

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in the Brock Meeting Room, Council Offices, 16 Church Street, Dumbarton on Wednesday, 8 November 2023 at 10.00 a.m.

Present: Councillors Karen Murray Conaghan, Daniel Lennie, June McKay, Lawrence O'Neill, Hazel Sorrell and Sophie Traynor.

Attending: Alan Williamson, Planning Adviser; Matthew Spurway Planning Adviser; Cameron Clow, Planning Adviser; Nigel Ettles, Legal Adviser and Nicola Moorcroft, Committee Officer.

Also attending: Mr R Wylde and Mr G Sweeney (Applicant).

Apologies: Apologies were intimated on behalf of Provost Douglas McAllister and Councillors Ian Dickson, Gurpreet Singh Johal and Chris Pollock.

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.

PROCEDURE

A copy of Procedure to be followed at the meeting was submitted and noted.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Local Review Body (LRB), held on 23 August 2023 were submitted and approved as a correct record.

APPLICATIONS FOR REVIEW

- (a) **DC22/064/FUL** – Installation and erection of an anemometer mast up to 100 metres in height, guyed with a lattice tower. Guy wires to be orientated at 45, 165 and 285 degrees at land at Merkins Farm, Auchincarroch Road, Jamestown, Alexandria - Flat area of rough grazing moorland at an elevation of 268m approximately 3.35km northeast of the settlement of Bonhill and 1.55km east of Pappert Hill.

Review papers were submitted for the above application.

Following discussion and having considered all of the information before it, the LRB agreed that it did not have enough information to make a decision, on this application, at this moment in time. The Local Review Body would request a written submission, from the applicant, regarding questions raised and would reconvene, to consider the response received and the Review of Planning Application Reference DC22/064/FUL.

ADJOURNMENT

The Chair adjourned the meeting for a short recess. The meeting reconvened at 11.16 a.m. with the Elected Members listed in the sederunt present.

- (b) **DC23/015/FUL** – Proposed coach house conversion to form new dwelling house at site at 61 Bonhill Road, Dumbarton, G82 2DR.

Review papers were submitted for the above application.

Following discussion and having considered all of the information before it, the LRB agreed to overturn the determination of the Appointed Officer and that planning permission be granted, subject to conditions as shown in Appendix 1 to these Minutes and subject to a contribution of £1710 towards green network enhancement being secured.

- (c) **DC23/072/FUL** – Change of use of the property from residential to short term let at Flat 1, 14 Cornock Street, Clydebank, G81 3BP.

Review papers were submitted for the above application.

Following discussion and having considered all of the information before it, the LRB agreed to overturn the determination of the Appointed Officer and that planning permission be granted, subject to conditions as shown in Appendix 2 to these Minutes.

The meeting closed at 11.58 a.m.

RECONVENED MEETING

The meeting of the Local Review Body reconvened in the Bridge Meeting Room, 16 Church Street, Dumbarton, on Wednesday 20 December 2023 at 10.00 a.m.

Present: Councillors Karen Murray Conaghan, June McKay, Lawrence O'Neill, Hazel Sorrell, and Sophie Traynor.

Attending: Alan Williamson, Planning Adviser; Cameron Clow, Planning Adviser; Nigel Ettles, Legal Adviser; and Nicola Moorcroft, Committee Officer.

Apologies: Apologies were intimated on behalf of Provost Douglas McAllister and Councillors Ian Dickson, Gurpreet Singh Johal, Chris Pollock and Daniel Lennie.

APPLICATION FOR REVIEW: DC22/064/FUL – INSTALLATION AND ERECTION OF AN ANEMOMETER MAST UP TO 100 METRES IN AT LAND AT MERKINS FARM, AUCHINCARROCH ROAD, JAMESTOWN, ALEXANDRIA

Review papers and additional information were submitted for the above application.

Mr Clow, Planning Adviser, presented the additional information provided by the applicant.

Members agreed that they now had sufficient information to enable them to determine the review.

Having considered all of the information before it, the LRB agreed to overturn the determination of the Appointed Officer and that planning permission be granted, subject to conditions as shown in Appendix 3 to these Minutes.

Meeting closed at 10.22 a.m.

APPENDIX 1

DC23/015/FUL – Proposed coach house conversion to form new dwelling house at site at 61 Bonhill Road, Dumbarton, G82 2DR.

1. Notwithstanding the approved plans, the new driveway and vehicle parking spaces approved as part of this permission shall be created and brought into use prior to works commencing on the conversion of the coach house. Thereafter the driveway and vehicle parking spaces shall remain for the lifetime of the development.

Reason: In order to ensure that there is sufficient vehicle parking space within the site.

2. Prior to occupation, the wall as shown on drawing 2202/1252/02 Rev A proposed Plans and Elevations, which separates the coach house and 61 Bonhill Road shall be constructed. Thereafter the wall shall remain for the lifetime of the development.

Reason: In order to protect amenity for both properties.

APPENDIX 2

DC23/072/FUL – Change of use of the property from residential to short term let at Flat 1, 14 Cornock Street, Clydebank, G81 3BP.

1. The check in/out hours and house rules set out in the Welcome Pack hereby approved shall be implemented in full, unless otherwise agreed with the Planning Authority.

Reason: To safeguard residential amenity.

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APPENDIX 3

1. The permission hereby granted shall be valid for a period of 5 years (from the date of the granting of planning permission). On expiry of this period (unless a subsequent application for full planning permission has been granted) the anemometer mast shall be removed from site, the use of the site shall cease and the site shall be restored and reinstated in accordance with a scheme, which shall be submitted to the Planning Authority not later than 6 months prior to the expiry date of this permission. The scheme shall not be implemented until the Planning Authority has given its written approval and all reinstatement works shall be carried out by the end of the first planting season following the use of the site ceasing unless otherwise approved in writing by the Planning Authority.

Reason: As the development is temporary in nature and to ensure the satisfactory reinstatement of the land when the use ceases.

2. No development shall commence until confirmation of the size and weight of vehicles to be used in construction and maintenance, the route for delivery of components and maintenance and number of vehicle movements has been submitted to and approved in writing by the Planning Authority.

Reason: In the interests of minimising ground disturbance and protecting sensitive habitats.

3. Notwithstanding the approved documents, the guy wires of the mast shall be marked with bird deflectors as soon as they are erected on site and shall be maintained with bird deflector tags throughout the life of the development.

Reason: In order to limit potential bird and bat strikes on the guy wires.

4. The development hereby approved shall only take place outside the period 15th April to the 31st July inclusive unless otherwise approved in writing by the Planning Authority following the submission of further site specific information/surveys and a detailed mitigation plan that sets out how any bird nest sites discovered will be protected from disturbance.

Reason: To protect birds during the breeding season.

5. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief shall be submitted to and agreed in writing by the Planning Authority in consultation with the West of Scotland Archaeology Service prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: order to ensure that the archaeological potential of the site is fully understood and investigated prior to the development being undertaken.

6. Notwithstanding the approved plans, obstacle lights shall be placed on the mast. These obstacle lights shall be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance shall all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes'.

Reason: Permanent illuminated obstacle lights are required on the development to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport.

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