of impact on the town centre would still be acceptable.

7.9 Overall, the level of impact on town centre trade that would result from this development does not raise any concerns. The foodstore offer within Clydebanks town centre is recognised as limited when compared to similarly sized towns and catchments the proposal would bring a vacant unit into use and increase the mix and attractiveness of the retail offer at the retail park. The proposal is therefore considered acceptable in relation to retail impact and retail capacity.

Public Transport and Impact on Surrounding Environment

7.10 The site is accessible by public transport and has good pedestrian access links with Clydebanks town centre. There are local bus services along Livingstone Street and other services nearby on Coldstream Road. The proposal will not have any adverse impact on the existing parking provision.

8. CONCLUSION

8.1 The key considerations set out by the adopted and proposed local development plans are whether there are the sequentially preferable sites and impact on Clydebanks town centre. It is accepted that there are no available and suitable sequentially preferred locations and that the impact on Clydebanks town centre is well within acceptable levels. The proposal, if implemented would bring a vacant unit within an established edge-of-centre retail location back into use, and would improve the retail mix and offer at this accessible location. As such, the proposal is considered to be in accordance with the development plan.

9. CONDITIONS

01. This consent approves the removal of planning restrictions relating to the sale of food and drink from Unit 6 of the Clyde Retail Park as contained in condition 5 of planning consent CB88/152 but the restrictions relating to the sale of cars and petrol remain in place.

Informatives

01. For the avoidance of doubt, the following classes of retailing will not be permitted as the principle use of any unit within the Clyde Retail Park: food, drink, cars, petrol, with the exception of Unit 6, edged red on the Location Plan, which is permitted to retail food and drink (Class 1 Convenience). It will be permitted within each individual unit, to sell food and drink as a service to customers of the principle use.

Peter Hessett
Strategic Lead - Regulatory
Date: 7 September 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Aurora House, 3 Aurora Avenue, Queens Quay,
Clydebank, G81 1BF.

email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

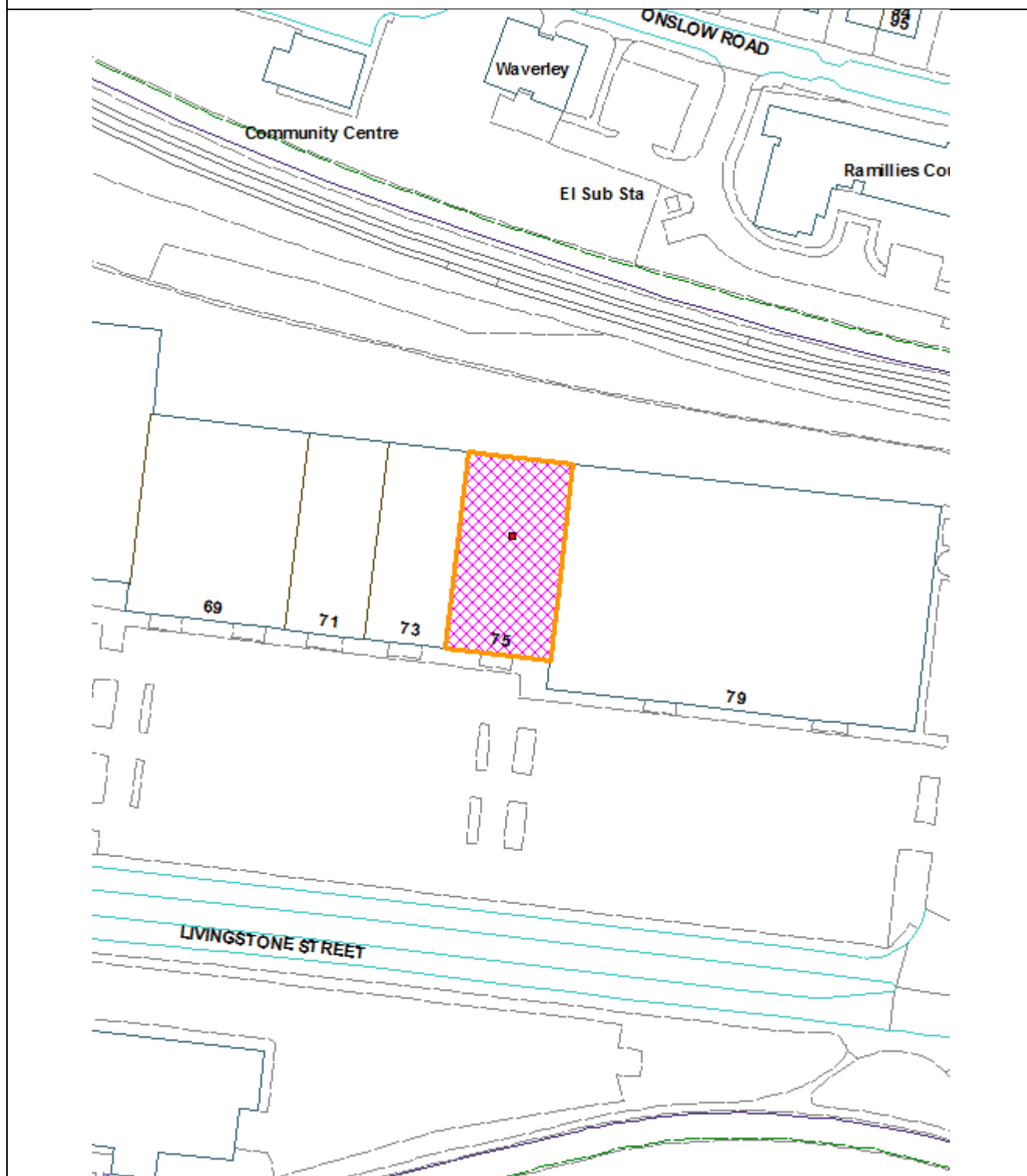
1. Application Forms and Plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire Local Development Plan 2016

