

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 27 August 2014 at 10.02 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Patrick McGlinchey, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning & Building Standards Manager; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

The Committee heard from Mr Ettles, Principal Solicitor, in relation to application 'DC14/145 – Erection of Memorial at Titan View, Glasgow Road, Clydebank by Clydebank Asbestos Group' that Members of the Clydebank Asbestos Working Group would only require to declare an interest in this item of business if they had been involved the selection of the proposed location.

Having considered Mr Ettles advice, no declarations of interest were made in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 25 June 2014 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 23 June 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

New Applications:-

- (a) **DC14/128 – Change of use from class 1 (retail) to class 3 (food and drink) and hot food take away at unit 3, 32 High Street, Dumbarton by Lasalle Investment Management.**

Having heard the Planning & Building Standards Manager in further explanation of the report the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

- (b) **DC14/145 – Erection of Memorial at Titan View, Glasgow Road, Clydebank by Clydebank Asbestos Group.**

The Planning & Building Standards Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair, with the agreement of the Committee, invited Mr Jephson Robb, sculptor, to address the Committee. A presentation on the proposed memorial was given by Mr Robb and he was heard in answer to Members' questions.

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto.

- (c) **DC14/149 – Change of use from shop to fitness and weight management centre at 21 College Way, Dumbarton by Ms Kay Young.**

Having heard the Planning & Building Standards Manager in further explanation of the report the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 4 hereto.

DETERMINATION OF APPEAL AGAINST THE REFUSAL OF PLANNING APPLICATION DC12/235 FOR RESIDENTIAL DEVELOPMENT AT SITE OF DUNCLUTHA HOUSE, OFF PARKHALL ROAD, CLYDEBANK

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the outcome of the planning appeal.

The Committee agreed to note that the appeal had not been upheld by The Reporter.

REVIEW OF QUARRIES AND LANDFILL SITES

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) providing an update on the annual monitoring of the two quarries and two landfill sites in the West Dunbartonshire Council area; and
- (b) advising on work carried out by external consultants on restoration bonds for Auchencarroch Landfill site and Dumbuckhill Quarry site.

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the outcomes of the site visits outlined within Appendix 1 to the report; and
- (2) that an update report would be presented to a future Planning Committee once discussions had taken place with the operators with regard to the findings of the external consultants.

ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION PROCEDURES

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval for the procedures and protocol for Councillor involvement at the pre-application stage.

Having heard the Planning & Building Standards Manager and the Principal Solicitor in further explanation of the report and in answer to Members' questions, the Committee agreed the procedures and protocol of Councillor involvement at the pre-application stage and the planning procedure notes contained within Appendices 2 and 3 of the report.

CHAIR'S REMARKS

The Chair, Councillor O'Neill advised that Scottish Ministers had allowed Renfrewshire Council to adopt their Local Development Plan, with Braehead included as a town centre, despite the recommendation from the Reporter that Braehead should be given town centre status.

Councillor O'Neill also advised that there were plans to hold elected member training sessions. Some of the training would be set up through the Improvement Service and invites would be extended to Members of neighbouring Local Authorities. He also advised that there was a possibility of bespoke training for Planning Committee members.

Councillor O'Neill also advised that a consultation was being issued by the Scottish Government seeking views on Betting Office and Payday Loan companies on the High Street. Councillor O'Neill informed that the consultation would be circulated to all Members once it became available.

The meeting closed at 10.40 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATIONS – 23 JUNE 2014

- Present:** Councillor Tommy Rainey
- Attending:** Alan Williamson, Forward Planning Team Leader and Keith Bathgate, Development Management Team Leader
- Apologies:** Councillors Gail Casey, Jim Finn, Patrick McGlinchey and Lawrence O'Neill

SITE VISIT

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

- (a) DC14/118 – Amendment to condition 30 of planning permission DC10/310 (to allow the school sports pitches to be used by school aged children during school holidays and at weekends between 9am and 3.30pm) at Dumbarton Academy, Crosslet Road, Dumbarton by West Dunbartonshire Council.
- (b) DC14/087 – Formation of new road junction including traffic signals and associated works relating to revised car parking and landscaping at Castle Street, Dumbarton by West Dunbartonshire Council.
- (c) DC14/008 – Formation of a new footpath using “ty-blocs” with a tarmac finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.

DC14/128 – Change of use from class 1 (retail) to class 3 (food and drink) and hot food take away at unit 3, 32 High Street, Dumbarton by Lasalle Investment Management.

Permission GRANTED subject to the following conditions:-

1. 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 in consultation with Environmental Health and thereafter it shall be installed prior to the use being operational and maintained thereafter.
2. Prior to the commencement of development on site, details of the flue system/extraction system shall be submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to the use being operational and shall be maintained thereafter.

DC14/145 – Erection of Memorial at Titan View, Glasgow Road, Clydebank by Clydebank Asbestos Group.

Permission GRANTED subject to the following conditions:-

1. No development shall take place on site until such time as the intended arrangements for the relocation of existing tree planting and long term management and maintenance of the memorial have been submitted to and approved in writing by the Planning Authority. Such arrangements, including any contracts or legal agreements, shall also be put in place before the development commences on site.
2. 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.

DC14/149 – Change of use from shop to fitness and weight management centre at 21 College Way, Dumbarton by Ms Kay Young.

Permission GRANTED subject to the following conditions:-

1. Prior to the commencement of the development full details of any graphics, film or other material to be applied to the inside of the window on the front elevation of the unit shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.