

PLANNING COMMITTEE

At a Special Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Tuesday, 19 November 2019 at 10.09 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson and Diane Docherty.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; John Walker, Assistant Engineering Officer (Roads); Ashley Mullen, Place and Design Officer; Nigel Ettles, Section Head – Litigation and Nuala Borthwick, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Daniel Lennie, Douglas McAllister, Marie McNair and Lawrence O'Neill.

Councillor Diane Docherty 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.

OPEN FORUM

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

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (1) DC19/114 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at the former Highdykes Primary School site, Braehead, Bonhill by AS Homes (Scotland) Ltd.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager was heard in further explanation of the report.

The Chair invited Mr Martin Craig, representing his mother Mrs Doreen Craig, to address the Committee. Mr Craig was heard in respect of Mrs Craig's objection with regard to the application.

The Chair then invited Mr William Moore, objector, to come forward to address the Committee and he was heard in respect of his objection

Thereafter, the Chair invited Ms Lynne Moore, representing Mrs Claire Wilson, objector, to address the Committee and Ms Moore was then heard in respect of Mrs Wilson's objection to the application.

The Chair then invited Mrs Jacqueline Swan, representing herself, Mr David Swan and Ms Lorna Hepburn, to address the Committee. Mrs Swan was heard in respect of the objections and in answer to Members' questions.

It was noted that the applicant was not in attendance at the meeting.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, the Team Leader – Development Management and the Assistant Engineering Officer (Roads) in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

(2) DC19/193 – Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre with associated parking and landscaping) at Main Street, Renton by West Dunbartonshire Council.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

The meeting closed at 11.03 a.m.

DC19/114 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at the former Highdykes Primary School site, Braehead, Bonhill by AS Homes (Scotland) Ltd.

GRANT full planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
 - Ibstock 'Drumquin' facing brick;
 - Ibstock 'Drumquin' facing brick ribbed feature;
 - Ibstock 'Hadrian Buff' facing brick;
 - Ibstock 'Hadrian Buff' facing brick ribbed feature;
 - Grey Marley Eternit Ltd modern roof tiles in smooth grey;
 - Double glazed PVC windows, RAL Anthracite Grey 7016;
 - External composite doors, RAL Anthracite Grey 7016;
 - PVC Fascias and Barge Boards, RAL: Anthracite Grey 7016;
 - Grey pre-cast cills;
 - Black PVC Marley 'Deepflow' gutters and downpipes;
2. Prior to the brickwork associated with any dwellinghouse being constructed or installed on site, a sample panel of all brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of development on site, full details of the design and locations of all retaining walls and other retention features within the site shall be submitted to and approved in writing by the Planning Authority. Such details shall include for the use of a 'Maccaferri Terramesh' retention system for the retention associated with open space areas and outward facing perimeters of the site boundary. Thereafter, the agreed retention details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, full details of all hard surfaces, walls and fences shall be submitted for the approval of the Planning Authority. For the avoidance of doubt, this shall include details for all footpaths and path networks within the site. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.

5. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority. Cycle parking should be provided at a minimum rate of 1 space per flatted dwelling and should be provided at ground level within a covered secure location.
6. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site (including those forming part of the woodland to the northern site boundary) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
7. Prior to the occupation of the last dwellinghouse within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved Drainage Design Statement (AS Homes Scotland, June 2019) and the approved plans. The SUDS and associated features including the swales and gullies once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
8. The soft landscaping and play equipment scheme and strategy for the site approved under drawing 'Landscape Proposals (Drawing No: 307-25-02b)' shall be implemented as approved no later than the next appropriate planting season after the occupation of the last dwellinghouse within the site. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.
9. The development hereby approved shall be constructed strictly in accordance with the finished ground and floor levels as shown on approved plan 'Engineering Layout (Drawing No: ENG-014 Rev B). Any alterations to these levels shall first be agreed in writing with the Planning Authority.

10. No dwellinghouse shall be occupied until the vehicle parking spaces associated with that residential unit have been provided within the site in accordance with approved plan 'Development Layout' (Drawing No. DL-002 Revision C). The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
11. Prior to the commencement of development on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority. The CTMP shall account for all vehicular activity and movements associated with the construction of the development and shall provide confirmation that all construction vehicles associated with the development when stationary shall be parked within the site and not on any adjacent road networks. The approved Construction Traffic Management Plan (CTMP) shall thereafter be implemented on site and will be adhered to for the duration of construction, until all construction activity is completed on site.
12. Prior to the commencement of development on site, details of the location of the site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details until all construction activity is completed on site.
13. 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.
14. 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.

15. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
16. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
17. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
18. 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. This 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.
19. 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 has been 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.

20. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

Mondays to Fridays 0800 – 1800

Saturdays 0800 – 1300

Sundays and public holidays No Working

21. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point/unit shall be submitted to and approved in writing by the Planning Authority. The car charging point/unit and associated infrastructure shall be installed in accordance with the approved details prior to the occupation of the last dwellinghouse within the site and maintained as such thereafter.

DC19/193 – Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre with associated parking and landscaping) at Main Street, Renton by West Dunbartonshire Council.

GRANT full planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
 - Forterra Building Products; Carsington Cream facing bricks
 - Half round sinusoidal profile cladding in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Steel post and welded wire mesh panels in powder coated steel in RAL 1036 Pearl Gold
 - Euroclad Opus Plank Profile in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Powder coated aluminium flashings/ capping and architectural louvres in RAL 1036 Pearl Gold
 - Curtain walling, doors and windows: Senior Architectural Systems, SF52 Vertical Curtain Walling and PPC aluminium spandrel panels,
 - SPW500 Doors, SPW600e Windows Powder Coated Aluminium RAL 1036 Pearl Gold
 - Standing seam roof, Euroclad Group Ltd, EC 75-400 Euroseam,
 - Aluminium - Mill Finish Stucco Embossed
2. Prior to the installation of brickwork on the development hereby approved, a sample panel of brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.

3. Prior to the commencement of development, full details including design and location of all walls, fences, gates, play equipment, external furniture, cycle/ scooter shelters and signage, including traffic management signage for the one way system at Station Street/ Back Street, shall be submitted for the further written approval of the Planning Authority. Thereafter, these shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority, prior to the education campus being brought into use.
4. Prior to the commencement of development on site, the existing trees on site to be retained, as detailed in the Tree Survey and Arboricultural Constraints Report dated September 2019, shall be protected by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. The fencing shall remain in place for the duration of the construction period and there shall be no storage of building materials or piling of soil within the protected fenced areas established pursuant to this condition.
5. No demolition works shall be carried out on the existing school building between the months of March to September inclusive unless a Nesting Bird Survey has first been submitted and approved in writing by the Planning Authority. Thereafter, all works shall be carried out in accordance with the approved Nesting Bird Survey. For the avoidance of any doubt, if nesting birds are recorded then no demolition works shall commence until the chicks have fledged.
6. If demolition works on the existing school building do not commence by 1st February 2021, a further bat survey will require to be carried out and submitted for the approval in writing of the Planning Authority before any demolition works start on site. Thereafter, works shall be carried out in accordance with the details and recommendations of the approved bat survey.
7. The soft landscaping within the site shall be undertaken in accordance with the approved landscape scheme and planting strategy and shall be implemented not later than the first appropriate planting season after the education campus is brought into use. Any trees or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.
8. The education campus shall not be brought into use until the parking bays, including disabled bays, as shown on plan number REN-OOB-02-ZZ-DR-L-0001 rev P06 are provided on site in accordance with the plan details. All parking bays shall thereafter be retained and capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.

9. Prior to the commencement of development on site, details of the design and location of two electric vehicle charging points/units within the site shall be submitted to and approved in writing by the Planning Authority. The infrastructure for the electric charging points/units shall thereafter be installed on site prior to the educational facility becoming operational and shall be maintained as such thereafter.
10. Prior to the commencement of development on site, details of the location, form and arrangement of any site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details. Any such storage or compound area hereby approved shall be removed from site once all construction activity is complete on site.
11. The new MUGA sports pitch shall not be made available for hire without a separate application for planning permission.
12. 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, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
13. 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.

14. 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.
15. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
16. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the 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 by the Planning Authority.
17. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.
18. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to the education campus being brought into use.

19. No development shall take place on site until such time as a noise impact assessment for the proposed mechanical ventilation system has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed ventilation system to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
20. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties.
21. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays: 0800-1800
Saturdays: 0800-1300
Sundays and public holidays: No working
22. 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 6472-1: 2008 '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. This 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.

23. During the period of construction, piling works shall be carried out between the following hours and at no other time unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays 0800 – 1800

Saturdays 0800 – 1300

Sundays and public holidays No Working

24. 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 has been 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.