Wards affected: Ward 6 (Clydebank Waterfront)

DC16/157

**Removal of condition 5
(retail type restrictions) of
permission CB88/152 in
respect of unit 6**

**Unit 6
Clyde Retail Park
75 Livingstone Street
Clydebank
G81 2XA**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 21 September 2016

Subject: Annual Review of Quarries and Landfill Sites**1. Purpose**

- 1.1** To update the Committee 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.

2. Recommendations

- 2.1** That **Committee note** (a) the outcomes of the site visits outlined in Appendix 1; (b) the progress made on the renewal of restoration bonds for Dumbuckhill Quarry and Rigangower; and (c) agree that a further update be provided to the Planning Committee in August 2017.

3. Background

- 3.1** A report was considered by the Planning Committee in April 2014 which detailed the progress of operations and restoration arrangements at the two quarries and two landfill sites within this Council's planning authority area. The Committee agreed that more formal monitoring arrangements for major mineral and waste sites would take place and that an annual report on these would be presented to the Planning Committee. Subsequently, the second annual report was presented to the August 2015 Planning Committee meeting, and it was agreed that the next such report would be provided in August 2016.

4. Main IssuesAnnual Monitoring of Sites

- 4.1** The third annual monitoring visits were carried out during June - September 2016, with all sites inspected by planning officers from the Development Management team. A summary of these visits is provided in Appendix 1. In general, all four sites continue to progress in accordance with their respective planning permissions. They vary in the restoration requirements set out by the planning consents, and therefore the extent of restoration that has been carried out on each site also varies.

Auchencarroch Landfill Site

- 4.2** Landfill is ongoing at the site, which is divided into a series of separate "cells" for operational and restoration purposes. At present, the operator is

undertaking clay capping works on the most recently filled cell (E1), and active landfill operations have moved on to the current cell (E2). Initial preparation works to clear aside and stockpile the topsoil from the next cell (E3) is underway. The recycling centre on the site is operating close to its capacity, and as a result of improvements in the amount of waste which is recycled there has been a continual reduction in the amount of waste being deposited as landfill, and consequently the rate at which landfill operations are progressing. Work on implementing the dry heathland habitat restoration on the capped and seeded cells is running behind schedule (these areas currently being acidic grassland), and discussions are ongoing with the operator to discuss these timescales for completion of the restoration of these cells in accordance with the approved Habitat Management Plan.

