

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Tuesday, 6 September 2011 at 10.28 a.m.

**Present:** Provost Denis Agnew and Councillors Jim Brown, Gail Casey, Jim Finn, Jonathan McColl and Lawrence O'Neill.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader (Forward Planning); Colin Newman, Team Leader (Building Standards); Jack McAulay, Manager of Roads and Transportation; Stuart Gibson, Estates Surveyor; Nigel Ettles, Principal Solicitor and Craig Stewart, Committee Officer, Legal, Democratic and Regulatory Services.

**Apologies:** Councillors Douglas McAllister, Willie McLaughlin and Marie McNair.

**Councillor Jim Finn in the Chair**

### **DECLARATIONS OF INTEREST**

Councillors Brown, Finn and McColl declared a non-financial interest in Item 5(f) DC11/147/HOU – Single storey rear extension at 191 Nobleston, Bonhill, Alexandria by Mr I. Robertson.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 2 August 2011 were submitted and approved as a correct record, subject to the undernoted correction:-

To remove the words “having heard the Principal Solicitor” in the second paragraph under ‘Minutes of Previous Meeting’ and the sentence formerly containing these words would now read “It was noted that the meeting had become inquorate after three Members had left the meeting, having declared an interest in Planning Applications DC11/081/FUL, DC11/082/PPP and DC11/083/FUL”.

### **NOTE OF VISITATIONS**

A Note of Visitations carried out on 1 August 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

## **PLANNING APPLICATIONS**

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

### **Continued Application:-**

**(a) DC11/128/COU – Operation of open air market on Fridays at Three Queens Square, Clydebank by Miss Heather Young**

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 Ms Jennings, an objector to the proposal, to address the Committee and she made her views on the application known.

The Chair then invited Ms Young, applicant, to address the Committee and she presented the case in support of the application and was heard in answer to Members' questions.

The Committee then heard from the Estates Surveyor in answer to Members' questions in respect of some issues raised during the consideration of this application.

Following discussion, the Committee agreed that the application be refused on the grounds that the proposed use would have a detrimental impact on existing businesses and it would not be complementary to, or enhance the vitality and viability of, the surrounding town centre area and would have a detrimental impact on the general amenity of the area.

### **New Applications:-**

**(b) DC11/103/FULM – Erection of new health and care centre with associated access road, parking and flood management works at land to south-east of Vale of Leven Hospital by NHS Greater Glasgow and Clyde**

After discussion, the Committee indicated that it was minded to grant planning permission subject to no further material representations being received within the statutory timescale, and agreed that authority be delegated to the Executive Director of Housing, Environmental and Economic Development to issue the decision notice following the satisfactory conclusion of a Section 75 or other legal agreement relating to the retention of the flood storage works in perpetuity and subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

- (c) **DC11/133/FUL – Erection of 3 storey side extension and re-cladding of existing building at 151 Glasgow Road, Clydebank by JC Roxburgh & Co. Limited**

Following discussion, it was noted that this application had been withdrawn.

- (d) **DC11/139/COU – Proposed change of use of an existing café to hot food takeaway at 110 High Street, Dumbarton by Mr K. Barhaya**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

- (e) **DC11/146/FUL – Proposed re-cladding of residential properties at 1, 2, 3, 4, 5, 7 and 48 Halkett Crescent; 6, 7, 9, 11, 16, 18, 25, 67 and 73 Colquhoun Drive, Alexandria by West Dunbartonshire Council**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

#### **DECLARATIONS OF INTEREST**

As referred to earlier in the Minutes, Councillors Brown, Finn and McColl declared a non-financial interest in Item 5(f) DC11/147/HOU and left the meeting before deliberation of this application. After Councillor Finn had vacated the chair, the Committee agreed that Provost Agnew would take the chair while the next item of business was being considered.

- (f) **DC11/147/HOU – Single storey rear extension at 191 Nobleston, Bonhill, Alexandria by Mr I. Robertson**

After discussion and having heard the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

Note: Councillors Brown, Finn and McColl returned to the meeting at this point and Councillor Finn assumed the Chair for the remainder of the meeting.

- (g) **DC11/148/FUL – Proposed re-roofing, and external cladding of residential properties at Cleddans View, Duncombe View, Garscadden View, Gleniffer View and Peel View, Clydebank by West Dunbartonshire Council.**

After discussion and having heard the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the

Committee agreed to continue this application to the next meeting of the Committee to obtain additional information about the consultation which had been carried out and the cost of the works.

