

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by Planning, Building Standards and Environmental Health Manager**

**Planning Committee: 20<sup>th</sup> September 2023**

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**DC23/083/FUL: Residential development of 27 affordable housing units comprising; 10 townhouses, 8 cottage flats (including 2 wheelchair accessible cottage flats); and 9 flats with associated landscaping, amenity space and parking on the former site of Faifley Bowling Club, Abbeylands Road, Clydebank by Knowes Housing Association**

#### **1. REASON FOR REPORT**

- 1.1** The planning application raises issues that in the opinion of the appointed officer merits the determination of the application by Committee. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

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

#### **3. DEVELOPMENT DETAILS**

- 3.1** The application site extends to 1.03ha and is located to the south of Abbeylands Road in Clydebank. The site, which was formerly in use as Faifley Bowling Club, is comprised of two bowling greens, a pavilion building and a tennis court. The bowling club closed in 2012 due to low usage.
- 3.2** There is a significant gradient across the site, which has three distinct levels. From the northern boundary situated at street level, an embankment drops approximately 3m southwards to the upper level which includes the pavilion, with the bowling greens situated on a mid-level approximately 2.3m below. The site drops a further 3.8m towards the southern boundary. With Abbeylands Road rising in height as it moves west to east, the level changes between the road and the site also increase, with the largest changes outlined above located at the eastern end of the site. There is a total level change of approximately 5.3m at the western end of the site. The former bowling greens and tennis court are separated by embankments and hedges, with access via staircases on the eastern and western sides of the pavilion building. Retaining walls are evident to the west of the staircase and to the south of the pavilion. A variety of trees are located along the site boundaries, which are enclosed by perimeter fencing. A sewer line is located along the west boundary.

- 3.3** The site is situated within a well-established residential area and bounded by Abbeylands Road to the north, which connects with a variety of secondary roads in the wider residential area. Two storey terraced housing is located along the northern and southern side of the road, with Faifley Knowes Woodlands to the south.
- 3.4** Planning permission is sought for the development of 27 no. affordable housing units and associated landscaping, amenity space and parking. The development comprises six blocks of two or three storeys and a range of dwelling types and sizes as detailed below:
- 4 no. x 2 bed terraced houses
  - 3 no. x 4 bed spilt level townhouses
  - 3 no. x 3 bed spilt level townhouses
  - 2 no. x 1 bed cottage flats
  - 2 no. x 2 bed cottage flats
  - 4 no. x 3 bed cottage flats
  - 6 no. x 1 bed flats within a flatted block
  - 3 no. x 2 bed flats within a flatted block
- 3.5** The redevelopment of the site will include the demolition of the single storey pavilion building that formed a part of the former bowling club and is located in the north east part of the site. A community garden / growing space is proposed as part of the development where the pavilion is currently located.
- 3.6** The development is comprised of eight house types across two and three storey blocks. External materials for the buildings include a light buff multi brick, light buff soldier course, with light coloured fibre cement panels around some of the aluminium windows. Light coloured Juliet aluminium balconies are proposed on all upper floors, with concrete tiles and PV panels on the pitched roofs (the flatted block has a mono pitched roof). The townhouses will feature in curtilage driveways, with the remaining properties served by off street parking areas on the southern side of the service road. A single vehicular access is proposed within the northwest corner of the site. A SuDS pond is proposed within the south eastern extent of the site.
- 3.7** The proposed development has been developed in accordance with the principles of Housing for Varying Needs. In addition to two wheelchair accessible properties within Blocks 3 and 4, the proposal includes barrier free access to all houses and surrounding environment, sufficient space around internal and common doors to facilitate easy access for residents and visitors in wheelchairs and those who may use other mobility aids. All ground floor units are also capable of future adaptations.
- 3.8** The proposal features a variety of open and amenity green space. This is principally comprised of community gardens, allotments and a play area within the north east part of the site, along with several shared open spaces and extensive areas of informal amenity space within the southern and western boundaries.