- 4.3** A review of the value of the restoration bond for Auchencarroch Landfill was undertaken in 2014, and it concluded that the implementation of the agreed Habitat Management Plan would not be fully covered by the restoration bond in place at the time due to inflationary increases, landscaping requirements and aftercare costs that were omitted from the previous calculations. The site operator (Barr Environmental) agreed with these findings and with the need to set a new bond value. A new bond amount is presently being put in place for the site. The value is linked to the discussions on the habitat enhancements (extent and phasing) and the two matters will be progressed together. In addition to the Council's bond, the site is also covered by a bond in place with SEPA as part of the waste management licence agreement which covers the extensive landfill gas and leachate infrastructure on the site.

Dumbuckhill Quarry

- 4.4** Since the 2015 visit, blasting has continued along the north and west faces of the quarry. A new mobile crusher plant has been installed on the quarry floor and aggregate output has increased. The operator (Paterson's of Greenoakhill) had applied for planning permission to amend the operational areas of the quarry, but this was refused in May 2015 (decision DC14/168). An appeal was lodged against that decision, but it has not yet been determined by the Scottish Ministers.
- 4.5** The main restoration works at Dumbuckhill Quarry will be habitat and landscape improvements to be carried out upon cessation of use of the quarry, and there is little which can be done until the quarry reaches its final extent. However, once the upper benches are completed these can be restored whilst extraction operations on the lower benches and quarry floor continues. This work has not yet been carried out, since the outcome of any appeal will have implications for the final bench levels, landscaping and areas on site that can be worked.
- 4.6** A review of the value of the restoration bond for Dumbuckhill Quarry was carried out for the Council in 2014. It concluded that the cost of the approved restoration work, quantities and rates were not adequately covered by the existing bond, which was agreed in 2003. However this bond was based on an approved restoration scheme which involved the importation of an estimated 15,100 cubic metres of soil for woodland planting. The 2014 review

suggested that the importation of soil may not be the optimum means of restoring the quarry, as there are already areas of natural regeneration of tree, shrub and herbaceous species which indicate that site-won materials could be a more suitable restoration material. It was therefore suggested that selected overburden from the quarry could be used instead, and it was recommended that this method be tested on a sample area within the site to determine its acceptability for the rest of the site. Restoring the site without the need for significant importation of soil would not only be more sustainable, but would also significantly reduce the cost of restoration works.

- 4.8** The findings of the report have been discussed with the operator and it was agreed that using selected overburden from the site and encouraging natural regeneration of species would be an acceptable method of restoring the site. As a short-term measure a new bond of £200,000 has been agreed and, dependent on the outcome of the appeal, a further increase will be negotiated to more closely reflect the revised amount recommended by the review once the outcome of the appeal is known.

Rigangower Landfill

- 4.9** Since the last visit, planning permission (DC14/160) was granted for an extension to the landfill site and the excavation and recycling of landfilled materials to create secondary aggregates. This permission included plant machinery which has recently been installed to break down the imported materials into different types and sizes of aggregate which can then be reused. The plant is screened by a large bund which has been grassed over. In addition, tree planting has been undertaken on the bund and some surrounding areas to help screen the development. Work on the site is being undertaken in accordance with the agreed phasing plan, which will result in a rolling programme of restoration work in due course. Excavation of the previously filled areas to recover recyclable material is underway, but at the time of the site visit, no work had commenced on the extension to the landfill site approved by the above permission.

- 4.10** The new permission for the site extended the life of the landfill site to 2044, as it involves the recovery of much of the material which had previously been deposited as landfill at the site and reduced the amount of new material that is actually deposited as landfill each year. Whereas the previous planning permission for the site was not subject to a restoration bond, the recent permission includes a bond. This has now been put in place and covers an initial value of £70,000, which will be reviewed at regular intervals to ensure that it remains adequate to cover the cost of site restoration.

