

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

Planning Committee: 6 June 2007

**Subject: Planning Application DC05/335: Residential Development of 48
Units, Car Parking and Access Road at Beardmore Place, Dalmuir,
Clydebank by Link Group Limited.**

1. Purpose

- 1.1** The purpose of this supplementary report is to address the issues raised by the Planning Committees of 7 March and 4 April 2007 with regard to the above planning application.

2. Background

- 2.1** The above application was presented to the Planning Committees of 7 February, 7 March and 4 April 2007. The Planning Committee of 7 March 2007 agreed to continue the application pending the submission of an Odour Improvement Plan by Scottish Water concerning the Dalmuir Sewage Works by 1 April 2007 to the Council's Environmental Health Department. The Committee were advised at the Planning Committee of 4 April 2007 that the Odour Improvement Plan had not been received and agreed to continue the application pending the Plan's submission.

3. Main Issues

- 3.1** The Committee is advised that this application will now have to be the subject of a fresh Planning Hearing and consideration because of the recent Local Government elections.
- 3.2** Environmental Health have advised that a copy of the Odour Improvement Plan was received from Scottish Water on 16 April 2007 and that its contents consist of a summary of past problems and promises to look further at possible solutions. A more robust document is proposed to be produced in July 2007 which will have a timescale and costings for improvements. The Committee therefore has 3 options:
- (i) Approve the planning application subject to the conditions as outlined in the planning reports of 7 February, 7 March and 4 April 2007 (copy attached) with the findings of the Odour Improvement Plan being presented to the Planning Committee once they are available.
 - (ii) Continue the planning application until the findings of the Odour Improvement Plan are available for the Planning Committee.

- (iii) Approve the planning application subject to the conditions as outlined in the planning reports of 7 February, 7 March and 4 April 2007.

3.3 The previous Planning Committee raised concerns regarding odour from the sewage works. This matter is being addressed by Scottish Water under separate legislation. The Odour Improvement Plan is controlled by legislation administered by Environmental Health. Its implementation will lead to improvements and the applicant has no control over its submission and content.

3.4 Whilst odour is of concern, it is important that the Committee considers only details of the application before it, bearing in mind that the principle of residential development on the site has been established by the grant of outline consent in July 2004. The Committee is advised to consider matters such as the design, layout, access and landscaping of the development which are considered to be satisfactory. Therefore it is recommended that the planning application is determined according to option (i) or (iii) as detailed in Section 3.2 of the report.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implication

5.1 There are no financial implications.

6. Risk Analysis

6.1 There are no risk issues.

7. Conclusion

7.1 The findings of the Odour Improvement Plan are still inconclusive in relation to steps to be taken to contain odours from Dalmuir Sewage Works. Environmental Health has requested a more robust document to be submitted by July. The Committee therefore have 3 options as detailed in Section 3 above. The findings of the Odour Improvement Plan can be secured under the terms of Environmental Health legislation and are outwith the control of the applicant.

8. Recommendation

- 8.1 It is recommended that the planning application be approved subject to the conditions contained within the main report and supplementary report presented to Planning Committee of 7 March 2007 which are attached to this report.**

Irving Hodgson
Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)
Date: 23 May 2007

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Appendix: None

Background Papers: None

Wards Affected: 6