- 3.9** With respect to soft landscaping, it is proposed to plant 43 new trees, along with native woodland planting within the northern and eastern boundaries of the community space and significant areas of wildflower meadow planting across the site.
- 3.10** In support of the proposal, the applicant has submitted a range of supporting documentation and information, including a Design and Access Statement, Tree Report, Site Investigation Report, Preliminary Ecological Appraisal, Water Vole Survey, Flood Risk Assessment and drainage details.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service have no objection to the proposal in respect of roads and parking together with flooding matters.
- 4.2** West Dunbartonshire Council Environmental Health Service have no objection subject to conditions relating to unexpected contamination, soils, construction hours, delivery times, dust control and piling methods
- 4.3** West Dunbartonshire Council Biodiversity Officer has no objections but has requested that further information is provided, specifically a Biodiversity Enhancement Plan, Landscape Plan and a refreshed Water Vole Survey.
- 4.4** West Dunbartonshire Council Greenspace has no objections but requested further information on the management and maintenance of the proposal.
- 4.5** SportScotland, Scottish Water and West of Scotland Archaeological Service have no objections to the proposed development.

#### **5. REPRESENTATIONS**

- 5.1** Six representations were received, with five objecting to the proposal and one supporting it. The detail of each submitted representation is available in the electronic planning file for the application and available for public viewing. The points raised in objection can, however, be summarised as follows:
- Concerns that the height and type of housing proposed is significantly higher than the surrounding homes.
  - Concern that the proposal would increase on street parking along Abbeylands Road and thereby exacerbate an existing issue whereby cars are sometimes unable to pass.
  - Would pose a safety risk as more parked cars on Abbeylands Road increases the likelihood of emergency vehicles being unable to pass.
  - Concern about impacts on local deer and other wildlife on or around the site.
  - Concern that noise, dust and debris arising from the construction phase will have negative effects on amenity.
  - Loss of privacy.
  - Light disturbance from headlights to property located directly across from the proposed access to the site.

- Reduction in property value.
- Loss of view.

**5.2** The points raised in support of the proposal were that Faifley is small and more social housing is needed.

**5.3** The matters raised above are considered and addressed in Section 7 below.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### National Planning Policy 4

**6.1** National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13<sup>th</sup> of February 2023 and now forms part of the Development Plan.

**6.2** Policy 1 relates to tackling the climate and nature crises and states that when considering all development proposals significant weight will be given to the global climate and nature crises. Policy 2 also relates to the climate in the form of climate mitigation and adaptation and states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and development proposals will be sited and designed to adapt to current and future risks from climate change.

**6.3** Policy 3 seeks to protect biodiversity and deliver positive effects from development. It requires that local development will include appropriate measures to conserve, restore and enhance biodiversity. It is noted that measures should be proportionate to the nature and scale of development.

**6.4** Policy 6 aims to protect and expand forests, woodland and trees. It advises that proposals will not be supported where they result in the loss of ancient woodlands, ancient and veteran trees, or individual trees of high biodiversity value. Where woodland is removed, compensatory planting is expected to be delivered.

**6.5** Policy 9 relates to brownfield, vacant and derelict land and empty buildings, with development proposals for the reuse of vacant land being supported, taking into account their suitability for conversion to other uses.

**6.6** Policy 12 relates to waste and advises that development proposals, including residential, will set out how much waste the proposal is expected to generate and how it will be managed.

**6.7** Policy 13 supports proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs. This includes proposals for electric vehicle charging infrastructure.

**6.8** Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale, as per Policy 14. Policy 15 relates to local living and 20 minute neighbourhoods. Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. Consideration will be given to existing settlement pattern, and

the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to affordable and accessible housing options, ability to age in place and housing diversity.

- 6.9** Policy 16 relates to quality homes. Part (c) supports proposals for new homes that improve affordability and choice. This includes a range of size of homes. Part (e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Part (f) states that development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: the proposal is supported by an agreed timescale for build-out; the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods; and the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- 6.10** Under part (f) of Policy 19, proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
- 6.11** Green infrastructure is considered through Policy 20. Proposals that result in fragmentation or net loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in green infrastructure provision, and the overall integrity of the network will be maintained.
- 6.12** Policy 21 relates to play, recreation and sport. It advises that development proposals which result in the loss of outdoor sports facilities will only be supported in certain circumstances, including where it can be demonstrated that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.
- 6.13** Policy 22 - Flood risk and water management states that proposals will: not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS), and seek to minimise the area of impermeable surface. Policy 23 does not support proposals which are likely to raise unacceptable noise issues. Policy 24 supports proposals that incorporate appropriate, universal, and future-proofed digital infrastructure.
- 6.14** The proposed development is supported by NPF4 and is assessed fully in Section 7 below.

