

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 4 October 2011

Subject: Planning application DC11/148/FUL, for re-roofing and external cladding of residential properties at Cleddans View, Duncombe View, Garscadden View, Gleniffer View and Peel View, Clydebank by West Dunbartonshire Council

1. Purpose

- 1.1** To provide additional information which was requested by the Planning Committee on 6 September 2011.

2. Background

- 2.1** The above planning application was presented to the September Planning Committee and it was continued in order to obtain additional information about the consultation which had been undertaken with residents and the cost of the works. The original report presented to 6th September 2011 is attached as an appendix.

3. Main Issues

- 3.1** The proposed works would cost a total of approximately £5 million for the internal and external works. The works involve re-roofing and recladding the external building and undertaking internal insulation work. The Housing Service notified all of the residents of the flats affected by letter on 3rd June 2011 to advise them of the proposed works. Residents were also invited to attend an open day regarding the project on 3rd August 2011 and a public meeting on 23rd August 2011. The public meeting on 23rd August was an opportunity to discuss the works and to express any concerns or suggestions.
- 3.2** With regard to notification of the planning application, the owners of the privately owned flats within the blocks received formal ownership notification notices from the Housing Service prior to the application being submitted. On receipt of the application the Planning Service sent neighbour notification notices to all of the flats, private and Council, on 18 July 2011. No representations have been received.
- 3.3** The external colour finishes have not yet been agreed. The Housing Service have indicated that they are consulting with the residents regarding of the colour schemes.

4. People Implications

4.1 There are no personnel issues

5. Financial Implications

5.1 The funding for the project is available from the Scottish Government Community Energy Savings Programme (CESP), Carbon Emission Reduction Target (CERT) and Universal Home Insulation Scheme (UHS) which have been put in place to reduce carbon emissions and is available for proposals which are related to reducing the carbon footprint. The cost of the works will be in the region of £4/5 million and will be met by the above schemes.

6. Risk Analysis

6.1 None.

7. Equalities, Health & Human Rights Impact Assessment (EIA)

7.1 None.

8. Strategic Assessment

8.1 The proposal is part of a package of improvements to Council housing stock which would benefit residents, reduce energy wastage and fuel costs, and improve the appearance of the buildings. The proposals are closely linked to the Council's strategic priorities.

9. Conclusions and Recommendations

9.1 Full consultation has been carried out with all residents by both the Housing Service and the Planning Service, and no representations have been received.

9.2 It is recommended that the Committee agree to **Grant** full planning permission subject to conditions set out in Section 9 of the original report.

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Date: 21 September 2011

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Appendices:

1. Report to 6 September 2011 Planning Committee

Background Papers:

1. Application forms and plans

Wards Affected:

Ward 5 (Clydebank Central)