

Agenda



Planning Committee

Date: Wednesday, 25 November 2015

Time: 14.00

Venue: Committee Room 3,
Council Offices, Garshake Road, Dumbarton

Contact: Nuala Quinn-Ross, Committee Officer
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Dear Member

TO FOLLOW ITEM

I refer to the agenda for the above meeting which was issued on 13 November 2015 and now enclose a copy of the undernoted report which was not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

4. PLANNING APPLICATIONS

Submit report by the Executive Director of Infrastructure and Regeneration in respect of the following planning application.

New Application:-

- (c) DC15/195 - Residential development of 11 detached dwellinghouses with installation of new access road, associated landscaping and boundary treatments at Former Water Works, off Cochno Road, Clydebank by A&G Property Group Ltd. **1 to 12**

Distribution:-

Councillor Lawrence O'Neill (Chair)
Provost Douglas McAllister (Vice Chair)
Councillor Denis Agnew
Councillor Gail Casey
Councillor Jim Finn
Councillor Jonathan McColl
Councillor Patrick McGlinchey
Councillor John Mooney
Councillor Tommy Rainey
Councillor Hazel Sorrell

All other Councillors for information

Date of Issue: 16 November 2015

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 November 2015

DC15/195 Residential development of 11 detached dwellinghouses with installation of new access road, associated landscaping and boundary treatments at Former Water Works, off Cochno Road, Clydebank by A&G Property Group Ltd.

1. REASON FOR REPORT

- 1.1** This report relates to an application which raises issues of local significance, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant full planning permission** subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a disused section of Cochno Water Works, situated in the countryside to the north of Hardgate. The site is located on the south-west side of a single-track branch of Cochno Road which leads to Wester Cochno Farm. It is relatively flat with a slight gradient falling to the south-west away from Cochno Road. Until recently it contained 8 separate water settling tanks which are built into the ground, along with a freestanding water tower and some large shed structures. This part of the waterworks has been disused for some years and has been subject to some vandalism. A dangerous building notice has been served and demolition of the buildings is complete with the demolition materials requiring to be removed from site.
- 3.2** The application site is bordered to the south-east by the remainder of the waterworks, and to the north-east by Cochno Road with semi-mature trees and fields on rising ground beyond. An access lane runs down the north-western edge of the site to reach three detached cottages which face onto the western corner of the site. The land on the opposite side of this access lane is currently overgrown but is subject to an as yet unimplemented planning permission for a two-storey care home (permission DC12/255). To the south west, the site wraps around the side of the adjacent cottages and backs onto fields, with several smallholdings located some distance to the south-west beyond two lines of electricity pylons.
- 3.3** It is proposed to develop the site for eleven detached two-storey houses of four different types, comprising 2 x 4-bed with integral double garages, 3 x 4-

bed with detached double garages, 3 x 3-bed with detached single garages and 3 x 3-bed without garages. The new houses (together with two of the existing cottages) would be arranged to form a rectangular block, all facing into a central area of open space in the middle of the site. The new houses would be of traditional proportions but with a mix of traditional and contemporary styling features. Although the precise materials would require to be agreed with the applicant, it is envisaged that they would be finished in light coloured render with a stone base-course and some timber cladding features.

- 3.4** Vehicular access to the development would be by way of a new road taken from further down the tarmac section of Cochno Road, a short distance to the south of the junction of the existing private road. The new road would be built to an adoptable standard and would pass around the southern edge of the remaining part of the water works, and once within the housing site it would split into two short shared-surface cul-de-sacs. One cul-de-sac would serve most of the new houses, whilst the other would connect with the existing lane which runs along the front of the existing three cottages. The new road would thus become the main means of access not only to the proposed new development, but also to the 3 existing cottages and to the previously approved care home development. It is understood that the present junction of the lane onto the private section of Cochno Road would be closed to traffic, although pedestrian access would be maintained.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads, Greenspace and Environmental Health Services, and Scottish Natural Heritage all have no objection to the proposed development subject to various conditions. Scottish Water had not responded at the time of writing the report.

5. REPRESENTATIONS

- 5.1** One representation has been received from a resident of Cochno Road. They object to the proposal on the basis that the building of further houses will increase traffic along Cochno Road to the detriment of road safety and the inconvenience of existing residents.
- 5.2** There had also been a representation submitted jointly on behalf of the occupants of the three existing cottages noting various concerns about the proposal, notably in relation to access rights, however following discussions between these neighbours and the applicant, the representation has been withdrawn.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The application site is located in the designated Green Belt, where Policy GB1 indicates a general presumption against development. There are exceptions to this listed within the policy, but residential development is not included.

