

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 6 March, 2013

DC12/228: Residential development of 33 flatted dwellings 91 houses (detached, semi-detached and terraced) and associated landscaping, roads and parking at former site of Clydebank College, Kilbowie Road, Clydebank by Barratt West Scotland

1. REASON FOR REPORT

- 1.1** This application relates to a housing development in excess of 50 units, which is thus classified as a Major Development. 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.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to the former technical college site between Kilbowie Road and Clarence Street. The former college buildings were demolished several years ago, and the site cleared. On the opposite side of Kilbowie Road to the west there is a local centre containing a mix of commercial and residential properties, whilst Clarence Street to the east and Riddell Street/Drumry Road to the south contain housing. An existing pair of semi-detached houses on Riddell Street are not included in the site. To the north is an area of grassed amenity open space containing an informal path network and mature trees. The site extends to 2.55ha and has a gentle gradient falling from the north west to the south east. There are several existing trees located close to the former college entrance on Kilbowie Road.
- 3.2** Planning permission was previously granted for 127 flats and 51 houses on the site (Ref. DC07/194). However, the market for flats is currently limited, and the current application seeks to amend the layout and mix of house types to reflect current demand. Full planning permission is therefore sought for a single block of 33 flats and a mix of 91 detached, semi-detached and terraced houses. Vehicular access into the site would be from Clarence Street and Riddell Street, and pedestrian access would also be available from Kilbowie Road and from the amenity space at the north of the site.
- 3.3** The proposed flats would consist of an L-shaped block to be located at the north-west corner of the site overlooking Kilbowie Road and the amenity area.

The block would be three storeys in height with a tower feature at each of the principal corners and a split level roof. The proposed finish would be facing brick to first floor level and render for the upper floors. Both pedestrian and vehicular access to the flats would be via a parking courtyard at the rear of the building, though a footpath would lead round to Kilbowie Road. The ground floor level of the flats would be approximately one metre lower than road levels at Kilbowie Road. The proposed block of flats would essentially be a three storey version of the five storey block allowed by permission DC07/194 in this corner, with its siting and design being very similar apart from the height.

- 3.4** Elsewhere on the site, it is proposed to build a different mix of housing which consists of linked detached properties facing onto Kilbowie Road; terraced and semi-detached properties fronting Clarence Street; and a mix of terraced and semi-detached properties within the centre of the site.
- 3.5** The properties along Kilbowie Road would consist of eleven two and three storey detached properties each with a narrow frontage onto the street and a first floor side balcony connecting it to the adjacent house(s). Vehicular access to these properties would be from within the site, but there would be direct pedestrian access to the front of properties from Kilbowie Road. The three storey houses would also feature a small rooftop balcony fronting Kilbowie Road as part of the second floor.
- 3.6** There would be 15 semi-detached and terraced two storey properties along the eastern edge of the site, fronting Clarence Street. Six of these properties would have driveways onto Clarence Street, and the remainder would have allocated spaces in parking courts at the rear of the properties. The external materials will be a mix of render and facing brick finish.
- 3.7** The centre of the site would contain mainly two-storey terraced housing, with one pair of semi-detached and two pairs of linked detached units. The proposed layout is intended as a 'Home Zone', and is centred upon an elongated square running north to south through the middle of the site. All streets within the site would be shared surface, using contrasting road finishes to delineate street parking and small parking courts. Other than the access to the flats, cul-de-sacs would be avoided. Houses would be positioned close to the streets without significant front gardens, and the majority would have allocated spaces close by rather than driveways. Landscaping areas would be dispersed throughout the site and its edges. The existing trees on the site would not be retained because it is necessary to raise ground levels on this part of the site, which currently sits significantly lower than Kilbowie Road.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health has no objection subject to conditions relating to remediation works and control of construction activities with potential for noise, dust, etc.
- 4.2** West Dunbartonshire Council Roads Services has no objection.