Sheephill Quarry

- 4.11** This quarry has a historic planning permission dating from 1949, with very few conditions controlling operations on the site or restoration requirements. The site is therefore operating in compliance with its current permission. However the site is subject to long running ongoing applications for a Review of Minerals Permission (ROMP) which would result in more appropriate new conditions, and also for an extension to the north-west of the extraction area which is proposed to offset a change to the extraction area which is proposed

in the ROMP. Unfortunately, matters have not progressed significantly since last year due to land ownership issues which have so far prevented the site operator (William Thompson & Son) from entering into the necessary legal agreement. The ownership issue is understood to be before the courts and a decision is expected within the next year.

- 4.12** Over the last year the quarry has been busy due to high demand for aggregate, with the annual output currently running at around 380,000 tonnes. This has been extracted from the current base (98m AOD) level within the established quarry, and there has been no recent expansion of the extent of the worked area. The next phase of operation will see the quarry deepened to create another lower level, and a small extension of the working area at the south-end of the quarry has commenced in order to facilitate this. Additionally, it is intended to start quarrying the unworked eastern part of the site, working west to join the main workings. This will involve relocating the haulage road to Rigangower to the eastern boundary of the site. All of these works would be within the boundary of the current planning permission. In the event of planning permission being granted for the north-west extension this would become the operators priority for future working as the operator wishes to stabilise the existing very steep quarry face at this part of the site. The operator advises that the quarry has reserves of almost 24 million tonnes within the current planning permission boundary. This would take over 50 years to extract at the current rate, although the planning permission itself will expire in 2042.
- 4.13** There is currently no restoration bond in place due to the age of the permission for the quarry. However, in the event of the planning permission for the proposed extension being granted this would be subject to a bond, the details of which would require to be updated and agreed to ensure that the amount was sufficient.

5. People Implications

- 5.1** Staff time will be required to take forward any issues which arise from the monitoring exercise. It is anticipated that this additional workload can be accommodated within existing staff resources.

6. Financial Implications

- 6.1** Financial implications could arise in the future in the event of the failure of one of the site operators without a restoration bond, or the bond was not sufficient to cover the required restoration of the site.

7. Risk Analysis

- 7.1** There is a risk to the Council if the quarry and landfill sites fail however it is not of the same magnitude experienced by other Councils in terms of the open cast coal industry. There are financial and reputational risks to the Council if the sites are not formally monitored or the bonds are not adequate

to cover the full cost of implementing the agreed restoration proposals. There is a higher risk to the Council if no bonds are in place and the operator fails.

8. Equalities Impact Assessment (EIA)

- 8.1** It is not considered that the report or recommendations raise any equality issues.

9. Consultation

- 9.1** No consultation was necessary for the preparation of this report.

10. Strategic Assessment

- 10.1** The report supports the Council priorities.

Peter Hessett
Strategic Lead – Regulatory
Date: 7th September 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Email: pamela.clifford@west-dunbarton.gov.uk

Appendices: Appendix 1: Monitoring of Quarry and Landfill Sites 2016

Background Papers: Planning Committee Report 26 August 2015 : Annual
Review of Quarries and Landfill Sites

Wards Affected: All

Appendix 1

Monitoring of Quarry and Landfill Sites 2016

Auchencarroch Landfill Site, Jamestown
Dumbuckhill Quarry, Milton
Rigangower Landfill, Milton
Sheephill Quarry, Milton

Auchencarroch Landfill, Jamestown

Date of Site Visit: 6 June 2016

Attended by: Karen McChesney
Stewart MacCallum

Site Notes:

Officers were shown around the site by Gavin Ramsey (Barr Environmental - Director). The site visit included visiting the active and restored cells via the haulage access road around the perimeter of the site. Overall, work is ongoing at the landfill site with a steady stream of vehicles entering and leaving the site.