- 6.2 However, the proposed housing site (and also the adjacent care home site) is identified under Policy E8 and Schedule E8 as an Environmental Improvement Opportunity. Policy E8 encourages the rejuvenation and restoration of vacant, derelict or underused sites. Proposals for such sites should be compatible with surrounding land uses and should achieve the comprehensive redevelopment and restoration of the site. Schedule E8 identifies the site as suitable for low density residential development. These issues are discussed in Section 7 below, and it is considered that the proposal is in accordance with this policy.
- 6.3 Policy H4 sets out standards for the assessment of new housing development and Policy GD1 sets out general assessment criteria for all new development. It is considered that the proposal would comply with policies H4 and GD1.
- 6.4 Policy R2 sets out open space standards for new residential development. However, it is considered that the recently approved Green Network Supplementary Guidance is a more relevant basis for the assessment of the open space requirement.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 7.1 West Dunbartonshire Local Development Plan (LDP) Proposed Plan
On 8 April 2015, the Council advertised its intention to adopt the WDLDP, incorporating all of the Examination Report recommended modifications (with the exception of those relating to the inclusion of Duntiglennan Fields, Duntocher as a housing development opportunity). On the same date, the Council advised the Scottish Ministers of its intention to adopt the Plan. The policies referred to below therefore incorporate the recommended modifications. The formal adoption of the plan is presently with the Scottish Ministers.
- 7.2 The site is located within the Green Belt where Policy DS2 seeks to restrict development out with the urban area. Exceptions are listed but none are relevant to this application. Development within the Green Belt is to be suitably located, designed and landscaped to minimise impact on its setting and to not undermine the purpose of the green belt at that location. The proposal is not of a type allowed by Policy DS2 and the application is therefore contrary to this policy.
- 7.3 Policy DS1 requires all development to create successful places by having regard to the six qualities of a successful place: Distinctive; Adaptable; Resource Efficient; Easy to get to/move around; Safe and pleasant; Welcoming. Criteria are set out to assist with this assessment. It is considered that the development accords with these criteria.
- 7.4 Policy GN2 requires development to follow and integrating green infrastructure approach to design by incorporating SUDS, open space, paths and habitat enhancements at a level proportionate to the scale of development. This is considered below.

Residential Development: Principles for Good Design Supplementary Guidance

- 7.5** New residential development should accord with the draft supplementary guidance on residential development. This guidance seeks to ensure that housing developments give importance to the local context, are design-led, promote the six qualities of good design and are accompanied by supporting documents including Design and Access Statements. The proposed layout is considered to be of an appropriate density and layout, and to feature suitable house types, landscaping and open space for the context of the site. Overall the proposal is considered to be of a suitable character and appearance, and to be in compliance with the Council's design guidance.

Our Green Network Supplementary Guidance

- 7.6** The Council's draft Supplementary Guidance on the Green Network was approved at the April 2015 Planning Committee, and consequently published for consultation. The final version is being brought before this Committee for approval. As this reflects the Council's most recent guidance on green network delivery it is considered these open space standards should be applied to this development. These standards require all new residential development of between 10 and 49 houses to include landscaping and SUDS. Green/open spaces, access networks, habitat networks and off-site contributions may be required in developments of this size in some circumstances.
- 7.7** With specific regard to open space, there is an accessibility standard of everyone living within 250m of a 0.2ha usable amenity greenspace, play space or natural/semi-natural greenspace. The site is considered to meet this requirement by way of its countryside location. A quality standard is also included to ensure that the open space(s) that will be used by the development is of quality. In this instance, a quality open space is being provided by the developer. In terms of quantity, the guidance requires 15m² of open space per person. Based on the sizes of the houses proposed, it is estimated that this development will be home to 30 people giving an open space requirement of 450m². The proposal includes a 445m² of usable open space, including an equipped play area, which is in compliance with the guidance on quantity of open space. It is also considered that the design of the proposed open space would be attractive and in line with the design guidance contained in the document.

Principle of Residential Development

- 7.8** The application site is a disused brownfield site within the Green Belt to the north of Clydebank. Although Green Belt policies do allow for the sympathetic conversion of redundant rural buildings of suitable character into dwellings they do not allow for new-build housing in the countryside except in very limited circumstances such as farm workers' accommodation. The fact that land may be brownfield, or contain disused or unsightly structures, is not an exception listed within these policies.

