

## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead- Regulatory

Planning Committee: 27 February 2019

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**DC18/250:               Erection of residential development comprising 6 flats, 2 three storey town houses and associated parking and landscaping on Main Street, Bonhill, Alexandria by Mr John Ferrier.**

#### **1.     REASON FOR REPORT**

- 1.1**   The application is subject to a representation from a Community Council and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2.     RECOMMENDATION**

- 2.1**   That the Committee indicate that it is **Minded to Grant** planning permission and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the green network enhancements.

#### **3.     DEVELOPMENT DETAILS**

- 3.1**   The application site is presently vacant and located to the east of Main Street, Bonhill. Further vacant land is located to the north of the site and to the south east, with residential properties located directly to the south and to the north east. The site is relatively level and extends to approximately 1500m<sup>2</sup>.
- 3.2**   Full planning permission is sought for the erection of 8 residential units comprising a mixture of 6 flatted properties and 2 town houses. Two bedroom flats and three bedroom townhouses are proposed for sale. The townhouses would front onto Main Street and a new access would be constructed which would give access to a parking court in front of the flatted properties with car parking provided for the townhouses within their curtilage. The flatted block is located at the rear of the site. The townhouses would have enclosed gardens to the rear and in curtilage

parking at the front, whilst a small amount of communal ground would be provided around the flatted block.

- 3.3** The flatted block would be three storey in height and the townhouses would contain three levels within a two and half storey building. The properties would be of simple design finished with pitched roofs. The materials palette will consist of facing brick and dark grey concrete roof tiles.
- 3.4** Planning permission has previously been granted on three occasions for a residential development at this location containing a similar layout. However, these applications sought to create a higher density development by proposing two flatted blocks each containing six properties. The most recent planning permission (DC10/266) dates from 2010 but has now lapsed.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposed development.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to noise, permitted hours of work on site, potential site contamination, dust control measures, lighting and piling.
- 4.3** The West of Scotland Archaeology Service has no objection to the proposal subject to a condition which requires the implementation of a programme of archaeological works.

#### **5. REPRESENTATIONS**

- 5.1** Two objections have been submitted from Bonhill & Dalmonach Community Council and from a local resident. The reasons for objecting can be summarised as follows:
- There is insufficient parking provided within the development and this will result in cars being parked on Main Street which could create a road safety issue;
  - The proposed access should be relocated onto Campbell Street.

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

### West Dunbartonshire Local Plan 2010

- 6.1** The site is located within an existing residential area and is identified under Policy H1 as a private housing opportunity with an indicative capacity of 12 units. Policy H4 sets out the standards expected of residential development, requiring high quality in terms of shape, form, layout and materials. 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 in which it is located.
- 6.2** R2 specifies the open space provision required for all development and would allow the Council to request payment of a financial contribution where appropriate. Assessment of open space requirements has been undertaken against the Council's more up to date document, "Our Green Network" Guidance.
- 6.3** Policy F2 relates to drainage and aims to ensure that new development does not increase the risk of flooding elsewhere and has suitable drainage infrastructure which includes SUDS measures.
- 6.4** Policy T4 relates to the accessibility of new development and requires new developments to integrate with walking, cycling, and public transport routes.
- 6.5** The proposal complies with the relevant policies contained in the adopted local plan and is assessed fully in Section 7 below.

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

### West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** The site is located within an Existing Neighbourhood and is identified under Policy BC2 as a private housing opportunity with an indicative capacity of 12 units. Policy DS1 is also applicable and seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants rather than a specific demographic.

- 7.3** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating open space at a level proportionate to the scale of development and in accordance with “Our Green Network” Guidance. This guidance allows open space to be integrated within a development or where this is not possible, any identified shortfall may be addressed through a financial contribution which would be used to enhance open space provision in the local area. The proposal is assessed against these policies and guidance below.
- 7.4** Policy DS1 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). All residential developments of more than 3 units are also expected to comply with the Residential Development: Principles of Good Design Supplementary Guidance.
- 7.5** Policy DS3 requires that significant travel generating uses are located within 400 metres of the public transport network. Policy DS6 states development will not be supported where it would have a significant probability of being affected by flooding or increase the risk of flooding elsewhere, and requires SUDS to be included, where appropriate in developments.
- 7.6** It is considered that the proposals comply with the above policies and the detailed assessment is set out below.
- 7.7** West Dunbartonshire Local Development Plan (LDP2) Proposed Plan  
On 19<sup>th</sup> September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council’s most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.8** The site is located within an existing residential neighbourhood. Policies H4, CP1, CP2 and GI2 relate to new housing developments, design and open space. The open space requirements have been assessed against the Council’s “Our Green Network” Guidance. This guidance allows open space to be integrated within a development or where this is not possible, any identified shortfall may be addressed through a financial contribution which would be used to enhance open space provision in the local area. The content of these policies is similar to the policies of the adopted local plan which is discussed in Sections 6.1 – 6.4. It is considered that the proposals comply with these policies and the detailed assessment is set out below.