#### West Dunbartonshire Adopted Local Plan 2010

- 6.15** Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses, such as housing. Policy RD1 gives preference to residential development on brownfield sites within the urban area rather than on greenfield land.

- 6.16** Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy H5 safeguards and where possible enhances the character and amenity of existing residential area. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.17** Policy R1 relates to the retention of existing open space. It includes a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space, or which are capable of being brought into functional use to meet an identified need. Developments on existing open space will be considered against the existing or potential future use, quality, function and value of the open space and the sufficiency of provision of the facility type in the local area. Developments on existing sports pitches are only supported where a variety of circumstances are met.
- 6.18** Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Green Network and Green Infrastructure Guidance (2022)” in Section 7 below. Policy GN1 promotes and protects the Green Network.
- 6.19** Policy T1 and T4 requires sites to be integrated with sustainable travel. Policy E1 relates to the Council’s Biodiversity duty and Policy E5 requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. Policy DC7 supports the inclusion of on-site micro-renewable technologies.
- 6.20** The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.1** On 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council’s most up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications, subject to compatibility with NPF4. The Scottish Ministers’ Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.
- 7.2** Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating 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,

and welcoming). Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource. Policy CP4 relates to enhancing the quality of design through the Council's Place and Design Panel.

- 7.3** Policy H2 supports new housing development on sites in Schedules 2 and 3. This site is included on Schedule 3. Policy H4 of the LPD2 relates to residential amenity. The policy states that the Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times.
- 7.4** Policy GI1 relates to open space and outdoor sports facilities. It notes that playing fields and sports pitches should not be developed upon except where; the proposed development is ancillary to the principal use of the site as a playing field or involves a minor part of the playing field which would not affect its use and potential for sport and training; or a new or upgraded playing field of comparable or greater benefit for sport is provided in a location which is convenient for its users and which maintains or improves the overall playing field capacity in the area.
- 7.5** Policies GI2 and GI4 relate to green infrastructure. Policy GI2 requires new development to meet with the open space standards set out within the policy. It is noted that the policy sets a higher open space standard to that of the adopted Local Plan. Policy ENV1 requires that all new development should enhance biodiversity as part of the green network, in accordance with Policy CP2 and the above supplementary guidance.
- 7.6** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport. Policy CON3 encourages improvements to core paths and the development of new core paths and Policy CON4 sets out a need for all developments to install sufficient broadband provisions.
- 7.7** Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.
- 7.8** Policies ENV1, ENV4, and ENV6 are all similar to the ecology, tree, water environment and flooding policies of the adopted Local Plan. Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.9** RE4 encourages micro-generation and heat recovery technologies within or associated with individual properties and Policy RE5 relates to low and zero carbon buildings and states that new buildings should conform to the sustainability standards.
- 7.10** It is considered that the application proposal being assessed complies with the relevant policies above as set out in the assessment below.

Creating Places Planning Guidance and Green Network and Green Infrastructure Planning Guidance

- 7.11** The Creating Places Guidance – November 2022 seeks to achieve high quality development with a design led approach based on a thorough appraisal of the site and an analysis of its context, and sets out that this is expected for all development proposals. The proposal has been informed by a comprehensive pre-application as encouraged by the guidance and has been considered by the Place and Design Panel. This has resulted in a development proposal that achieves a high quality design that responds to the local context and accords with the approach set out in the Guidance.
- 7.12** The Green Network and Green Infrastructure Guidance - November 2022 seeks to ensure that the proposal also integrates landscaping and green infrastructure as part of the setting of the new development and open space created. This will include a focus on biodiversity enhancement and also the creation of a community growing space. The on-site provision follows the Guidance in respect of residential development proposals. The open space also integrates with the wider green network adjacent, inclusive of pathway connections. The proposal accords with the approach set out in the Guidance.

