

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 28 January 2015 at 2.10 p.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Jonathan McColl, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning & Building Standards Manager; Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Councillor Lawrence O'Neill in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda at this point in the meeting.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 17 December 2014 were submitted and approved as a correct record.

### **NOTE OF VISITATION**

A Note of Visitation carried out on 15 December 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

#### **New Applications:-**

- (a) **DC14/037 & DC14/038 - Change of use from a care home to hotel and events centre (Planning Permission and Listed Building Consent), at Dalmoak House, Renton Road, Dumbarton, by Mr Nitin Satpute.**

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

Councillor O'Neill advised that an updated presentation had been received from Mr Griffen, a local resident, who had indicated that he wished to address the Committee. Having heard the Legal Officer in answer to Members' questions, Mr Griffen decided to withdraw his updated presentation and the submitted presentation was used.

The Planning & Building Standards Manager was heard in further explanation of the report.

The Chair, Councillor O'Neill, invited Mr James Turner, a local farmer, to address the Committee. Mr Turner made his views on the application known. Mr Turner was also heard in answer to Members' questions.

The Chair then invited Mr Stephen Griffen, local resident speaking on behalf of a number of objectors, to address the Committee. Mr Griffen gave a presentation and made the objectors' views on the application known.

The Network Services Co-ordinator and the Planning & Building Standards Manager were then heard in answer to Members' questions.

The Chair then invited Mr John Daly, agent for the applicant, to address the Committee. Mr Daly spoke in support of the application and was heard in answer to Members' questions.

Following discussions the Committee agreed to refuse both application on the grounds that development is contrary to existing policies and would result in a loss of amenity in an area where there is no specific locational need for the proposed use. The proposed conditions would not mitigate against the adverse impacts.

#### **ADJOURNMENT**

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn for a period of 5 minutes.

The meeting reconvened at 3.10 p.m. with all those Members shown on the sederunt in attendance.

- (b) DC14/202 - Residential development of 24 flats (removal of Conditions 20 and 21 of permission DC12/275 which link construction of the last 12 flats to the completion repair, restoration and conversion of Helenslee House), at the former Keil School, Helenslee Road, Dumbarton by Bett Homes Limited; and**

**DC14/203 - Residential development of 13 houses (removal of Condition 21 of permission DC12/211 which links construction of the last 11 new-build houses within the wider Keil School site to the completion repair, restoration and conversion of Helenslee House), at the former Keil School, Helenslee Road, Dumbarton by Bett Homes Limited.**

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

The Planning & Building Standards Manager was heard in further explanation of the report.

The Chair, Councillor O'Neill, invited Mr Paul Niven and Mr Steven Beveridge, local residents, to address the Committee. Mr Niven and Mr Beveridge made their views on the application known.

The Chair then invited Mr Neil Davidson, representing the applicant to address the Committee. Mr Davidson was heard in support of the application and in answer to Members' questions.

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to refuse both planning applications, reasons for which are specified within the report, and details of which are contained within Appendix 2 hereto.

**(c) DC14/228 - Change of use to form car park at Crosslet Road, Dumbarton by West Dunbartonshire Council.**

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

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto.

**(d) DC14/254 - Erection of conservatory (retrospective, removal of Condition 2 of permission DC13/087 requiring implementation of noise mitigation measures) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.**

The Committee agreed to grant planning permission for the removal of the condition.

## **PLANNING PERFORMANCE FRAMEWORK 2013/14**

A report was submitted by the Executive Director of Infrastructure and Regeneration informing of the recent comments received from the Scottish Government regarding the Planning Performance Framework submitted by this Council for 2013/14.

Having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that the Committee's thanks be conveyed to all staff involved for their diligence and performance;
- (2) to the implementation of the improvement plan, as detailed within Appendix 4 to the report; and
- (3) to note the contents of the report.

The meeting closed at 4.03 p.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 15 DECEMBER 2014

- Present:** Councillors Denis Agnew and John Mooney\*
- Attending:** Pamela Clifford Planning & Building Standards Manager and Keith Bathgate, Team Leader (Development Management)\*
- Also attending:** Councillor Kath Ryall
- Apologies:** Councillors Gail Casey, Patrick McGlinchey and Laurence O'Neill.
- \*Note:-** Councillor Mooney and the Team Leader (Development Management) attended both site locations, all others attended Aurora Avenue and Ossian Way, Queens Quay, Clydebank only.

SITE VISIT

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

(a) Aurora Avenue and Ossian Way, Queens Quay, Clydebank

DC14/180 - New Leisure Centre over 4 floors comprising 25 metre pool, teaching pool, leisure pool, cafe, sports hall, fitness suite and ancillary spaces by West Dunbartonshire Council.

(b) 127 College Street, Dumbarton

DC13/166 - Change of use from public house to restaurant and associated works including the installation of an external flue and DC14/247 - Installation of galvanised steel external flue (Listed Building Consent) by Mr Santokh Singh.

## APPENDIX 2

**DC14/202 - Residential development of 24 flats (removal of Conditions 20 and 21 of permission DC12/275 which link construction of the last 12 flats to the completion repair, restoration and conversion of Helenslee House), at the former Keil School, Helenslee Road, Dumbarton by Bett Homes Limited; and**

**DC14/203 - Residential development of 13 houses (removal of Condition 21 of permission DC12/211 which links construction of the last 11 new-build houses within the wider Keil School site to the completion repair, restoration and conversion of Helenslee House), at the former Keil School, Helenslee Road, Dumbarton by Bett Homes Limited.**

**Permission REFUSED for the following reasons:-**

### **DC14/202**

1. The completion of the flats without complying with the terms of conditions 20 and 21 of planning permission DC12/275 would remove any link between this phase of the enabling development and the restoration/conversion of Helenslee House, and would reduce the likelihood that the value of enabling development on the remaining parts of the Keil School site would be sufficient to cover restoration of the listed building. The proposal would therefore endanger the future of a listed building which is of architectural and historic interest and which contributes positively towards the appearance and character of the Kirktonhill Conservation Area. The proposal is therefore contrary to Policy BE2 of the West Dunbartonshire Local Plan (2010) and Policy BH3 of the West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan.

### **DC14/203**

1. The completion of the new houses without complying with the terms of condition 21 of planning permission DC12/211 would remove any link between this phase of the enabling development and the restoration/conversion of Helenslee House, and would reduce the likelihood that the value of enabling development on the remaining parts of the Keil School site would be sufficient to cover restoration of the listed building. The proposal would therefore endanger the future of a listed building which is of architectural and historic interest and which contributes positively towards the appearance and character of the Kirktonhill Conservation Area. The proposal is therefore contrary to Policy BE2 of the West Dunbartonshire Local Plan (2010) and Policy BH3 of the West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan.

**DC14/228 - Change of use to form car park at Crosslet Road, Dumbarton by West Dunbartonshire Council.**

**Permission GRANTED subject to the following conditions:-**

1. 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.
2. The proposed landscaping scheme shown on drawing number 13043/RW/LP-02 shall be implemented not later than the next appropriate planting season after the car park is brought into use.