

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Education Centre, St. Margaret of Scotland Hospice, East Barns Street, Clydebank on Tuesday, 7 June 2011 at 10.40 a.m.

**Present:** Provost Denis Agnew and Councillors Jim Brown, Jim Finn, Marie McNair and Lawrence O'Neill.

**Attending:** Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader (Forward Planning); Keith Bathgate, Team Leader (Development Management); Colin Newman, Team Leader (Building Standards); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

**Apologies:** Councillors Gail Casey, Douglas McAllister, Jonathan McColl, Craig McLaughlin and Willie McLaughlin.

### **Councillor Jim Finn in the Chair**

## **DECLARATIONS OF INTEREST**

Councillors Brown and McNair declared a non-financial interest in Item 4(c) DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt and in item 4(d) DC11/082/PPP – Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank by Clydebank Rebuilt and DC11/083/FUL – Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank by Clydebank Rebuilt.

## **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 3 May 2011 were submitted and approved as a correct record.

## **PLANNING APPLICATIONS**

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications.

## **New Applications:-**

- (a) DC11/021/COU – Proposed Change of Use from Public House to Licensed Restaurant with External Seating Area and Canopy at The Pawn, 15 Overton Street, Alexandria by Mr Frank Reilly.**

Reference was made to the site visit undertaken in respect of this application. The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

The Chair, Councillor Finn, invited Mr Brian Kirk, agent for the applicant, to address the Committee and he presented his case in support of the application and was heard in response to a Member's question.

Following discussion, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 1 hereto.

At this point in the meeting, Provost Agnew advised that he would declare a non-financial interest, as had previously been declared by two other Members, in respect of Item 4(c) DC11/081/FUL and Item 4(d) DC11/082/PPP and DC11/083/FUL.

- (b) DC11/070/TEL - Erection of a 15 Metre High Telecommunications Monopole Mast and Ancillary Equipment Cabinet on an area of Pavement by Dumbarton Road, to the South of Dalnottar Pumping Station, Clydebank by O2/Vodafone.**

Following discussion and having heard the Planning and Building Standards Manager and the Network Management Services Co-ordinator in further explanation and in answer to Members' question, the Committee agreed to refuse planning permission, contrary to the recommendation of the Executive Director of Housing, Environmental and Economic Development, on the grounds that the proposal was detrimental in terms of visual impact on the amenity of the area by reason of its height and prominent position and the proposal would be contrary to policy DC4 of the Local Plan.

## **DECLARATIONS OF INTEREST**

As referred to previously in the Minutes, Provost Agnew and Councillors Brown and McNair, as Directors or former Director (in case of Provost Agnew) of Clydebank Rebuilt, left the meeting before deliberation of the next item of business and took no part in the proceedings. As the quorum of the meeting was three Members and only two Members remained at this point, the following applications DC11/081/FUL, DC11/082/PPP and DC11/083/FUL required to be continued to the next meeting of the Committee for consideration.

- (c) **DC11/081/FUL – Formation of permanent car parking and temporary car parking at Car Park, Garth Drive, Queens Quay, Clydebank by Clydebank Rebuilt.**

Due to the lack of a quorum, this application required to be continued to the next meeting of the Committee.

- (d) **DC11/082/PPP – Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank by Clydebank Rebuilt.**

**DC11/083/FUL – Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank by Clydebank Rebuilt.**

Due to the lack of a quorum, the two applications required to be continued to the next meeting of the Committee.

- (e) **DC11/097/COU – Erection of community hall at King George's Field, Milton Brae, Milton, Dumbarton by West Dunbartonshire Council.**

Reference was made to the site visit undertaken in respect of this application. The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

The Chair, Councillor Finn, invited Mr Ralph Ross, an objector to the proposal because of parking issues, to address the Committee and he made his views on the application known.

The Principal Solicitor was heard in relation to the procedure of the Committee with regard to Elected Members who were not Members of the Committee but who wished to be heard in respect of any items. It was noted that as the Planning Committee had agreed procedures to deal with representations, an Elected Member who was not a Member of the Planning Committee should make a request to be heard at the Planning Committee prior to the Committee meeting.

Following discussion and having heard the Network Management Services Co-ordinator in further explanation and in answer to a Member's question, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 1 hereto and an additional condition with regard to reviewing whether parking was causing traffic problems, after a period of 6 months.

## **SCOTTISH GOVERNMENT CONSULTATION ON IMPROVING CHOICE IN VERIFICATION OF BUILDING STANDARDS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting consideration of the consultation paper on the above and to agree a response.

Having heard the Planning and Building Standards Manager, the Committee agreed:-

- (1) to note the contents of the report; and
- (2) that Appendix A of the report would form the Council's response to the consultation paper.

## **SCOTTISH GOVERNMENT CONSULTATION ON AMENDMENTS TO NON- DOMESTIC ELEMENTS OF PERMITTED DEVELOPMENT RIGHTS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting consideration of the consultation paper on the above and to agree a response.

After discussion and having heard the Planning and Building Standards Manager in elaboration and in answer to Members' questions, the Committee agreed:-

- (1) to note that a workshop, organised by the Heads of Development Management Sub Group, was taking place on the consultation paper on 10 June 2011, following which any relevant comments arising therefrom would be incorporated into the draft consultation response
- (2) to remit this report to the next meeting of Council in order to allow Members to consider the contents of this report, and in particular Appendix A (Recommended Response to Consultation Questions) and to make any further comments as necessary prior to the deadline date of 1 July 2011; and
- (3) otherwise to note the contents of the report.

The meeting closed at 11.35 a.m.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE  
PLANNING COMMITTEE ON 7 JUNE 2011**

**DC11/021/COU – Proposed Change of use from Public House to Licensed Restaurant with External Seating Area and Canopy at The Pawn, 15 Overton Street, Alexandria by Mr Frank Reilly**

**Permission GRANTED subject to the following conditions:-**

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - (a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing); and
  - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. Outdoor seating and tables shall be confined to the area shown on the approved plans, and shall not be used between the hours of 9pm and 9am.
4. Prior to the seating area being brought into use, the approved fence separating it from the public road shall be installed, and this fence shall be retained thereafter unless otherwise approved in writing by the planning authority.
5. No amplified music or noise making equipment shall be used outside the building.

**DC11/070/TEL – Erection of a 15 Metre High Telecommunications Monopole Mast and Ancillary Equipment Cabinet on an area of Pavement by Dumbarton Road, to the South of Dalnottar Pumping Station, Clydebank by O2/Vodafone**

**Permission REFUSED on the following grounds:-**

1. The proposed mast would have a detrimental impact upon the visual amenity of the area by reason of its height and prominent position and the development would therefore be contrary to Policy DC4 of the West Dunbartonshire Local Plan 2011.

**DC11/097/COU – Erection of community hall at King George's Field, Milton Brae, Milton, Dumbarton by West Dunbartonshire Council**

**Permission GRANTED subject to the following conditions and an additional condition with regard to reviewing whether parking was causing traffic problems, after a period of 6 months:-**

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - (a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing); and
  - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. Exact details and specifications of all proposed external materials, including roller shutters and vandalshields shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
4. Not later than six months after the hall is first brought into use, a car parking survey shall be undertaken to establish the normal level of car parking generated by the community hall. The developer shall thereafter submit a report to the planning authority summarizing the findings of this survey and detailing any steps which are intended to address any significant parking shortfall which is identified. In order to allow the impact of the development upon parking in local streets to be established and addressed as necessary.