Principle of Development

- 7.13** The proposed development is situated on a vacant brownfield site. As such, it is supported by Policy 16 of NPF4, which promotes the sustainable re-use of brownfield land. It is further supported by Policy UR1 of the Local Plan which aims to redevelop underused and vacant land, and Policy RD1 which gives preference to residential development on brownfield sites within the urban area.
- 7.14** Policy H2 supports the development of sites identified in Schedule 3, with Policy 16 also supporting proposals for new homes on land allocated for housing. The proposal is supported by both policies as the site is identified in the proposed LDP2 as a residential development opportunity for affordable housing on Schedule 3 ref: H2(63).
- 7.15** Although the application site is no longer in active use as a bowling club, its last use was as an outdoor sports facility. Within the adopted Local Plan, the site is identified as an area of open space on the Proposals Map. Policy 21 of NPF4 sets out strict criteria in respect of considering whether a proposal which would result in the loss of an outdoor sports facility could be supported. This includes situations where there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. Policy R1 of the adopted Local Plan takes a similar position. As such, the loss of this use requires to be assessed. Whilst identified as open space in the adopted Local Plan, the site comprised a local sporting facility rather than recreational open space. In the proposed Local Development Plan 2, the site is identified as a residential development opportunity. In identifying the site as a development opportunity it is therefore clear that the site is considered to no longer function as open space. This, together with the extensive open space available within the adjacent Faifley Knowes and the contribution this area makes to the wider green network means that it can be concluded that there is sufficient provision of open space within



the locality. Notwithstanding this, the proposal provides a variety of open and amenity green space. This is principally comprised of community gardens, allotments and a play area within the north east part of the site, along with several shared open spaces and extensive areas of informal amenity space within the southern and western boundaries.

- 7.16** Turning to the use of the site as an outdoor sporting facility, it is understood that the bowling club closed in 2012 due to low usage and, having become disused, was subsequently identified as a housing site in the proposed LDP2. The assessment of the loss of the outdoor sporting facility, which requires to balance the conflicting positions of the adopted and proposed Development Plans, is informed by a consultation response from SportsScotland. SportScotland have considered the proposal in the context of Policy 21 of NPF4, noting the closure of the bowling club was due to dwindling membership. They have in turn consulted with Bowls Scotland who raised no concerns. The response goes on to advise there is currently good capacity for new members in the four nearest alternative blowing clubs, which are less than two miles from the Faifley Bowling Club site and accordingly it is considered that the site could be developed without detriment to the overall quality of provision in the local area. In light of this, SportScotland raise no objection. It can therefore be concluded that there is satisfactory provision of bowling facilities within the locality and the development of the site would not be to the detriment of overall provision. The proposal therefore does not conflict with Policy 21 of NPF4 and Policy R1 of the adopted Local Plan in this respect.
- 7.17** Whilst Policy GI1 of the proposed Local Development Plan 2 takes a stronger position in respect of the loss of such facilities, the site is identified as a residential development opportunity within the same plan and therefore no further assessment against Policy GI1 is required.
- 7.18** The principle of development for housing on the site is therefore established and considered to be fully compatible with the surrounding locality.

#### Site Layout, Design and Appearance

- 7.19** New residential layouts require to be well designed, take cognisance of the setting into which they are introduced and provide a high quality environment of well-designed buildings in a setting of gardens and open space whilst recognising the impact on existing neighbouring properties. The surrounding locality is largely based on a low density approach, with two storey terraced housing located to the east and west of the site on the southern side of Abbeylands Road, and along the northern side of the road. Flatted blocks are located further west along Abbeylands Road. The proposed development follows the overall theme and pattern of development in the locality whilst providing a wider range of housing sizes and it is considered that the density of development is compatible with the character and amenity of the wider adjacent residential areas. The proposal makes provision for varying housing needs, with two wheelchair accessible properties within Blocks 3 and 4, barrier free access to all houses and surrounding environment, sufficient space around internal and common doors to facilitate easy access for residents and visitors in wheelchairs

and those who may use other mobility aids. All ground floor units are also capable for future adaptations.

