

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 16 December 2015 at 10.02 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Jim Finn, Jonathan McColl, John Mooney and Tommy Rainey.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Services Co-ordinator; Bernard Darroch, Lead Planning Officer; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Lawrence O'Neill and Hazel Sorrell.

Provost Douglas McAllister 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 at this point in the meeting.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 25 November 2015 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 23 November 2015, 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) **DC15/241 - Sub-division and change of use of a shop to form a hot food takeaway and a separate office unit with associated external alterations at 157 High Street, Dumbarton by Sky Pizza Ltd.**

Reference was made to the site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager was heard in further explanation of the report and advised that a representation from a local resident had been received. Their grounds of objection were that there were already too many takeaways in the area and they were concerned with noise, smell, litter and parking.

After discussion and having heard the Building and Planning Standards Manager, the Network Services Co-ordinator and the Lead Planning Officer in further explanation of the report and 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 in Appendix 2 hereto.

- (b) **DC15/222 - Erection of shared campus primary schools, early education and childcare centre and unit for children with additional support needs at St Kessog's Primary School, Dalvait Road, Balloch by West Dunbartonshire Council.**

After discussion and having heard the Building and Planning Standards Manager in further explanation of the report and 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 in Appendix 3 hereto.

PROPOSAL FOR ERECTION OF MIXED USE DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking agreement of this Council's response to a planning application received by Renfrewshire Council for mixed use development at Braehead.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Appendix 1 to the report be submitted to Renfrewshire Council as this Council's objection to the proposals.

The meeting closed at 10.20 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 23 NOVEMBER 2015

Present: Councillors Finn and Mooney
Attending: Pamela Clifford (a) and Keith Bathgate (a&b)
Apologies: Councillor Casey

SITE VISIT

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

(a) Auld Street/Beardmore Street, Clydebank

DC15/199 – Erection of 20 flats and associated parking at Auld Street/Beardmore Street, Clydebank by Wheatley Housing Group.

(b) Former Water Works, off Cochno Road, Clydebank

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.

APPENDIX 2

DC15/241 - Sub-division and change of use of a shop to form a hot food takeaway and a separate office unit with associated external alterations at 157 High Street, Dumbarton by Sky Pizza Ltd.

Permission was GRANTED subject to the following conditions:-

1. Notwithstanding the terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997, or any subsequent order amending, revoking or re-enacting that Order, this consent does not allow the Class 2 use to be a betting office, pawnbrokers or pay-day loan shop, unless a separate application for planning permission is submitted.
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 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 unless otherwise agreed with the Planning Authority.
3. Prior to the commencement of development, details of an adequate sized grease trap shall be submitted for the written approval of the Planning Authority and thereafter installed and maintained in accordance with the approved details prior to the hot food takeaway opening for business.
4. Prior to the commencement of development, details of the flue/extraction system shall be submitted for the written approval of the Planning Authority and thereafter installed and maintained in accordance with the approved details prior to the hot food takeaway opening for business. The submitted details shall include the noise output and filter system.
5. Prior to the commencement of development, details of the bin store shall be submitted for the written approval of the Planning Authority and thereafter formed and maintained in accordance with the approved details prior to the hot food takeaway opening for business.

DC15/222 - Erection of shared campus primary schools, early education and childcare centre and unit for children with additional support needs at St Kessog's Primary School, Dalvair Road, Balloch by West Dunbartonshire Council.

Permission was GRANTED subject to the following conditions:-

1. During the period of construction no delivery or removal of material from the site shall take place out with the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays, and not at all on Sundays or Public Holidays unless otherwise approved in writing by the Planning Authority.
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 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.
3. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved prior to the occupation of the new school. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and shall thereafter be implemented as approved.
4. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
5. Prior to the commencement of works on site full details of all ground surfaces including play surfaces, social space, roads and pathways shall be submitted for the further written approval of the Planning Authority and implemented as approved prior to the occupation of the new school.
6. Prior to the commencement of works, full details of the design and location of all bin stores, walls and fences (including retaining walls) and sprinkler tanks to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented within a timescale to be agreed by the Planning Authority.
7. Notwithstanding the approved plans, details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new school.
8. Notwithstanding the approved plans, details of the design and location of all external furniture, including cycle shelters shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new school.

9. Notwithstanding the approved plans, details of all external signage shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new school.
10. Notwithstanding the approved plans, final landscaping details to include the number, siting and type of trees, shrubs and plant species which shall include a landscaping strip along Carrochan Road shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. Planting shall be undertaken within a timescale to be agreed by the Planning Authority and no later than the next planting season after occupation of the school. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of a similar size or species.
11. The new sports pitch shall not be made available for hire without a separate application for planning permission.
12. Notwithstanding the approved plans, details of the specification and surface of the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. These details shall include appropriate safety margins around the outside of the playing surfaces of the pitch and appropriate drainage. The synthetic grass pitch shall be operational within a timescale to be agreed by the Planning Authority prior to the commencement of development on site.
13. Prior to the commencement of development on site a School Travel Plan and Workplace Travel Plan shall be submitted for the further approval of the Planning Authority and any actions arising from it shall be implemented prior to the occupation of the new school and shall be maintained thereafter.
14. Prior to the commencement of development on site, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and thereafter it shall be implemented prior to the occupation of the school and maintained as approved.
15. Prior to the commencement of development on site, a scheme for the control and mitigation of dust shall be submitted for the written approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction and identify measures to prevent or limit the occurrence and impact of such dust and thereafter shall be implemented as approved.
16. 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, pets, service lines and pipes; and
 - ground waters and surface waters.
 - c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
17. 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 of 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 IIA in relation to the intended use of the land after remediation.
18. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry 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.
19. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remediation works carried out within a timescale to be agreed by the Planning Authority.
20. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared

by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

21. Before any plant and machinery is used on the premises it shall be enclosed with sound insulating material in accordance with a scheme which shall be approved in writing by the Planning Authority and thereafter implemented as approved.
22. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
23. Prior to the commencement of development on site a swept path analysis, which demonstrates that the service access on Dalvair Road is suitable for use by buses, shall be submitted to and approved by the Planning Authority. Any actions arising from the analysis shall be implemented within a timescale agreed with the Planning Authority.
24. The disabled parking spaces to be formed on site shall be suitably signed.
25. Prior to the commencement of development on site directional arrows shall be marked in the car park prior to the new school becoming operational.
26. Prior to the commencement of development on site a pedestrian crossing shall be provided on Carrochan Road and the footway between the new crossing and the school entrance shall be widened to 3 metres and refuge islands shall be formed on the Miller Road and school entrance legs of the new roundabout and shall be formed prior to the new school becoming operational.
27. Prior to the commencement of development on site, details of the design and location of bat boxes shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented prior to any demolition or tree felling being undertaken on site.