Cell E1 has reached its fill levels and has now been capped with clay. Overburden has been spread across the lining and geotextile membrane and it is awaiting final top soil finish. The cell is to be seeded with grass as an interim measure until its levels settle. Cell E2 is now the active cell for landfill materials and has approximately 400,000 cubic metres (around 18 months' worth) of landfill available. The next cell is to be E3, in which diggers are currently removing the topsoil (up to 3m in depth) and also some of the red sandstone deposits below it. Lining the cell is not likely to take place for another year (possibly June 2017). Topsoil is being stored for future re-use.



The landscaping required as part of the permission for the recycling centre was inspected, and it complies with the plan previously submitted. Trees have taken root but will need future maintenance.

Planning permission for the site allows a maximum of 116 vehicles to deposit waste at the site on a daily basis, with the total amount of waste material being imported set at a limit of 225,000 tonnes per annum. The volume of waste which can be brought onto the site is also limited by the fact that the recycling facility is approaching its operating capacity. Streaming of non-commercial waste is being undertaken to recover any waste capable of being recycled such as garden soils, metals, plastic bottles, etc. As a result of the recycling that is being undertaken, there has been a continual increase in the proportion of the waste brought onto the site which is removed from the site as recycle, and the proportion of waste which is deposited in the landfill is decreasing year on year. The introduction of food waste separation at source and collection by councils is also having an impact on the types of materials being landfilled, and the production of gas has therefore dropped significantly (20mW to 5mW across both Barr's sites).

Compliance with Conditions:

There are two separate planning permissions: DC07/233 which covers the whole of the landfill site and DC13/216 for a waste recycling facility.

DC07/233

The site is operating as an active landfill site and although it is evident that landfill cells are filling up this is happening at a slower rate due to improved recycling rates. Cell E1 which was an active cell for landfill last year is now complete and materials are now being deposited in E2.

The site is being partially restored by capping and grass seeding as the landfill is deposited across the site. Work on the habitat enhancement is to take place once the cell levels have settled as some cells have dropped site levels allowing further fill to take place.

The majority of conditions attached to this planning permission require on-going compliance. In particular, the site operator is required to provide annual reports in relation to progress on the habitat management proposals approved. A Technical Working Group made up of planning officers, the site operator, SNH and RSPB, is required to meet annually to monitor the habitat management of land out with the operation landfill area and this has not happened in the last few years. There was a brief discussion about the work done by the applicants agents to assist in habitat management across the site.

DC13/216

There are a number of conditions which require on-going compliance in relation to the waste treatment facility. The building is now operational and the conditions attached to this planning permission have been complied with. There are some conditions which will require the site to be restored in accordance with the restoration plan for the whole of the landfill site (DC07/233) in due course.

There is a requirement for landscaping to be undertaken to help screen the building and this has already been agreed. The landscaping is required to be completed by the end of the next appropriate planting season and this has now been carried out.

Any Breaches/Issues:

There is a bond in place which relates to site restoration. Work has been carried out by external consultants which confirms that the bond amount is no longer adequate and needs to be updated. The site operators have agreed to this and work has been carried out by their agents to review the bond amount. The site operators also need to confirm the phasing for the habitat management proposals for the completed cells and a meeting has taken place in advance of the Technical Working Group meeting. The applicant may also be involved in this.

Conclusions:

The operation of the site is generally in accordance with the planning permissions and the conditions granted. However on-going monitoring will be required to ensure that the habitat formation of completed cells to dry heathland is progressed as per the approved plans and that the site continues to operate in accordance with the relevant planning permissions.

Continued progress on the updated restoration bond is required to ensure the site is fully restored on completion of the landfill activities. Action on the habitat management proposals need to be progressed involving the technical working group.



Auchencarroch Landfill Site (aerial view from 2013)

Dumbuckhill Quarry, Milton

Date of Site Visit: 2 August 2016

Attended by: Bernard Darroch
Stewart MacCallum

Site Notes:

Officers were shown around the site by Kemp Lindsay, Estates Director. The main areas where work is ongoing is on the north/western areas and the quarry floor. No recent work has been undertaken on the eastern face of the quarry. The main plant on site, including mobile crushers, are located on the quarry floor next to areas used to stockpile materials.