**7.9** Policies CON1, ENV6, ENV8 and ENV9 relate to sustainable travel, flooding, drainage, air quality, lighting, noise and contamination. The content of these policies is similar to the policies of the adopted local plan which is discussed in Sections 6.1 – 6.4. It is considered that the proposals comply with these policies and the detailed assessment is set out below.

**7.10** It is considered that the proposals comply with the above policies and the detailed assessment is set out below.

Principle of development

**7.11** The application site consists of vacant land and the principle of residential development is acceptable given the land use policies in the adopted local plan and proposed plans and previous planning history of the site. It would contribute to the regeneration of the area and it would provide private housing for sale.

Layout, Design and Appearance

**7.12** The townhouses would be sited on Main Street with the flats located to the rear of the site. The development is in keeping with the Council's Residential Design Guidance through a more pedestrian focussed layout and the creation of a courtyard within the development. The road and pedestrian links would ensure that the development is convenient for pedestrians and vehicles to move around, whilst footpath links onto Main Street would provide permeability with the surrounding area.

**7.13** There are a variety of building designs in the surrounding area and the design of the town houses and flatted units will complement them in terms of materials, size and appearance. The proposed housing would consist of a relatively simple design with the townhouses being two and half storey in height, with the flatted building being 3 storey in height. The proposed building heights are appropriate for the area and would not be overly dominant at this location and would add visual interest to the street scene without causing any unacceptable overshadowing or overlooking of surrounding properties. Communal bin storage and cycle storage areas would also be provided within the development, and the exact locations and level of provision of these can be controlled through condition.

**7.14** The use of facing brick and dark grey roof tiles will complement the mixture of finishing materials in the surrounding area. The density, layout, materials and general appearance of the development are all considered to be acceptable and are in keeping with Policies DS1 and CPI of the Proposed Plans 1 and 2

#### Landscaping and open space

- 7.15** The development provides garden ground for the town houses and communal ground for the flats. However, there is a shortfall in open space provision when assessed against the Council's 'Our Green Network' guidance. As a result, the applicant will be required to pay a financial contribution of £7380 toward green network projects and the applicant is willing to do so.

#### Roads, Parking and Drainage

- 7.16** The Roads Service have no objection to the proposed access onto Main Street and the parking provision for the flatted development and the townhouses is considered acceptable.
- 7.17** The site is not at risk of flooding, but in order to provide appropriate surface drainage for the new housing and roads, the proposal would incorporate SuDS measures for the disposal of surface water from roads, parking and roof areas and make use of permeable paving throughout the site.

### **8. CONCLUSION**

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted and proposed local plans and would assist in the further regeneration of this area of Bonhill. The layout, design and materials of the development are all considered acceptable. The development provides both flatted units and townhouses which would contribute to the housing mix at this location.

### **9. CONDITIONS**

- 1. Exact details and specifications of all proposed external materials shall be submitted for the written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details. The external materials to be submitted shall include details of the facing brick to be used on the external walls and the roof covering. No render shall be used within this development.**
- 2. 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 the development shall thereafter be completed in accordance with the approved details.**

- 3. 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 the development shall thereafter be completed in accordance with the approved details.**
- 4. Prior to the commencement of development details of the design and location of the bin stores, cycle storage and lighting 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 of the approved properties, unless otherwise agreed in writing with the Planning Authority.**
- 5. No house/flatted unit shall be occupied until the vehicle parking spaces associated with that house/flatted 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.**
- 6. 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 prior to the occupation of any of the residential properties.**
- 7. 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.**
- 8. 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.**
- 9. During the period of construction, all works (including piling and deliveries) 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. 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. The 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.
11. 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 shall be submitted to and approved in writing by the Planning 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 the Planning Authority.
12. 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.
13. No development shall take place within the development site until the developer has secured the implementation of a



programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed with the West of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken.

**Peter Hessett**  
**Strategic Lead- Regulatory**  
**Date: 6<sup>th</sup> February 2018**

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**Appendix:** Site Location Map

**Background Papers:**

1. Application forms and plans;
2. Consultation responses;
3. Representations;
4. West Dunbartonshire Local Plan 2010;
5. West Dunbartonshire Local Development Plan Proposed Plan (LDP1);
6. West Dunbartonshire Local Development Plan Proposed Plan (LDP2).

**Wards affected:** Ward 2 (Leven)