- 7.20** The proposed layout and design of the site responds to the difference in levels between the site, Abbeylands Road and the existing housing along it. In order to create a development which provides continuity with the existing arrangement, a mix of two and three storey buildings are proposed. When viewed in the context of the disparity in levels, this mix broadly mimics the height of the existing housing along the road. While one of the objections raised concern that the housing is significantly higher than the existing two storey terraced housing, it is noted that the proposed townhouses are split level, with the northern elevation facing the road being two storey and only the southern elevation being 3 storey. In addition to the scale of the buildings, a number of design features have been used to ensure that the townhouses relate positively to the existing position. These features include the use of contemporary style dormers on the northern elevation to give the appearance of a more domestic two storey arrangement, and the stepped roof pattern which reflects the levels changes along the road. The townhouses, in conjunction with the proposed community gardens to the east also create an active frontage onto Abbeylands Road. The layout, along with the use of active gables, ensures that the development is outward looking and that all open and amenity spaces are overlooked. The provision of low level walls around the private rear gardens of the townhouses, cottage flats and terraced housing also increases community interaction and encourages observation and ownership of the shared spaces. Within the lower level, the three storey flatted block forms an anchor and creates an opening for public space and the route to Faifley Knowes woodland.
- 7.21** The mix of two and three storey blocks and house types will assist in creating visual interest within the development. While elevations share a material and proportional language, there is variety within this to add further diversity to the development. Visual interest is further enhanced by the use of a stepped roof arrangement that reflects the sloping nature of Abbeylands Road. The proposed layout has made the most of the site layout and levels and its topographical character and what is proposed successfully integrates into the wider residential area. The built ratio of each plot accords with the requirements of the Council's Creating Places Guidance (2022) and this ensures a suitable level of garden ground and associated private amenity space is provided for new residents.
- 7.22** Turning to the proposed materials, the new buildings will be finished externally in facing brick and a concrete tile roof. Samples have not been provided in advance of the determination of the application. In the absence of material samples, the final choice of external materials can be addressed by condition, and the condition will require a quality clay brick to be proposed. This will ensure consistency with the established approach taken on other sites where the use of high quality materials has been proposed to ensure the best possible development.
- 7.23** The proposed houses will also feature solar panels incorporated into the roof covers and this ensures the incorporation of zero carbon generating

technologies into the development which in turn reduces greenhouse gas emissions and responds to the climate emergency.

- 7.24** Overall, it is considered that the proposal will create a well-designed and integrated development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the adopted and proposed Plans alongside the Creating Places Guidance (2022).

#### Residential Amenity

- 7.25** Whilst a number of objections raised concerns about impacts on residential amenity, it is considered that the proposal would have no significant effects in this respect. The layout, scale and massing proposed relative to the proximity of existing housing raises no concerns with respect to privacy, overshadowing or overbearing effects. While noting the specific concern raised about the impacts that vehicles entering and exiting the access road would have on the amenity of the existing properties opposite, this is a common arrangement within a residential area. While the development will undoubtedly bring additional activity to the area, the occupation of new dwellings is not expected to cause any noise or activity beyond that typically found in a residential area. Although it is accepted that any construction site will produce an element of short term noise and disruption, the Council's Environmental Health Service highlight the requirement to require that the construction of the development is undertaken in a way that ensures that adjacent residential amenity is not adversely affected and this can be addressed by condition.

#### Trees, open space and landscaping

- 7.26** The last use of the site for outdoor sports and the open space designation in the adopted Local Development Plan are addressed in paragraphs 7.15 - 7.17 above. A variety of trees exist within the site and, as noted in the Tree Report submitted with the application, it is acknowledged that none of these are protected, ancient or veteran or trees. The function of many of these trees was to provide part of the landscape setting of the Bowling Club. Some of the trees are in poor condition and the correct course of action is removal regardless of any development proposals. It is also desirable to remove Ash trees due to the threat of dieback. It is accepted that other trees are removed to accommodate the development. Due to the presence of trees either on or in close proximity to the developable areas of the site, it is proposed to remove 21 trees. Compensatory planting is proposed at a ratio of 2:1, with 43 new trees with 12-14cm girth to be planted. In addition, native woodland planting is proposed along the northern and eastern boundaries of the community space. An indicative list of tree species have been identified. The Council's Biodiversity Officer has requested that a detailed Soft Landscaping Plan be provided to ensure appropriate mitigation for the proposed tree loss, which can be addressed through condition.
- 7.27** With respect to open space provision within the new development, the proposal provides a hierarchy of spaces. This is comprised of community gardens, a play area and allotments on a graded area of open space within the north east of

