

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 5 June 2013

DC13/084: Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.

1. REASON FOR REPORT

- 1.1** This application relates to a proposal which raises issues of local significance, and the Council has an ownership interest in Garshake Road. Under the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is **Minded to Grant** approval of matters specified in conditions, and to delegate authority to issue the decision to the Planning and Building Standards Manager subject to the satisfactory conclusion of consultations with the Environmental Health Service, to the conditions set out in Section 9, and to any such additional conditions as may arise from the outstanding consultation.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a redundant part of the waterworks facility situated at the top of Garshake Road, to the north of Dumbarton. The site lies on the west side of the road, directly to the north of the remaining operational part of the waterworks facility. The site is partially enclosed by fencing although in some parts, this is falling into disrepair. In general, the site is overgrown and unkempt. There are some minor level changes throughout the site although there is a more pronounced drop in level along the western boundary of the site. To the north and east of the site are other disused elements of the former waterworks facility, whilst agricultural grazing land is located directly to the west. The application site also includes a section of Garshake Road which it intended to upgrade in order to provide appropriate access to the development. In total, the site extends to approximately 0.45ha.
- 3.2** The site was originally granted full planning permission for a 43 bed residential nursing home as part of a wider application covering various parts of the former water works (decision DC09/186). That permission was granted on 3 November 2009, but has since lapsed. Subsequently, planning permission in principle for a supported living centre on this site was granted on 5 April 2011, again as part of a wider application covering other nearby sites (decision DC11/044). That permission in principle remains valid.

- 3.3** It is proposed a single storey building consisting of eight residential units, to be occupied by people with disabilities who require on-site support staff to assist them in their own homes. These eight units would be arranged in two terraces of four on either side of a central reception/staff office. Each unit would have a private front and rear access. Six units would have one bedroom, and the other two units would have a second bedroom for use by carers or family members. The residential units would resemble two rows of traditional terraced cottages, whilst the central reception/staff office would be of a more contemporary design with significant glazing and a sloping ridge line. The building would be set back significantly from the road, thereby allowing suitable access and parking at the front of the building. There would also be sufficient room for landscaping to be undertaken to the front of the premises, whilst an enclosed patio area would be located to the rear. Finishing materials would include sandstone, slate with zinc ridging and white wet dash render. The section of Garshake Road between the site frontage and the junction with Campbell Avenue would be upgraded, including the provision of a footpath.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to the road being upgraded as proposed, the parking being provided as proposed, and to any gates into the supported living accommodation being set back a minimum of 5m from the road.
- 4.2** The applicant has submitted a contaminated land site investigation, as required by the conditions of the permission in principle. Comments from the Council's Environmental Health Service were awaited at the time of writing.
- 4.3** West Dunbartonshire Council Care Home Team and Scottish Water each have no objection to this proposal.

5. REPRESENTATIONS

- 5.1** One letter of representation has been submitted from a resident who lives close to the Knowle Burn some distance downhill from the site. The resident expresses concern that the local sewerage and surface drainage systems are not able to cope with further development, and that development of this site will contribute to drains overflowing into the Knowle Burn, exacerbating existing pollution of that watercourse.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site lies within the defined green belt and Policy GB1 states that there will be a general presumption against development other than development which is directly associated with a recognised countryside use such as agriculture, forestry, horticulture, outdoor recreation, or includes the re-use of vacant buildings. Development is also allowed where there is a specific locational

requirement and established need for the development and it cannot be accommodated on an alternative site.

- 6.2** In addition to the green belt designation, the local plan also identifies the whole of the former waterworks site as an Environmental Improvement Opportunity. Policy E8 encourages rejuvenation and restoration of such sites, which have been identified as having become vacant, derelict or underused and which present an opportunity for environmental improvements. The waterworks site is in serious dereliction and has become a target for fly-tipping. Schedule E8 lists the site as having potential for very low density development and/or the re-use of vacant buildings. The plan recognises that ownership of the waterworks has become fragmented at this location and expresses a preference for the comprehensive, rather than piecemeal, redevelopment and restoration of the whole waterworks site.
- 6.3** The proposed supported living accommodation development is of a higher density than was envisaged by Schedule E8, however this issue was considered at the time of the application for planning permission in principle, and it was concluded that a development of this scale would be in compliance with the policy. There are concurrent planning applications for a care home and dwellinghouse on the other parts of the water works land (applications DC12/229 and DC13/095, which are the subject of separate reports to this Committee). Collectively these developments would result in the comprehensive redevelopment of the western part of the former waterworks facility, as desired by the policy. It is therefore considered that the proposal is consistent with policy E8.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Development

- 7.1** The site has historically been used for public utility infrastructure purposes, although it has been vacant for a considerable period of time. Several neighbouring sites are also lying vacant, with only the site immediately to the south remaining as an operational part of the waterworks. This proposal represents an opportunity to redevelop an area of land which has become unsightly and which detracts from the appearance of the Green Belt, and whose development is supported by the local plan. Planning permission in principle has already been granted for a supported living centre at this location, so the suitability of the site for a use of this nature and scale has already been established.