### **DECLARATIONS OF INTEREST**

Councillor Brown, as a neighbour of the applicant, declared a non-financial interest in Item 5(h) DC11/154 and left the meeting before deliberation of this application.

**(h) DC11/154 – Proposed installation of driveway at 44 Holly Street, Clydebank by Mr Robert Carson**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

Note: Councillor Brown returned to the meeting at this point in the proceedings.

**(i) DC11/159 – Erection of single storey glazed entrance enclosure at Carinthia Way, Clyde Shopping Centre, Kilbowie Road, Clydebank by Prime Commercial Properties Management Limited**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

### **STREET NAMING FOR NEW HOUSING ADJACENT TO LEVEN STREET AND THOMAS STREET, ALEXANDRIA**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting consideration of a street name for part of the new housing development adjacent to Leven Street and Thomas Street, Alexandria.

The Committee agreed that the street name of Howie Court be allocated to the new road in respect of this housing development.

### **LISTED BUILDING DECISION RELATING TO THE INSTALLATION OF FRENCH DOORS AT FLAT G/2, 207 GLASGOW ROAD, DUMBARTON (DC11/014/LBC)**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of a listed building appeal. Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note that the appeal had been dismissed and listed building consent refused.

**CONSULTATION FROM GLASGOW CITY COUNCIL: ERECTION OF NON-FOOD  
RETAIL WAREHOUSE PARK (50,000 SQ FT) AND FORMATION OF  
ASSOCIATED PARKING AT GREAT WESTERN RETAIL PARK –  
AMENDMENT OF CONDITION NC(B)(A) OF PLANNING PERMISSION  
97/02406/DC TO AMEND THE RESTRICTION LIMITING SALES FROM  
BULKY GOODS ONLY TO THE SALE OF ANY NON-FOOD ITEMS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of a consultation received from Glasgow City Council in respect of the above planning application and requesting agreement of the Council's response to the consultation.

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

- (1) that the Council object to this planning application and would submit Section 3 of the report as the Council's representation; and
- (2) that the Council Leader would submit a covering letter along with the Council's letter of representation.

The meeting closed at 11.28 a.m.

## **APPENDIX 1**

### **PLANNING COMMITTEE**

#### **NOTE OF VISITATION – 1 AUGUST 2011**

**Present:** Councillors Jim Brown, Jim Finn and Marie McNair.

**Attending:** Pamela Clifford, Planning and Building Standards Manager and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

#### **SITE VISIT**

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

DC11/078/COU – Change of use of retail unit to a financial services office by Scotvale Unit Trust Wimpole Services Ltd.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 6 SEPTEMBER 2011**

**DC11/128/COU - Operation of open air market on Fridays at Three Queens Square, Clydebank by Heather Young.**

**Permission REFUSED for the following reason:-**

1. The proposed use would not be complementary to, or enhance the vitality and future viability, of the surrounding town centre area and would have a detrimental impact on the general amenity of the area.

**DC11/103/FULM - Erection of new health and care centre with associated access road, parking and flood management works at land to south-east of Vale of Leven Hospital by NHS Greater Glasgow and Clyde.**

**MINDED TO GRANT permission 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. Exact details and specifications of all proposed external materials shall be submitted to and approved in writing by the Planning Authority prior to any work commencing on site, and these materials shall be implemented as approved.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including alterations to the existing stone wall at the eastern edge of the site, shall be submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
4. Prior to the commencement of works, full details of all hard surfaces shall be submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
5. No development shall commence until the trees marked for retention on the approved plans have been protected by suitable protective fencing around the extremities of their crowns. Details of the fencing shall be submitted to and approved in writing the Planning Authority, and shall be provided as approved throughout the construction period. No storage of materials shall take place within the areas so protected.
6. Unless otherwise approved in writing by the Planning Authority, any excavation works through the root areas of the trees marked for retention shall be undertaken by hand only.