the site. It is noted that the proposal sets out an indicative design for the community spaces, with the final design, management and maintenance to be developed through community consultation during the construction phase. As this approach will ensure that the community spaces reflect and meet the needs of the local community, it is supported and can be secured through condition. Two further areas of open space are provided between the blocks of cottage flats and between the terraced housing and the flatted block. In addition, two areas of formal amenity space are located adjacent to the eastern elevation of the flatted block, with the SuDS area and extensive areas within the southern and western boundaries providing further informal amenity space. In total, the proposal provides in excess of 5300sqm of open space within the site boundary comprising a variety of forms which is significantly more than the 1620sqm required for this scale of development by Policy GI2 of the proposed LDP2 and importantly goes some way in compensating for the loss of open space associated with the bowling club. It is noted that the open space areas are well connected by pedestrian paths, one of which also links to the Faifley Knowes Woodland open space to the south.

- 7.28** The landscaping strategy includes a variety of plants, flowers and trees to encourage wildlife and biodiversity to the site, along with a management and maintenance plan. While this is acceptable in principle, it is noted that the species identified are indicative. In light of this, the Council's Biodiversity Officer has requested a detailed soft landscaping plan be provided. Variety is also proposed to the hard landscaped areas through a mix of materials. As noted above, new tree planting is proposed throughout the development. The overall approach to open space provision and planting is considered appropriate and the request for a detailed soft landscaping plan can be addressed by condition.
- 7.29** Overall, the quality and range of open spaces will likely all contribute to the overall success of the transformation of the now vacant site. The approach to and provision of open space within the development also presents no conflicts with the Council's Green Network and Green Infrastructure Guidance which seeks to ensure that development proposals positively contribute to the provision and enhancement of open spaces and the wider green network.

Traffic, parking and road safety

- 7.30** A number of objections raised concerns that the proposal would result in increased parking along Abbeylands Road, with knock on adverse effects for residents' safety and emergency vehicle access. Parking provision is provided on a 115% basis, i.e. 31 parking spaces for 27 dwellings, and the Council's Roads Service is happy with this arrangement. The Roads Service also raised no concerns with respect to parking on Abbeylands Road. In light of this, it is considered that the proposal would not adversely affect the existing parking situation along Abbeylands Road. With respect to the type of parking to be provided, Blocks 1 and 2 have in curtilage parking, with the rest of the residential units provided for by on street parking along the southern side of the street serving the development. Each wheelchair unit has its own designated parking space an appropriate distance from the property. Cycle parking is also proposed.

- 7.31** In terms of pedestrian movements, the proposed layout provides varied means of moving through the site, with a primary pedestrian route along the street pavement serving the development, a secondary pedestrian route from Abbeylands Road through the community space and shared open space with onward access to the Knowes woodland, and a wandering route which includes the community spaces, play area, two greenspaces and the Suds area within the eastern extent of the site. A public pavement is located along the southern side of Abbeylands Road, which connects east and west to surrounding areas.

Transport, connectivity and permeability

- 7.32** The wider area is well served by public transport, with bus stops on Milldam Road and Hardgate roundabout, which are a 5min and 10min walk respectively from the proposed development site, providing services to local destinations and Glasgow. The Hardgate Local Centre is also within a 10min walk. It is therefore concluded that the development is provided in an appropriate location within an established settlement accessible by means other than the private car. It is considered appropriate for a travel information pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes to be provided to the residents of the new dwellings. This can be addressed by condition.

Flooding and drainage

- 7.33** With respect to flooding and drainage, the applicant has submitted a flood risk assessment in support of the application. The application is below the threshold for SEPA to be consulted and accordingly the assessment is guided by the advice of the Council's Roads Service who have advised that there is no flood risk to the development or resulting from the development. The drainage strategy submitted with the application comprises separate storm and foul water sewer runs located with the new road carriageway. Foul water from the development will be collected via a new foul water sewer and discharged to the existing foul sewer local adjacent to the site's western boundary. Surface water run-off from the new development will be collected and treated via an end of line SuDS basin located within the south east extent of the site. While the proposed drainage arrangements are acceptable in principle, further detailed information on the methodology and calculations, together with surface flow pathways, is required to confirm acceptability. This matter can be addressed through condition.