Location, Design and Appearance

- 7.2** The proposed supported living centre has been designed to combine traditional cottage-style homes with a more contemporary central reception/staff office structure. Apart from the feature gable of the central office area, the building would be relatively low and would be set back from the road, and it is not considered that it would be unduly prominent in the landscape. To the rear of the building, each unit would benefit from significant amounts of glazing, giving residents a view over the open countryside. The proposal would employ traditional materials which reflect the semi rural

location, including slate, sandstone and white dash render. The addition of banding around the windows and stone lintels add to the detail and ensure that an attractive building would be constructed which is appropriate for this location. The boundary with the road would be softened by with the provision of a hawthorn/beech hedge on the inside of a post and wire fence along the length of the front boundary. Overall, it is considered that the building would be of an attractive design which is suitable for the site.

Technical Issues

- 7.3** Although this part of Garshake Road is a public road it is of substandard construction, and it requires to be upgraded to in order to provide suitable access to a development of this nature. Some upgrading work would form part of this application, and would include resurfacing the road, and provision of a footpath along its western side. Whilst these works would not bring the road entirely up to the normal standard for an adopted road of this nature, they are considered to be proportionate to the development proposed. In the event of future redevelopment of the vacant water works land on the east side of the road, further upgrading of the road, including a footpath on its eastern side, would be likely to be required in relation to that development. A condition is proposed requiring that the upgrading of the road take place before the development is occupied, and a similar condition is recommended in relation to the separate application for a care home (DC12/229). Although these two sites have different applicants it is understood that they are currently both in common ownership and that both developers will co-operate to implement the road improvements. Sufficient car parking would be provided within the development, and the proposal is acceptable to the Council's Roads Service.
- 7.4** The development will incorporate sustainable urban drainage (SUDS) features for the disposal of surface water, including a surface water soakaway. The purpose of SUDS is to prevent surface water running immediately into the sewerage network and this to avoid sewers overflowing into watercourses in the event of heavy rain. It is therefore not considered likely that the proposal would have any negative impact upon the Knowle Burn, as suggested by the objector. Whilst no other technical problems have been identified to date, final consultations with the Environmental Health Service in respect of the contaminated land site investigation were outstanding at the time of writing, and these would require to be concluded prior to any permission being issued.

8. CONCLUSION

- 8.1** Whilst the site is located in the green belt, the disused parts of the water works have fallen into a state of disrepair and have been allocated as an Environmental Improvement Opportunity where limited new development will be acceptable in order to improve the appearance of the area. Planning permission in principle has already been granted for supported living accommodation of the nature and scale proposed, and the proposal is considered to be of an attractive design which would accord with the requirements of the existing permission. Subject to conclusion of

consultations with the Environmental Health Service there are no outstanding technical issues.

9. CONDITIONS

- 01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed stone and slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 02. Notwithstanding the submitted details the proposed roof shall be finished in natural slate.**
- 03. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 04. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the supported living centre.**
- 05. The development shall not be occupied until the construction of the car park and upgrade of Garshake Road has been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The car park shall thereafter be kept available for parking at all times.**
- 06. 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 with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the development. The landscaping scheme shall thereafter be maintained in accordance with these details**

Informatives

- 01. *The applicant is advised that under the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 2 years from the date of this decision notice or***

within 3 years of the date when the relevant planning permission in principle was granted (whichever is the later of these two dates).

- 02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:***
- a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);***
- b) *A Notice of Completion of Development as soon as practicable once the development has been completed***
- 03. *The plans referred to as part of this decision are Drawing No(s). 01 Rev. G, 02 Rev. F, 03 Rev. B, Loc, L(90)002, L(90)001, L(90)003, L(90)004 & L(91)001.***
- 04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.***

**Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 17 May 2013**

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Appendix: None.

Background Papers: 1. Application forms and plans;
2. Consultation responses and representation;
3. West Dunbartonshire Local Plan 2010;and
4. DC 09/186, DC11/044, DC12/229, DC13/095.

Wards affected: 2 (Leven)