The Estates Director advised that the areas where they are working involves an increase in the number of small blasts on site. Due to only one half of the quarry being worked at present, it is not operating in the most efficient manner.

Although the output has steadily increased in the quarry, aided by the introduction of a mobile crusher, it still falls short of the tonnage required to be removed to ensure the final levels are reached by the end of the planning consent.

Compliance with Conditions:

There has been compliance with the noise limits conditions and blasting notification to Environmental Health. Regular noise surveys are carried out and they are all below the recommended limits. Letters advising of the noise levels recorded have been receipted by Planning and Building Standards.

The majority of restoration on the site is required to be carried out on cessation of the quarry operations. The exception to this is the upper benches, as discussed below. However, some of the higher benches are already regenerating naturally in places and previously there was evidence of a pair of nesting birds on the cliff face. No additional restoration is required to be carried out at this stage. The bond amount has now been increased to £200,000 through a legal agreement and it may be necessary to review the bond further and revise this amount following a decision on the appeal.

Any Breaches/Issues:

Condition 47 – tree planting above the upper benches has not been carried out by previous owner. The new operator is still looking to extend into these areas and a planning appeal has been submitted and is currently being considered by Scottish Ministers. The condition should therefore be reviewed further to the outcome of this appeal.

Condition 29 – as previously, there was no soil storage on site when the site was bought over. It is likely that given the geology of the site and long historical use of the site there was not much overlying soil. This means that either soils will need to be imported or whinstone by-products used and these should be included in any restoration bond and plans.

Conclusions:

In the past year, the operation of the site continues to progress in accordance with the planning permission. An increased bond has been agreed and depending on the outcome of the appeal to alter the areas of quarrying, the restoration for the site will need to be reviewed further.



Dumbuckhill Quarry, August 2016



Dumbuckhill Quarry, August 2016

Rigangower Landfill, Milton

Date of Site Visit: 22 July 2016

Attended by: Bernard Darroch
Stewart MacCallum

Site Notes:

Officers were shown around the entire site (which is located in close proximity to Sheephill Quarry) by Andrew Thompson. During the site visit, operations were ongoing with vehicles depositing inert waste materials on the site. Since the last site visit, recycling plant has been brought onto the site and it is now operational. Although the plant is a large piece of equipment, it is located behind a bund of earth which acts as a screen. The bund has been grassed over and trees planted which will over time, further reduce the visual impact of the development. Due to the bund, the recycling plant is not readily visible from outwith the site.

There are no restrictions on the number of vehicles that can deposit material on a daily or annual basis and there is no restriction on the quantity of waste which can be deposited. The only restrictions relate to the finished ground levels which have to be completed in accordance with the approved plans. The planning permission for the site now expires in 2044 and restoration will be undertaken as work progresses on site. Since the recent planning permission (DC14/160) was only granted earlier this year for the site, it will be some time before any restoration work is undertaken.

The landfill site is quite remote and there were no issues raised with the work that was being undertaken on site at the time of the site visit.

Compliance with Conditions:

There are a number of conditions attached to the planning permission (DC14/160) which require on-going compliance. The most significant conditions which require to be complied with relate to the undertaking of appropriate screening in the form of a bund and tree planting. This work has been undertaken and in the long term, appropriate site restoration work will require to be undertaken on a phased basis.

Any Breaches/Issues:

There were no issues apparent during the site visit which would require any further action to be taken at the present time. However, on-going monitoring will be required to ensure that the work on site is undertaken in accordance with the agreed phasing plan and that it is fully restored. In addition, it will be necessary for the restoration bond to be reviewed at regular intervals to ensure that the site can be fully restored at all times.

Conclusions:

The landfill site is being operated in a satisfactory manner at the present time. Planning application (DC14/160) has been approved and is subject to a legal agreement to ensure that a suitable restoration bond is in place. This permission extends the area of the landfill site and involves the excavation of

previously landfilled materials and imported materials, to create secondary aggregates. In effect, it will extend the period of time that the site can be used for landfill purposes and delay the restoration of the site for approximately 30 years.