Ecology

- 7.34** The preliminary ecological appraisal submitted with the application found that the habitats on the site were of low ecological importance overall. Suitability for nesting birds was found, with a number of measures to avoid and mitigate any impacts identified. While the appraisal found some suitability for water vole, a follow up survey found no evidence of water vole presence. The Council's Biodiversity Officer has, however, requested that the water vole survey be refreshed as evidence of water vole presence has since be found in close proximity to the site. While the preliminary appraisal found that the clubhouse building had moderate bat roost suitability, two follow up bat activity surveys found that no bats were using potential roost features. Specific methods for the demolition of the building were identified. Habitats suitable for badgers were

found and a pre-commencement badger survey was recommended. Finally, actions for the removal and management of invasive non-native species and fox occurring within the site were identified, and a number of biodiversity mitigation or enhancement measures suggested. The Council's Biodiversity Officer has no objection to the Preliminary Ecological Appraisal, but requests that a Biodiversity Enhancement Plan be provided. The recommendations of the preliminary appraisal and the bat activity surveys, including further surveys, can be addressed through condition.

#### Cultural Heritage

- 7.35** West of Scotland Archaeological Service (WOSAS) advises that no archaeological features are identified within the site and previous development will likely have removed any potential for significant sub-surface archaeology. Archaeological work is not identified as being required. The potential impact on the setting of the Antonine Wall is also noted, but this is some 570 metres from the site and WOSAS consider that the new buildings will be viewed in the context of the wider urban area. No concerns therefore arise.

#### Waste Provision

- 7.36** The houses and cottage flats have in curtilage bin stores, with the flatted block having its own designated communal bin store.

#### Other Technical matters

- 7.37** With respect to the re-use of a brownfield site, a Site Investigation Report, which includes remedial measures for contaminated land, is acceptable to the Council's Environmental Health Service. In further considering the consultation response from Environmental Health, this does not highlight any concerns over and above the standard need for conditions to address unexpected land contamination, validation of soils, construction operating hours, delivery vehicle times, dust control, and piling method statement, all of which can be addressed through condition. Scottish Water have raised no objection. It is noted that there is currently capacity in the Burnocks Water Treatment Works and the Dalmair PFI Waste Water Treatment works.

#### Other Matters raised in representations

- 7.38** With respect to other issues raised in the objections and not already assessed above, it was highlighted that the proposal would result in a loss of view and loss of property value. It is noted that both these issues are not material planning considerations and do not therefore form part of this assessment.

#### Pre-application Consultation and Place and Design Panel

- 7.39** The applicant and their project team engaged in a pre-application framework process with West Dunbartonshire Council Planning Service between October 2022 and February 2023. Four meetings were held in which comments were made by the Planning Service which are reflected in the submitted design. The design proposal was also reviewed by the Council's Place and Design Panel in November 2022. The panel commended the provision of a mix of housing typologies within the proposal, noting that this would support a sustainable proposal. It was further acknowledged that the proposal responded to adjacent housing. The significant area of community open space provision, as well as

provide a route through the site connecting Abbeylands Road into Faifley Knowes, was welcomed with the Panel highlighting how the design could further evolve by exploring how building design and massing could aid in signalling a hierarchy of spaces and route to Faifley Knowes. The Panel also encouraged further consideration of how the impact on the vehicle infrastructure could be reduced and pedestrian movement prioritised. The comments of the panel were taken into account in concluding the final design.

## **8. CONCLUSION**

- 8.1** The proposed redevelopment of this former bowling club and green for 27 affordable residential units of 1, 2, 3 and 4 bedroom accommodation is welcomed. The site is within an existing residential area and, subject to the appropriate use of conditions, the proposed development is acceptable. The layout and design of the development has been developed to ensure that it integrates with the existing residential form as well as creating a high quality development which enhances the local residential area as well as improvements to the footpath and greenspace networks. The development will provide high quality housing with good connections to the surrounding area and wider green network. The provision of a community garden and enhanced open space will not only benefit this development but the wider area.
- 8.2** The proposal will result in a high quality residential development that presents no conflict with the policy requirements of NPF4, the adopted Local Plan and the proposed Local Development Plan.