4.3 BAA Airport Safeguarding has confirmed that the proposal will not represent an infringement of the protected Inner Horizontal Surface and has no objections subject to confirmation from NATS that the proposal will not conflict with their safeguarding criteria, and to a condition being attached relating to appropriate landscaping to minimise the risk of bird strike. At the time of writing NATS comments were still awaited, but it is anticipated that comments will be received shortly and no objection is expected.

4.4 Scottish Water has no objection subject to a condition requiring a sustainable urban drainage system on the site.

5. REPRESENTATIONS

5.1 No representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

6.1 The site is identified as a Redevelopment Opportunity Site where Policy GD2 seeks to encourage the redevelopment of vacant and/or derelict land for appropriate uses as identified in Schedule GD2, which in this instance identifies residential or community facilities. The site is also identified in Schedule H2 as an opportunity for private sector housing with an indicative capacity of 178 units. The proposal would be consistent with these policies.

6.2 Policies H4 and GD1 set out standards expected of new residential development, which is expected to be of a high quality in terms of scale, form, layout and materials. Policy H4 sets out a number of criteria against which new residential development should be assessed, including providing a range of house types, open space provision, landscaping and natural features, road and parking standards, plot setting and residential densities. Policy GD1 includes these criteria and others including massing, height, aspect, crime prevention and privacy, historic and natural environment and drainage through SUDS. The proposal is assessed against the criteria contained in these policies in Section 7 below. It is considered that the development complies with all relevant policies of the adopted local plan.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Development

7.1 The principle of redeveloping the site for housing has been established by the local plan designation and the previous permission. The site is brownfield land near the centre of Clydebank, with excellent access to local amenities such as the shops, the health centre, schools and public transport, and its development for residential purposes is therefore to be welcomed.

Site Layout & Design

7.2 The current application differs from the earlier permission in that the previous proposal included a far greater number of flats, mostly arranged along the

western edge of the site. That layout had been adopted partly in order to provide buildings of a traditional tenement scale along the Kilbowie Road frontage. Unfortunately that development is not viable in the present housing market, and it is therefore proposed to limit the flats to a single block on the prominent north-western corner of the site, and to employ low rise housing instead. It was not considered appropriate to have conventional housing with front gardens and driveways fronting Kilbowie Road, so an innovative layout using linked-detached houses is proposed instead, with some of these houses being three storeys in height to provide a more urban scale. Whilst it would have been preferable for flats to have been retained along more of the Kilbowie Road frontage, it is nonetheless considered that the proposed houses would provide a suitably attractive and active frontage onto this important street.

- 7.3** Along Clarence Street, the houses would reflect the layout of the existing houses opposite, although the new houses would sit slightly lower than the existing houses, which are set back and elevated. Overall, the houses and flats on the edges of the site integrate well with the surrounding residential areas in terms of orientation and scale.
- 7.4** The layout within the site has been designed to reflect the Scottish Government's "Designing Streets" guidance, whereby street design should consider place before movement and put the needs of pedestrians and cyclists before cars. The proposed layout would feature an elongated square in the centre of the site, and a series of shared surface streets with a relatively informal character enhanced by regular landscaping. There would be good pedestrian linkages throughout the site, providing access to Kilbowie Road and to the open space to the north. It is considered that the layout would provide an attractive new residential environment, with appropriate frontages onto existing streets.
- 7.5** The proposal would provide a range of different sizes and types of properties ranging from 1 bedroom flats to 3 bedroom semi-detached houses. This would ensure a variety of form and house design within the site creating a visually appealing development. There would be a mixture of materials including facing brick and render, and the houses would have design features such as stone cills, Juliet balconies and mock gables to provide visual interest as well as design continuity across the range of house types. Houses would be positioned well relative to one other without giving rise to overlooking of each other or of existing homes, and the plot sizes would provide reasonable private garden ground. Appropriate corner treatment would be ensured by using house types which are designed to face both streets on corner plots.

