

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Monday, 19 February at 10.00 a.m.

Present: Councillors Karen Murray Conaghan, Gurpreet Singh Johal, Lawrence O'Neill and Chris Pollock.

Attending: Cameron Clow, Planning Adviser; Nigel Ettles, Legal Adviser and Nicola Moorcroft, Committee Officer.

Apologies: Apologies were intimated on behalf of Provost Douglas McAllister and Councillors Ian Dickson, Daniel Lennie, June McKay, Hazel Sorrell, and Sophie Traynor.

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.

PROCEDURE

A copy of Procedure to be followed at the meeting was submitted and noted.

MINUTES OF PREVIOUS MEETINGS

The Minutes of Meetings of the Local Review Body held on 8 November 2023 and 29 November 2023 were submitted and approved as a correct record.

APPLICATION FOR REVIEW

DC23/037/FUL – Planning permission for change of use of the property from Class 1 to sui generis hot food and takeaway at 6C Lomond Drive, Dumbarton G82 3AS by Planning Services UK (c/o Mr P Landa).

Review papers were submitted for the above application.

Following discussion and having considered all of the information before it, the Local Review Body agreed to overturn the determination of the Appointed Officer and that

planning permission be granted, subject to the conditions as shown in Appendix 1 to these Minutes.

The meeting closed at 10.44 a.m.

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APPENDIX 1

DC23/037/FUL – Planning permission for change of use of the property from Class 1 to sui generis hot food and takeaway at 6C Lomond Drive, Dumbarton G82 3AS

1. The hours of operation of the development hereby approved shall be restricted to between 0800 and 2300 daily, unless otherwise agreed in writing by this Planning Authority.

Reason: In order to protect the amenity of the existing neighbourhood.

2. Before the development is brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Planning Authority. The proposed development shall not be brought into use until the ventilation systems are operational in accordance with the approved details.

The ventilation system shall:

- a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
- b) Be constructed by employing best practical means to minimise noise and vibration transmission via plant and the building structure.
- c) Noise associated with the business shall not give rise to a noise level, assessed with the windows open, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise, vibration, or odour nuisance.

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. It shall be installed as approved and maintained thereafter.

Reason: To ensure that waste oil, grease and fat from food premises do not cause damage to the public sewer in the interests of public health and amenity.

4. With the exception of commercial waste vehicles, no servicing of the premises, including deliveries and collections, shall be undertaken out with the hours of 0800 and 2300 daily.

Reason: To protect residential amenity of the neighbourhood.