Rigangower landfill site 2016 (with Dumbarton in the background)



Rigangower landfill site 2015 (with Dumbarton in the background)



Rigangower landfill site 2016 (looking N)



Rigangower landfill site 2015 (looking N)

Sheephil Quarry, Milton

Date of Site Visit: 7 September 2016

Attended by: Keith Bathgate
Anne-Marie Turner

Site Notes:

Officers were shown around the site by Mr Andrew Thompson. The site was busy with a constant stream of lorries coming and going (although approximately 40% of lorry movements at the site are associated with Rigangower rather than Sheephill). The output over the last year was approximately 380,000 tonnes, and this level of operations has been more or less constant for the last 3 years. The remaining reserve is estimated at almost 24 million tonnes.

Since the previous site visit in summer 2015 the main activity on the site has been the expansion of the 98m AOD quarry level (the present quarry floor), resulting in the removal of most of the 110m AOD level other than a bench around the edge of the quarry void. These works have not been visible from outwith the quarry boundary. The 98m level will soon be extracted to the extent possible without widening the present quarry void, and it is therefore intended to form a new lower level. This will involve altering the route of the access ramp and a slight widening of the quarry void at its southern tip, and at the time of the site visit earthmoving was taking place in this area to remove the topsoil.

Additionally, it is proposed to expand the quarry void significantly to the east, and it is anticipated that work on this will start concurrently with the new level. The expansion to the east will involve relocating the haulage road to Rigangower to run around the eastern edge of the planning permission boundary. Extraction will commence at the east end of the new area and will work west to link up with the existing quarry void. Thereafter new levels cut in the new eastern area will be worked eastwards from the main quarry void. An existing bund along the southern edge of the new extraction area will be retained, so the visual impact of the work when viewed from the Clyde will be minimised, although it will be visible from outwith the site. There are currently no plans to work Sheephill itself or to disturb the archaeological features thereon.

A new concrete products area containing hardstanding, a cement silo, various pieces of plant and storage containers was formed on the north-eastern edge of the site around 15 months ago and has not changed since the previous site visit. Apart some renewal of older equipment there has been no significant change to the plant on the site.

The standard working hours are 07:00-17:30 Monday to Friday and 07:00-12:00 on a Saturday. The quarry also does maintenance over the weekend. Outwith these hours working operations tend to be only to meet particular contracts such as road contracts, and at such times it would typically work to 20:00 on one or two nights per week, and every second Sunday from 07:00-

16:00. When Sunday working takes place this is for stockpiling purposes and no lorries operate.

Blasting usually occurs two or three times a month during the hours of 1000-1600 Monday to Friday with no blasting at weekends as per the proposed ROMP condition. The quarry uses digital timers which are intended to produce a more even blast with less “shaking” of the ground.

Compliance with Conditions:

The current planning consent was granted on appeal in 1949 and contains only seven conditions, most of which have been discharged. The permission placed few limitations on the extent or method of working within the site boundary, and there do not appear to be any current breaches of planning control.

The site is subject to a long-running Review of Minerals Permission (ROMP) application and also a planning application for an extension to its north-west boundary. Unfortunately, matters have not progressed significantly since last year due to land ownership issues. The ownership issue is understood to be before the courts and a decision is expected within the next year.

There were no issues identified during the site visit. It is desirable to get the ROMP agreed to allow the quarry work under modern conditions especially restoration works, blasting operating hours, etc.

Conclusions

The quarry continues to operate within the terms of its planning permission. The next phase of works will mark the commencement of a significant eastwards expansion of the quarry void, which is also within the scope of the current permission. The ROMP and north-west extension application have not progressed this year due to the on-going legal issues. It is hoped that the legal issues can be concluded to allow the ROMP to be agreed this coming year.



Sheephill Quarry, 2014 (above) & 2016 (below)

