

**WEST DUNBARTONSHIRE COUNCIL****Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 14<sup>th</sup> February 2024**

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**DC22/185/FUL:      Change of ground for the siting of three holiday lodges, associated waste water treatment plant and ancillary car parking at Former Maryland Water Pumping Station, Garshake Road, Dumbarton by Mrs Mary Gillies**

**1.      Purpose**

- 1.1**      To provide the Committee with additional information following continuation of the above planning application and to seek the Committee's decision on the application.

**2.      Recommendations**

- 2.1**      **Grant planning permission** subject to the revised conditions set out in Appendix 2 of the report.

**3.      Background**

- 3.1**      The above planning application was presented to Planning Committee on 13<sup>th</sup> April 2023. Appendix 1 contains a copy of the report previously considered by Planning Committee. It was determined by Committee to continue the application to allow officers to seek further detailed information on drainage and parking, which were proposed to be secured through condition, prior to the application being determined. The Planning Committee also requested that the applicant address concerns raised about the visual impact and safety of the stepped access to the lodges and the lack of disabled access.

- 3.2**      The applicant subsequently submitted an updated layout with the following changes:

- The stepped access from the car park to the central courtyard and lodges at upper level has been removed and the resulting opening in the 1.1m high wall closed off with timber cladding consistent with the rest of the wall.
- A new, more gradually sloping stepped access is proposed adjacent to the western elevation of Unit 1.
- Addition of a second 1.2m wide hard surfaced footpath which takes a wider sweep around the western side of Unit 1, with a lesser gradient (1 in 12) enabling wheelchair access.

- Two car parking bays at the western end of the parking area have been re-positioned to enhance the overall area for turning/reversing.
- One car park space has been designated for disabled drivers.

**3.3** In addition to the proposed changes, further information on drainage has been provided, which advises that waste water will be discharged via a soakaway to an on-site Sewage Treatment Plant, with surface water drainage collected and discharged via soakaways. A Phase 1 Desk Top Study on the historical usage, geology and potential contamination has also been submitted.

**3.4** In addition to the further details requested by Planning Committee, the applicant has also indicated that they are agreeable to the attachment of an additional Planning Condition restricting occupancy of the lodges to a maximum of 4 people per unit.

#### **4. Main Issues**

**4.1** There are no material changes to either the development plan position or the circumstances of the site since Committee previously considered the application.

##### Parking

**4.2** With respect to the requirement for a turning area that facilitates cars to enter and exit in a forward gear, which was highlighted in the original consultation response from the Roads Service, two car parking bays at the western end of the parking area have been re-positioned to enhance the overall area for turning/reversing. Disabled parking provision has also now been added. An updated consultation response from the Roads Service advises that the revised parking layout raises no concerns. It is therefore considered that the revised parking layout is acceptable.

##### Water Supply and Drainage Arrangements

**4.3** With regard to foul and surface drainage, the applicant has submitted further information which advises that waste water will be discharged via a soakaway to an on-site Sewage Treatment Plant, with surface water drainage collected and discharged via soakaways. It is noted that the drainage arrangements will meet current standards and SEPA Guidelines. In support of the proposed drainage arrangements, a Phase 1 Desktop Study on the historical usage, geology and potential contamination has been submitted. This study identified no potential contaminative uses of the site and concluded that the proposed holiday lodges would have a very low impact on the site and that there is a very low risk to current and future users. The drainage proposals have been considered by the Roads Service, who raised no objection in their consultation response. In light of this, it can be concluded that the proposed drainage arrangements are acceptable.

#### Design and Appearance of the development

- 4.4** In response to concerns about the safety and visual impact of the stepped access from the centre of the car park to the courtyard and lodges at the upper level, this access has been relocated to be adjacent to the western elevation of Unit 1. The gradient of the access has also been significantly reduced. It is considered that locating the stepped access to the side of the existing structure and Unit 1 will significantly reduce the visual impact, with the more gradual gradient also reducing safety concerns. As such, the new stepped access is acceptable.
- 4.5** Further to concerns about the lack of disabled access to the lodges, the revised layout includes a second 1.2m wide hard surfaced footpath which takes a wider sweep around the western side of Unit 1, with a lesser gradient (1 in 12). It is considered that this path will enable wheelchair access and is therefore acceptable.

#### Other matters

- 4.6** Whilst not an issue that the Committee sought additional or revised details in respect of, the applicant has provided updated details on the occupancy of the holiday lodges. The applicant has indicated that they are agreeable to the attachment of a planning condition restricting occupancy of the lodges to a maximum of 4 people per unit. It is considered that this will additionally allow further control over the occupation and use of the site, further reducing any potential impacts.

#### Conclusion

- 4.7** It is considered that the revised layout and details has addressed the requirements for further information on drainage and parking, which were identified in the April 2023 Committee Report (see Appendix 1). Additional changes to the stepped access and the provision of wheelchair access are also welcome and acceptable. Overall, the amendments to the detail and design beyond that previously granted planning permission in 2021, will have no significant or adverse effects on the physical appearance of the overall development or significant impacts on the surrounding landscape and visual amenity. The proposed changes are considered acceptable. It remains the case that the revised proposal accords with NPF4, the adopted West Dunbartonshire Local Plan and the proposed West Dunbartonshire Local Development Plan 2. The recommendation in 2.1 of this report is to grant the application subject to the revised conditions detailed in Appendix 2.

### **5. People Implications**

- 5.1** None.

### **6. Financial and Procurement Implications**

- 6.1** There are no financial or procurement implications in terms of this report.

## **7. Risk Analysis**

**7.1** No risks have been identified.

## **8. Equalities Impact Assessment (EIA)**

**8.1** Not required.

## **9. Environmental Sustainability**

**9.1** Matters relating to environmental sustainability have been fully considered via the planning application assessment.

## **10. Consultation**

**10.1** Consultation was undertaken as part of planning processes associated with the planning application. The proposed amendments and additional details provided do not result in any significant change to the proposal that requires the application publicity to be re-issued.

**10.2** An updated consultation response was received from the Council's Roads Service who raise no objections on parking the drainage matters.

## **11. Strategic Assessment**

**11.1** There are no strategic issues.

**Pamela Clifford**

**Planning, Building Standards and Environmental Health Manager**

**Date: 14<sup>th</sup> February 2024**

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**Appendix1:** DC22/185/FUL Committee Report (19/4/2023)

**Appendix2:** Updated conditions

**Appendix3:** Location Plan

**Wards affected:** Ward 3 (Dumbarton)