- 7.9** However, during the preparation of the adopted (2010) local plan, it was recognised that there were two particular Green Belt sites- the Cochno and Garshake waterworks - where some form of new development might be desirable due to the extent of their dereliction, and these were therefore identified as Environmental Improvement Opportunities (EIOs). For the Cochno Water Works, the Plan proposed either the conversion of the former water works buildings into residential use or the redevelopment of the whole site for new low density housing. The designation included both the current application site and the land to the north-west, and the plan indicated that the whole site should be redeveloped in a comprehensive manner.
- 7.10** The new Local Development Plan does not carry forward the Environmental Improvement Opportunity policy. There is therefore a difference between the policies of the adopted Local Plan, which supports low density residential development on this site, and the emerging LDP, which does not. However, the proposals for the site have been under development, and subject to detailed discussion between the applicant and the Council, for some time, and are commercially linked to the adjoining care home development, which is under the control of the applicant. The proposal is considered to be in keeping with what was intended by the adopted Local Plan for the comprehensive restoration of the disused part of former Cochno waterworks site. It is therefore recommended that the development be supported in principle

Design and Appearance

- 7.11** As the site is within the countryside it would not be desirable to allow the new development to have an urban character. The existing pattern of development around Cochno Road is one of small groups of houses, many of which are (or were originally) associated with smallholdings. The 11 proposed houses would have smaller plots than when compared to some others in the area, but they would nevertheless be relatively large plots and would be comparable with those of the existing water works cottages adjacent to the site. It is considered that the proposal represents an appropriate number of units for the site.
- 7.12** The site is isolated from other housing apart from the three waterworks cottages, and it is desirable that the development should be well integrated into the landscape and should not give the impression either of being sporadic housing in the countryside or ribbon development along this arm of Cochno Road. The applicant has addressed these issues by designing the houses as a cluster arranged around a central area of open space, which is intended to have a “village green” character. The outer edges of the site would therefore comprise rear garden boundaries where driveway access is not intended and where hedgerows would be used to provide a suitable green edge to the site. It is considered that this layout would provide an attractive semi-rural character within the development whilst minimising the prominence of the new housing within the wider countryside.
- 7.13** Although the immediate neighbouring properties (the waterworks cottages) are 1960s style bungalows, the proposed new houses would be two-storey

properties. These would be of traditional proportions with 45° pitched roofs, and would feature some traditional detailing such as banding around windows, but the fenestration would have a modern character with some first floor Juliet balconies and some double-height window openings and timber panels. The precise finishing materials would require to be agreed, but it is envisaged that the buildings would be primarily render with stone detailing and basecourses, some timber cladding, and a natural slate roof and these issues could be controlled by a condition. Overall, the proposed house types are considered to be attractive and suitable for a rural location.

Impact on Neighbouring Houses

- 7.14** Of the three existing cottages adjacent to the site, two face directly onto it. The proposal would incorporate these two cottages into the group which surrounds the centre open space, so that one cottage would face directly onto the open space and the other would face the side of one of the new houses with an oblique view onto the open space. The relationship of these two cottages to the open space would therefore be similar to that enjoyed by the new houses themselves. The third of the existing cottages faces up the access lane which serves them, and would be less affected than the other two properties. All three cottages front a narrow private track which would be connected to the new road and upgraded, which would represent an improved means of access for the residents of these houses, as well as potentially giving them access to mains gas, water and sewerage infrastructure. All of the houses would be well spaced and it is not considered that there would be any overlooking or overshadowing of either the new properties or the existing cottages. Overall, the impact upon existing houses is considered to be acceptable.

New Road and Traffic Issues

- 7.15** The proposal involves the construction a new section of public road approximately 300m in length, between the new housing site and the current adopted part of Cochno Road. This new road would be within the Green Belt, and is a feature of the proposal which had not been anticipated when the site was originally designated as a Redevelopment Opportunity. At that time it was assumed that it would be possible to access the site via the existing private section of Cochno Road, with some upgrading if necessary. However, the subsequent approval of the care home in addition to the planned housing means that the access now requires being of an adoptable standard.
- 7.16** A previous application (DC14/138) for a similar housing development to that currently proposed intended to access the new houses by way of the existing private section of Cochno Road. During the course of the application it came to light that the applicant was unable to agree terms for the required upgrading of the existing private road with the other landowners concerned. The existing road and its verges are understood to be under the ownership of at least five different individuals and organisations. That application was refused in order to enable the applicant to submit the current amended application. The current application proposes a new road as a safe and convenient means of accessing the new development, and also the existing cottages and the previously approved care home.