7. A landscaping scheme for the amenity open space of the site shall be submitted to and approved in writing by the Planning Authority prior to commencement of development on site, and shall be implemented not later than the next appropriate planting season after the occupation of the medical centre. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
8. At the same time as the landscaping scheme is submitted under condition 7 above, full details of the structural planting to supplement the existing tree stand of Douglas Firs/European Larches, shall be submitted to and approved in writing by the Planning Authority, and the approved planting scheme shall be implemented not later than the end of the next appropriate planting season following occupation of the medical centre.
9. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.
10. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.
11. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person shall carry out an assessment and the findings of the assessment require to be submitted and approved in writing by the Planning Authority and implemented as approved.



13. Prior to work commencing on site, full details of the mitigation measures proposed in the “Ecological Assessment and BREEAM” by HEL (November 2010 and August 2010) including phasing for the works, shall be submitted to and approved in writing by the Planning Authority, and this shall thereafter be implemented as approved.
14. Prior to the occupation of the medical centre, full details of a strategy to improve signage and pedestrian/cycle links between the development site and Alexandria town centre shall be submitted to and approved in writing by the Planning Authority. This Strategy should include proposals to improve directional signage, including road signage (with reference to the “Dumbarton Town Centre Signage Strategy”) and lighting and public realm within the principal pedestrian/cycle route(s). In particular, the Strategy should include proposals to support and encourage movement between the medical centre and the town centre and from the town centre. The strategy shall thereafter be implemented as approved prior to the medical centre being brought into use.
15. Notwithstanding the details provided in Section 7 and Table 7.1 of “Transport Assessment” (May 2011, Laing O’Rourke), full details of the implementation of the Green Travel Plan, including timescales, shall be submitted to and approved in writing by the Planning Authority prior to the medical centre being brought into use, and the Plan shall thereafter implemented as approved.
16. Prior to the medical centre being brought into use, details of an electronic display screen to provide public transport information, such as SOLACE, shall be submitted to the Planning Authority for further approval and thereafter implemented as approved.
17. Prior to development commencing on site, full details of the alterations to the vehicular access onto North Main Street shall be submitted to and approved in writing by the Planning Authority. Such details shall include specifications for the signalised junction which take into account of projected traffic flow through the junction. The approved access alterations shall be completed prior to the medical centre being brought into use.
18. 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.

19. For the duration of the development taking place, the developer shall display the sign or signs provided, or copies thereof. Such sign(s) shall be displayed in a prominent place or places at or in the immediate vicinity of the site, must be readily visible to the public and any copies must be printed on a sufficiently durable material to remain legible throughout the period of development. In the event of the sign(s) being lost, damaged or removed whilst the development is ongoing, they shall be replaced at the earliest time practical.
20. This permission does not allow any retail pharmacy operation within the medical centre, and any such operation would require a separate grant of planning permission.

**DC11/139 - Proposed Change of Use of an Existing Café to Hot Food Takeaway at 110 High Street, Dumbarton by Mr K Barhaya**

**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. Prior to the commencement of development on site details of an adequate sized grease trap shall be submitted to and approved by the Planning Authority and shall thereafter be installed prior to the use being operational and maintained thereafter.
4. No development shall commence until details of an appropriate flue and extraction system have been submitted to and approved in writing by the Planning Authority. Such system shall be sufficient to ensure that cooking odours and noise/vibration do not affect nearby properties. The submitted details shall include the noise output and filter system, and shall be accompanied by a report by a suitably qualified ventilation engineer assessing the impact of the proposal upon neighbouring properties. The approved flue/extraction system shall be implemented prior to the use being brought into use and shall be maintained thereafter.

**DC11/146: Proposed re-cladding of residential properties at 1,2,3,4,5,7 and 48 Halkett Crescent, 6,7,9,11,16,18,25,67 and 73 Colquhoun Drive, Alexandria by West Dunbartonshire Council.**

**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. Full details of the external colour finishes to be used on the elevations of each block shall be submitted to and approved in writing by the Planning Authority before development commences on site and shall be implemented as approved.

**DC11/147 - Single storey rear extension at 191 Nobleston, Bonhill, Alexandria by Mr I Robertson.**

**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. Exact details and specifications of the proposed roof tiles 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.

**DC11/154 – Proposed installation of driveway at 44 Holly Street, Clydebank by Mr Robert Carson.**

**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.

**DC11/159 - Erection of single storey glazed entrance enclosure at Carinthia Way, Clyde Shopping Centre, Kilbowie Road, Clydebank by Prime Commercial Properties Management Limited.**

**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);
  - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.