## **9. CONDITIONS**

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within the development site shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, all facing bricks to be used shall be good quality clay bricks. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details and palette.
2. Further to Condition 1 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved brick details.
3. That prior to the commencement of works on site full details of the timescale for the phasing of the development shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative timescale is first agreed in writing by the Planning Authority.

4. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be proceed in accordance with the approved details.
5. Prior to the commencement of development on site, a detailed soft landscaping plan shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved plan.
6. Prior to the commencement of development on site, a Biodiversity Enhancement Plan setting out how the proposal enhances biodiversity beyond the current baseline, together with the implementation on site, shall be submitted to and approved in writing by the Planning Authority. All measures shall then be implemented as approved. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in accordance with the approved plan.
7. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed with the Planning Authority prior to the commencement of works on site.
8. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
9. Full details of the form, management, operation and timescale for completion on site of the community allotments, community gardens and play space or any alternative form of community space developed following the results of a community consultation shall be submitted to and approved by the Planning Authority prior to the occupation of the first dwellinghouse hereby permitted. Management and operation shall then be undertaken in accordance with the approved details at all times thereafter.
10. In addition to the water survey submitted with the application, a follow up water vole survey shall be undertaken and submitted to and approved in writing by the Planning Authority. All recommendations shall then be implemented as approved.
11. All recommendations within the Preliminary Ecological Appraisal dated 18th May 2023, the Bat Activity Surveys dated July 20223, shall be implemented. This shall include all required further survey work identified as being required for badgers. This further survey work undertaken shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and implemented as approved.
12. Prior to the commencement of development on site, details of the design and location of cycle storage shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any housing



unit within the development, unless otherwise agreed in writing with the Planning Authority.

13. That prior to each house hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course.
14. That within 4 weeks of the last of the houses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course.
15. That prior to the occupation of any house, the off-street parking provision shall be completed and be available for use by residents of the associated house. The off-street parking provision shall then remain unobstructed and available for use by residents of the associated house at all times thereafter.
16. All on street parking and visitor parking spaces shall be formed commensurately with the development of the houses that they serve.
17. That prior to the commencement of works on site, full details of the proposed drainage regime inclusive of calculations and overland flow details shall be submitted to and approved in writing by the Planning Authority. The drainage regime shall then be implemented and maintained thereafter. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the houses it serves.
18. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing to the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
19. No site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to and approved by the Planning Authority and shall be implemented as approved.
20. Prior to the commencement of development on site, details of the location and design of electric charging points/units and associated infrastructure and ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained at all times thereafter.
21. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where

available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

22. Prior to the commencement of works on site, details of any street furniture inclusive of grit bins and telecommunications cabinets shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed as approved.
23. No house shall be occupied until the contents of a Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved Travel Information Pack shall be provided to new residents.
24. Prior to the commencement of any works on site, full details of the incorporation of photovoltaic panels shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
25. The presence of any previously unexpected 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 site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
26. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.

On completion of the works and at a time and/or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.

27. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
  - Mondays to Fridays: 0800 – 1800
  - Saturdays: 0800 – 1300
  - Sundays and public holidays: No Working

28. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by this Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by this Authority.
29. No commercial vehicle making deliveries to or collecting material from the development during construction shall enter or leave the site before 0800 or after 1800.
30. 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.

**Pamela Clifford**  
**Planning, Building Standards and Environmental Health Manager**  
**Date: 20<sup>th</sup> September 2023**

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Leader  
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**Appendix:** Location Plan

**Background Papers:**

1. Application forms and plans
2. Consultation responses
3. Representations

4. National Planning Framework 4
5. West Dunbartonshire Local Plan 2010
6. Proposed West Dunbartonshire Local Development Plan 2 2020, as amended
7. 'Green Network and Green Infrastructure' Planning Guidance (2022)
8. Creating Places Planning Guidance (2022)

**Wards affected:** Ward 4 - Kilpatrick