Landscaping and Open Space Provision

- 7.6** The applicant proposes small-scale feature landscaping throughout the site which would help to provide an attractive environment. In addition tree planting is proposed along a section of the boundary with Kilbowie Road to replace some of the existing trees which have to be removed. There would also be new tree planting along the northern boundary with the amenity

space, and the south-west corner is also to be landscaped to soften the edge of the site.

- 7.7** There would be no equipped play areas proposed within the site. However, as part of the previous permission the applicant made a financial contribution to the Council to improve play facilities within the vicinity, as required by Policy R2, and it is considered that this approach remains appropriate. There is potential to use this money to improve play provision within the area of open space to the north of the application site, and the Council's Greenspace Service is currently preparing plans. In anticipation of this, the proposal includes a new pedestrian link to this area.

Ground Levels and Contamination

- 7.8** The ground levels are not uniform across the site and in order to enable the development to be integrated with the surrounding streets some alterations to levels are required. The existing ground levels would be increased by up to 60cm around the north-west corner of the site and along part of the northern boundary. This would allow the site to better integrate with the amenity area and ensure there is not a steep embankment or retaining wall along Kilbowie Road. Conversely, the ground at the southern part of the site adjacent to Riddell Street would need to be lowered by up to 60cm to tie in with existing street levels.

- 7.9** Previous site investigations have revealed some contamination on the site and Environmental Health has been involved in discussions over the remediation strategy for the site. It is proposed to provide a capping layer of clean soil, and the ground levels proposed include this capping layer.

Roads Issues

- 7.10** The Roads Service has been involved in the development of a site layout which reflects the principles of "Designing Streets", and has no objection to the proposals. The level of parking provision is 178% for the housing and 125% for the flatted properties and this level of provision would accord with the Council's parking standard for such housing. The proposed combination of courtyard parking and in-curtilage parking is also considered acceptable. To ensure that Kilbowie Road is not adversely affected by the development there would be no vehicular access into the site. The proposal to divide vehicular access between Riddell Street and two new accesses onto Clarence Street would disperse traffic and should not give rise to congestion on nearby streets. The proposed visibility splays on the new junctions would meet the necessary technical standards.
- 7.11** Road Services have recommended that the proposed 2m high fence adjacent to the existing pedestrian link between Clarence Street and Kilbowie Road should be designed to allow natural surveillance and encourage use. An access point to this path should also be provided near the landscaped area to provide easy pedestrian access for residents to Kilbowie Road. This matter can be addressed by way of a condition.

Pre-Application Consultation

- 7.12** As the application is for major development, pre-application consultation was required to be carried out prior to submission of the application. A consultation event was held which was advertised by means of a sign board on site, a leaflet drop to the wider residential area, a statutory notice in the local press and letters to community councils and local councillors. Around 60 people attended the event and 20 feedback forms were returned. The main issues raised related to potential increases in traffic and the loss of trees along Kilbowie Road. No representations have been received in respect of the planning application.

8. CONCLUSION

- 8.1** Planning permission is sought for residential development on a site which has been identified for residential development in the local plan and which has a previous approval for a higher density scheme. The current application proposes a change in the mix of flats and houses to reflect market conditions, and a different internal layout to reflect recent policy guidance in “Designing Streets”. The proposal complies with the housing standards set out in Policies H4 and GD1 and would provide a quality development on a prominent site within Clydebank which would integrate with the surrounding areas and improve pedestrian linkages across the site. There are no objections from statutory consultees and conditions are proposed to mitigate against potential adverse impacts during the construction phase. The proposal was subject to extensive pre-application consultation, and no representations have been submitted.

9. CONDITIONS

- 01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 02. Prior to commencement of works, full details of the design and location of all walls, including retaining walls, and fences to be erected on site shall be submitted for the further approval of the Planning Authority, and these shall be implemented as approved.**
- 03. 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.**
- 04. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Planning Authority before development commences on site. The scheme shall indicate the siting, numbers, species and heights [at the time of planting] of all trees, shrubs and hedges to be planted and the extent of any earth mounding and shall be in**

compliance with the requirements of British Airport Authority in that it will not endanger the safe operation of aircraft through the attraction of birds.

