

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 February 2012

DC11/257: Erection of residential development comprising 15 flats and 9 houses with associated car parking and landscaping at Granville Street/West Thomson Street, Clydebank by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application relates to land which is owned and will be developed by the Council. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to land which was previously occupied by 28 flats contained in two large blocks, and a car park area which once contained lock-up garages. The properties have been demolished and the site cleared. It is bounded by West Thomson Street to the north and Granville Street to the west. To the south is a multi storey tower block, Kilbowie Primary School is to the east and beyond Granville Street to the west are further residential areas. Directly to the north of the site, beyond West Thomson Street is a large area of open space (Boquhanran Park) and a car park serving nearby residential properties. The site covers an area of 0.76 hectares and has slight level changes throughout the site, with the high point being in the centre of the site.
- 2.2** Full planning permission is sought for the erection of 24 residential units consisting of 12 two apartment two person flats, 3 three apartment four person flats, 4 five apartment five person semi detached houses, 5 four apartment four person terraced houses and associated works to landscape the site and form an off street parking area. The flats would be 3 storeys high and would be located on the northernmost part of the site. Directly to the rear of the flats would be a vehicular access which would lead into a car park with space for 20 vehicles, a refuse collection point and access to bin stores. There would also be pedestrian access to the rear of the terraced properties to the south. The southern part of the site would consist of two semi detached blocks on either side of the terrace, all fronting onto Granville Street. The development would provide dedicated off street parking for each property and garden areas for every house and ground floor flat. Finishing materials would primarily consist of a mixture of buff facing brick and cladding, with concrete roof tiles and feature canopies over entrance doors. The finishing materials will result in a distinctive development which contrasts with those used in the surrounding area. All of the new properties would be social rented homes provided by West Dunbartonshire Council's Housing Service.

2.3 The development forms part of a project to build the first Council housing within West Dunbartonshire in decades. The Council were successful in their bid for Government funding for their project which aims to build 75 units throughout West Dunbartonshire. All of the new properties would be social rented homes let by the Council's Housing Service.

3. CONSULTATIONS

3.1 West Dunbartonshire Council Roads Service has no objection to the proposed development subject to the provision of a grit bin, adequate street lighting and a road opening permit being obtained.

3.2 West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to piling and construction noise, hours of operation on site and contaminated land.

3.3 West Dunbartonshire Council Estates have no objection to the proposal.

3.4 Scottish Power initially objected to the proposal due to a high voltage cable running through the site. However, they altered their stance and withdrew their objection after receiving confirmation that the cable will either be rerouted or the development constructed in a manner to avoid disturbing the cable.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

5.1 The majority of the site is covered by Policy H3 (Housing Opportunity Sites) which identifies the site as an opportunity to build social rented housing. The remainder of the site consists of an area of land running down the eastern edge which currently forms part of the grounds of Kilbowie Primary School. This part of the site is covered by Policy PS1 which identifies it for public service provision. This policy generally requires that existing community facilities are retained. However, the loss of the area of grass will not affect the overall operation of Kilbowie Primary School as there is sufficient other grassed areas and open space areas within the school grounds and it has also been identified as surplus to requirements. The policy states that when considering development on a community facility, consideration should be given to the impact on the amenity of the surrounding area and whether there would be an adverse impact on the community. In this instance, the operation of the school will not be affected as the grassed area in question has been identified as surplus to requirements and its development will not impact upon or detract from Kilbowie Primary School and will allow the adjacent housing development to be developed which will enhance the local area. The proposal is therefore consistent with the above policies.

5.2 Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. The proposal is assessed

against the criteria contained in the above policy in Section 6 below. It is considered that the development complies with the policies contained in the adopted local plan.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Location, Design and Appearance

- 6.1** The site was previously occupied by 28 flats and this proposal would have a lower density with 24 units proposed over a larger area. The site is within a residential area and includes land which currently forms part of the neighbouring primary school. The area of school ground that will be used is located along the eastern edge of the site and runs the full length of the site from north to south. It has been identified as surplus to educational requirements and comprises a grass area. Within the new residential development it will be used to allow an acceptable level of development to be accommodated on the site with adequate landscaping and parking provision. There will be no adverse impact on the community and the adjacent school.
- 6.2** The proposal is consistent with the existing pattern of development in the area as the surrounding area contains a mixture of house and flat types with varying density levels. The previous flatted development faced onto both Granville Street and West Thomson Street and although it had dedicated off street parking, it was insufficient for the housing that it served. The proposed development addresses the previous issues with the development of the site by providing a proper road frontage to the north and west and by providing each unit with dedicated off street parking. The provision of an upgraded footpath arrangement will also serve to improve access in the area. The proposed mixture of finishing materials will add visual interest to the buildings and ensure that they have an acceptable appearance. Due to the relatively minor level changes over the site, only slight design features are required to address the level changes. The overall design of the development will be distinctive and provide modern Council housing whilst ensuring that the housing will retain traditional proportions. The relationship with existing houses in the area is acceptable and the development will not give rise to any significant overlooking or overshadowing of nearby properties. The redevelopment of this site will contribute to improving the amenity of the area.

Noise

- 6.3** Due to the proximity of the site to Kilbowie Primary School, consideration has been given to the potential for noise generation from the school and its impact on homes in the proposed development. However, since there are no formal sports pitches within the school grounds, the main source of noise generation is likely to be from children playing. There will be few occasions where children will be present on site beyond 15.30 and it is unlikely that there will be any significant noise generation beyond this time. Consequently it is unlikely that noise from the school in its present form will impact on the proposed development.

Technical Issues

- 6.4** Sufficient car parking would be provided within the development and access to the site is acceptable to the Roads Service. The existing road network would be utilised, with the main change being the provision of an upgraded vehicular access leading

into the car park area. No technical problems have been identified and all technical consultees are content with the proposal.

7. CONCLUSION

7.1 The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan. The design, height and layout of the development is considered acceptable and the proposal would represent a significant improvement to the area. The development would therefore enhance the amenity of the surrounding area and there have been no technical problems identified. Overall, the proposal will provide a well designed development and provide much needed social rented accommodation to meet an identified need in the area.

8. RECOMMENDATION

8.1 Grant full planning permission subject to the conditions set out in Section 9 below.

9. CONDITIONS

- 1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 2. The developer shall 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.**
- 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. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall 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 be implemented as approved.**
- 5. 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 implemented as approved.**
- 6. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**

- 7. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.**
- 8. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 9. 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.**
- 10. 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 remedial actions shall be implemented within a timescale agreed with the Planning Authority.**
- 11. 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 first property. The landscaping shall thereafter be maintained in accordance with these details.**
- 12. Prior to the commencement of development, details of a suitable location for a grit bin shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.**
- 13. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.**
- 14. Where the risk assessment identifies any unacceptable risk or risks as defined under Part 11a of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.**

15. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
16. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. 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 in writing by the Planning Authority.

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and Economic Development
Date: 24 January 2012

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Appendix: None.

Background Papers:

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 5 (Clydebank Central)