

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 15 November 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Diane Docherty, John Mooney, Lawrence O'Neill and Jim Finn.

Attending: Peter Hessem, Strategic Lead – Regulatory; Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; Raymond Walsh, Interim Manager – Roads and Transportation; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Karen Conaghan, Douglas McAllister and Marie McNair.

Councillor Jim Finn 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 4 October 2017 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 2 October 2017, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

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

- (a) **DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Sajad Nazir.**

After discussion and having heard the Team Leader – Development Management in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the submission of an appeal against the Council's failure to determine the application within the statutory two-month period; and
- (2) expressed the view that the application should be refused for the reason set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (b) **DC17/112 – Use of site for car wash and car sales at 90-92 North Street, Alexandria by Hemen Mohamadi.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

The Chair invited Ms Susan Maxwell and Ms Lorraine Watson, objectors, to address the Committee. Both were heard in respect of their representations in regard to the application.

The Chair then invited Mr Hemen Mohamadi, applicant, to address the Committee.

After discussion and having heard the Planning & Building Standards Manager, Team Leader – Development Management and Strategic Lead – regulatory in further explanation and in answer to Members' questions, Councillor Finn, seconded by Bailie Agnew, moved:-

That the Committee grant planning permission subject to the conditions set out in Section 9 of the report.

As an amendment, Councillor O'Neill, seconded by Councillor Mooney, moved:-

That the Committee refuse the application, on the grounds of loss of amenity to the surrounding residents.

On a vote being taken, 4 Members voted for the amendment and 3 Members voted for the motion. The amendment was accordingly declared carried.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short period for a comfort break. The meeting resumed at 11.16 a.m. with the same Members and officers present, as listed in the sederunt.

DIRECTION ISSUED BY THE SCOTTISH MINISTERS IN RESPECT OF PLANNING APPLICATION (DC17/177) FOR THE ERECTION OF AN OPENING BRIDGE OVER RIVER CLYDE AT DOCK STREET, CLYDEBANK BY RENFREWSHIRE CITY DEAL TEAM

A report was submitted by the Strategic Lead – Regulatory informing of a Direction requiring a planning application to be referred to Scottish Ministers for determination.

After discussion and having heard the Planning & Building Standards Manager and Strategic Lead – Regulatory in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

PLANNING APPEAL DECISIONS:

ERECTION OF GARAGE AND FORMATION OF DRIVEWAY, 115 DALGLEISH AVENUE, DUNTOCHER (DC16/249)

NON COMPLIANCE WITH CONDITION 3 OF PERMISSION DC16/079 (DELETION OF REQUIREMENT TO PROVIDE PEDESTRIAN CROSSING) AND FORMATION OF TWO DISABLED PARKING SPACES, UNIT 2 BLEASDALE COURT, 2 SOUTH AVENUE, CLYDEBANK BUSINESS PARK (DC16/227)

A report was submitted by the Strategic Lead – Regulatory informing of the outcomes of two planning appeals.

After discussion and having heard the Planning & Building Standards Manager and the Section Head – Litigation in further explanation, the Committee agreed to note the outcomes of these appeals and agreed to the issuing of a Breach of Condition Notice in terms of the non-compliance with condition 3 of permission DC 16/079.

CONSULTATION: REPORT FOR ERECTION OF RETAIL DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE

A report was submitted by the Strategic Lead – Regulatory requesting consideration of the Council's response to a consultation received from Renfrewshire Council regarding a planning application for retail development at Braehead Retail Park.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to a Member's question, the Committee agreed that this Council object to this planning application and that Appendix 1 of the report be submitted as the Council's formal representation.

ANTONINE WALL HERITAGE LOTTERY FUND PLAYPARK TENDER

A report was submitted by the Strategic Lead – Regulatory seeking approval to issue a tender, under the Scotland Excel Framework, in relation to the design and build of 5 playparks within the Antonine Wall Heritage Lottery Fund area. A presentation was given on the project by Project Nanager Emma McMillan.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the issue of the tender for the Playpark Design and Build contract.

CLOSING REMARKS

The Committee was informed of awards that were recently granted on Kippen Dairy and Bowling Archways. The Committee passed on its congratulations to everyone concerned on the significant achievements.

The meeting closed at 12.05 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 2 OCTOBER 2017

Present: Bailie Denis Agnew and Councillors Karen Conaghan, Diane Docherty and Marie McNair.

Attending: Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Development Management Team Leader and Bernard Darroch, Lead Planning Officer.

Apologies: Councillors Jim Bolla, Ian Dickson, Caroline McAllister, David McBride, Lawrence O'Neill and Brian Walker.

SITE VISITS

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

- (1) DC17/156 – Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238); and
- (2) DC17/129 – New bottling hall building including delivery, Storage and dispatch areas, and associated administration and support facilities, external barrel storage area, delivery roads and parking for HGVs, additional staff parking, landscaping and SUDS drainage scheme, at Kilmalid, Stirling Road, Dumbarton by Chivas Brothers Ltd.

APPENDIX 2

DC17/205 – Erection of 2.5 storey dwellinghouse and installation of associated driveway and access (Without complying with Condition 9 of Permission DC14/096 requiring upgrading of a road to adoptable standard) at land adjacent to Stirling Road, Glenpath, Dumbarton by Mr Sajad Nazir.

Expressed the view that Permission should be REFUSED by the Scottish Ministers for the following reason:-

1. The applicant has failed to demonstrate that an appropriate means of access to the site can be provided in accordance with the adopted National Roads Development Guide. Accordingly, the proposal is contrary to policy GD1 of the adopted West Dunbartonshire Local Plan 2010 and policy SD1 of the West Dunbartonshire Local Development Plan (Proposed Plan).