- 7.17** The new road would be primarily single track, with intervisible passing places, but would feature a 2m footpath along its northern side and street lighting. The road is intended to have a “countryside lane” character, which would be reinforced by landscaping on either side, and it is considered that its appearance would be acceptable. A draft landscaping plan of how the new access road will be landscaped has been submitted for consideration. Whilst it must be acknowledged that upgrading of the existing private road would be a preferable solution in planning terms (and would also be significantly less costly for the applicant), under the circumstances it is considered that the proposed new road is the only viable means of providing appropriate access to the proposed housing and also the approved care home. It is not desirable that the new road be seen as a springboard for unplanned additional development in this part of the Green Belt, and an informative can be applied to any permission making clear that no support for such development is implied.
- 7.18** The one objection to the application is from a resident some distance from the site who is concerned about the increase in traffic using Cochno Road within the existing built-up area. However, whilst noting that some of the historic private accesses onto Cochno Road do not comply with current design standards, the amount of additional traffic likely to be generated by 11 new houses would not be significant in the context of existing traffic volumes using this section of Cochno Road. The Roads Service considers that the design of the proposed new road would be acceptable, and that there would be no adverse impact upon the safety or convenience of road users in the wider area.

Natural Heritage

- 7.19** Various self-seeded trees have also grown on the site, but none of these are of any great size or landscape value, and they are not subject to any tree preservation order or other protection. It is considered that the proposal would not result in any significant loss of wildlife habitat.
- 7.20** A bat survey had been requested to establish whether the disused structures were being used as a roost. However, prior to this being submitted the situation was overtaken by the dangerous building notice and the need to demolish the structures. The demolition of the buildings did not require an application for planning permission, and it was a matter for the applicant to ensure compliance with all relevant wildlife legislation whilst carrying out the works. The remainder of the site is not likely to be a bat roost due to the small size of the existing trees.

8. CONCLUSION

- 8.1** The proposed redevelopment of this site for residential development is in accordance with the adopted local plan, and whilst not specifically supported by the emerging local development plan the proposals have been under development and discussion for some time and it remains desirable to secure the comprehensive redevelopment of the derelict waterworks buildings in

order to improve the appearance of the site. It is therefore considered that in this particular case more weight should be given to the adopted local plan, which identifies the site as being suitable for low density housing development, and that the benefits of redeveloping the site and the consent for the care home are significant material considerations which justifies a departure from the LDP policy. The proposed layout and design of the houses are considered to be sympathetic to the site's rural location, and that the impact upon neighbouring houses would be also acceptable. The new road would provide appropriate access to the new housing and would also improve the access to the existing cottages and the previously approved nursing home. Overall, it is considered that the proposal would improve the appearance and character of the old waterworks site and would be an appropriate form of development for this location.

9. CONDITIONS

- 1. Prior to the commencement of development details of the Sustainable Urban Drainage Systems and its maintenance following installation shall be submitted for the approval of the Planning Authority. The SUDS shall be designed to ensure that those contaminants are not mobilised and that pollution pathways are not created, and shall be implemented prior to occupation of any house. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details.**
- 2. 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.**
- 3. 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 for 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 11A in relation to the intended use of the land after remediation.

4. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required carrying 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. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
5. The presence of any previously un-encountered 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 affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.
6. 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 in consultation with Environmental Health measures. 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.
7. Prior to commencement of works, full details of the design and location of all fences and walls, including any retaining walls, to be erected on the site shall be submitted for the written approval

of the Planning Authority. Such details shall thereafter be implemented prior to the occupation of the house to which it relates.

8. **Exact details and specifications of all proposed external finishing materials which shall include the use of natural slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on the site. Such details shall thereafter be implemented as approved.**
9. **A landscaping scheme for the amenity open space and boundaries of the site (including the edges of the new access road) 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 the occupation of the first house. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details. The landscaping shall include the replacement tree planting and the use of hedgerows to mark perimeter boundaries.**
10. **Prior to the occupation of any house within this development, all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays, passing places and turning heads.**
11. **Prior to the occupation of the sixth house in the development, all roads and footpaths within and serving the development including the new access road and connection to the 3 existing adjacent cottages shall be completed to their final specification and adoptable standard, including street lighting, traffic-calming measures and approved landscaping of the new access road.**
12. **The car parking spaces shown on the submitted layout plan (Drawing No L002.1) shall be constructed, surfaced and delineated on the site prior to the dwellings which they serve being first occupied, and these shall thereafter be retained for the purposes of parking.**
13. **During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Planning Authority shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday inclusive and not at all on a Sunday or Public Holiday.**

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 13th November 2015

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development
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Appendix: None

Background Papers:

1. Application forms and plans.
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Representations

Wards affected: Ward 7 (Kilpatrick)

DC15/195

**Erection of 11 detached
dwellinghouses and new
access road**

**Proposed Housing Site
Cochno Road
Hardgate
Clydebank**

