

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Council Chambers, Clydebank Town Hall, 5 Hall Street, Clydebank G81 1UB on Wednesday, 2 August 2023 at 10.00 a.m.

Present: Councillors, Ian Dickson, Gurpreet Singh Johal, Daniel Lennie, June McKay, Lawrence O'Neill, Hazel Sorrell and Sophie Traynor.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; James McColl, Development Management Team Leader; Amy Melkevik, Lead Planning Officer; Ashleigh Ross: Technical Support Co-ordinator; Nigel Ettles, Section Head – Litigation (Legal Officer) and Nicola Moorcroft, Committee Officer.

Apologies: Apologies for absence were intimated on behalf Provost Douglas McAllister and Councillors Karen Murray Conaghan and Chris Pollock

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 14 June 2023 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

NOTE OF SITE VISITATIONS

A Note of Visitations carried out on 12 June 2023, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

A report was submitted by the Planning, Building Standards and Environmental Health Manager – in respect of the following Planning application:-

DC22/190/FUL - Erection of single wind turbine, 30m hub and 43m tip, access track, substation, agricultural shed and associated works at Land to East of Broomhill Wood, Bonhill, Alexandria by Mr Harris Smith.

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager and the Development Management Team Leader were heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr David Bole, objector, to address the Committee. Mr Bole was heard in support of his objections and in answer to Members' questions.

The Chair invited Mr Harry Scammell, objector, to address the Committee. Mr Scammell was heard in support of his objections and in answer to Members' questions.

The Chair invited Mr Robert Goodall, objector, on behalf of Beechwood and Wheatcroft Residents Association to address the Committee. Mr Goodall was heard in support of the objections from Beechwood and Wheatcroft Residents Association and in answer to Members' questions.

After discussion and having heard the Development Management Team Leader, in further explanation, and in answer to Members' questions, the Committee agreed to refuse planning permission for the reasons set out in Section 9 of the report, as detailed within Appendix 2 hereto.

CLYDEBANK BUSINESS PARK PLANNING GUIDANCE

A report was submitted by the Planning, Building Standards and Environmental Health Manager seeking approval to consult on draft Planning Guidance relating to Clydebank Business Park.

After discussion and having heard the Planning and Building Standards and Environmental Health Manager, in further explanation, and in answer to Members' questions, the Committee agreed to approve the publication of the draft, Clydebank Business Park Planning Guidance in Appendix 1 of the Report, for consultation for a 12-week period.

EFFECTIVE COMMUNITY ENGAGEMENT IN LOCAL PLANNING GUIDANCE

A report was submitted by the Planning, Building Standards and Environmental Health Manager seeking agreement to submit a response to the Scottish Government Consultation on Effective Community Engagement in Local Planning Guidance .

After discussion and having heard the Planning and Building Standards and Environmental Health Manager in further explanation, and in answer to Members' questions, the Committee agreed the proposed Council response set out in Appendix 1 of the Report.

STREET NAMES FOR HOUSING DEVELOPMENT AT GLASGOW ROAD – MILL ROAD, CLYDEBANK

A report was submitted by the Planning, Building Standards and Environmental Health Manager seeking approval to allocate two new street names within the new housing development at Mill Road/Glasgow Road, Clydebank.

After discussion and having heard the Planning and Building Standards Environmental Health Manager, in further explanation, and in answer to Members' questions, the Committee agreed to delegate the decision on the two new street names, within the new housing development at Mill Road/Glasgow Road, Clydebank, to the Convenor, the Planning and Building Standards Environmental Health Manager, in conjunction with Ward Councillors and in consultation with Clydebank East Community Council. The decision as to the agreed street names to be reported to the next meeting of the Planning Committee.

CONSULTATION ON SCOTTISH GOVERNMENT REVIEW OF PERMITTED DEVELOPMENT RIGHTS – PHASE 3

A report was submitted by the Planning, Building Standards and Environmental Health Manager regarding the above.

After discussion and having the Planning, Building Standards and Environmental Health Manager regarding the above in further explanation, and in answer to Members' questions, the Committee agreed the proposed Council responses set out in Appendix 1 of the Report.

The meeting closed at 11.25 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 12 JUNE 2023

Present: Councillors Jim Bollan (first site only), Karen Conaghan, Chris Pollock, and Gurpreet Singh Johal.

Attending: Pamela Clifford - Planning, Building Standards and Environmental Health Manager and James McColl - Development Management Team Leader.

SITE VISITS

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

Land at Mixed Use Development Site, Mitchell Way, Alexandria

DC22/201/FUL - Erection of Class 1 foodstore and associated access, parking, landscaping and associated works access, parking, landscaping and associated other works by Lidl Great Britain Limited.

Kilmalid, Stirling Road, Dumbarton G82 2SS

DC22/156/FUL - Relocation and reconfiguration of current car parking area, new employee vehicular entry and exit access routes from existing roundabout, relocated on-site lorry parking, rerouted internal access roads and associated works by Chivas Brothers Ltd.

APPENDIX 2

DC22/190/FUL - Erection of single wind turbine, 30m hub and 43m tip, access track, substation, agricultural shed and associated works at Land to East of Broomhill Wood, Bonhill, Alexandria by Mr Harris Smith.

It has not been demonstrated that the proposed agricultural shed is being provided in association with an agricultural land holding, nor has the nature of any farming operation at this location been quantified. Therefore, it cannot be concluded that the proposed shed is specifically required to support agriculture at this green belt and the shed would result in unjustified sporadic development within the green belt location. It is thus not a form of development that is supported in the green belt by Policy 8 – Green Belts of the National Planning Framework 4, Policy GB1 – Green Belt of the adopted West Dunbartonshire Local Development Plan, Policy GB1 – Greenbelt and Countryside of the proposed West Dunbartonshire Local Development Plan 2.