05. 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 and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
06. Notwithstanding the site investigation work carried out on the site to date, no development shall commence on site until such time as an amended report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The amended report shall take into account the revised mix of flats and houses and shall be prepared by a suitably qualified person. It shall include the following:
 - a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - b) an assessment of the potential risks (where applicable) to:
 - ground waters and surface waters;
 - human health;
 - ecological systems;
 - archaeological sites and ancient monuments, property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
07. Remediation of the site shall be carried out in accordance with the approved remediation plan. On completion of the remediation works and before the commencement of development the developer shall submit a report to the Planning Authority for his written approval confirming that the works have been carried out in accordance with the remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
08. 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.

- 09. A monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme, shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.**
- 10. During the period of construction, all external works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 11. During the period of construction the applicant /operator shall provide and maintain on site suitable means for the washing of vehicle wheels at all times during the hours of operation, to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.**
- 12. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.**
- 13. No materials other than topsoil shall be brought into the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.**
- 14. Prior to the commencement of development on site, a phasing plan indicating how the development is to be phased shall be submitted to and approved by the Planning Authority, The phasing plan shall include details of the phasing of the residential units, landscaping, parking courts, roads and footpaths and the play area. The phasing plan shall be adhered to at all times.**
- 15. Any changes in the approved levels shall be agreed in writing by the Planning Authority.**
- 16. The existing lane to Kilbowie Road along the southern boundary of the site shall be free of building materials during construction works and pedestrians shall have free access at all times.**
- 17. Prior to the commencement of development on site an air quality impact assessment in accordance with the**

Environmental Protection UK guidance document “Development Control: Planning for Air Quality 2006” shall be submitted for the further approval of the Planning Authority. The findings of the assessment shall be implemented prior to the development commencing on site or within a timescale agreed by the Planning Authority.

- 18. No development shall take place on site until such times 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.**
- 19. Before any plant and machinery is used on the premises it shall be enclosed with sound insulating material as approved by the Planning Authority and shall be retained until the completion of the construction works.**
- 20. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted and approved in writing by the Planning Authority.**
- 21. During the period of construction, no commercial vehicle making deliveries to or collecting materials from the development shall enter or leave the site before 8am and after 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 22. Visibility splays of not less than 4.5 x 60 x 1.05m shall be provided in both directions at the junction of the new accesses with the existing road prior to the commencement of the development.**
- 23. Prior to the occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.**
- 24. Notwithstanding the details submitted, proposals for a pedestrian link to the existing path between Riddell Street and**

Kilbowie Road shall be submitted for further approval prior to work commencing on site and shall be constructed as approved.

25. Notwithstanding the details submitted, the 2m fencing shown along the boundary with the existing path between Riddell Street and Kilbowie Road shall be designed to allow natural surveillance with full details submitted for further approval prior to work commencing on site and shall be constructed as approved.

FOR NOTING

Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.*
03. *The applicant is advised that under the terms of Section 27C of the Town and Country Planning (Scotland) Act 1997 (as amended), the developer is required to display the sign provided or copies thereof throughout the duration of the development being built. Such sign(s) must be displayed in a prominent place or places at or in the immediate vicinity of the site, must be readily visible to the public and any copies must be printed on a sufficiently durable material to remain legible throughout the period of development. In the event of the sign(s) being lost, damaged or removed whilst the development is ongoing, they must be replaced at the earliest time practical.*
04. *The plans referred to as part of this decision are:*
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|-------------------------------|--|
| <i>A12.04</i> | <i>Location Plan</i> |
| <i>SK.06 Rev P</i> | <i>Site Layout</i> |
| <i>SK.08 Rev C</i> | <i>Parking Allocation</i> |
| <i>A12.03</i> | <i>Flatted Block Elevations</i> |
| <i>1000/ROD – (4+) – 01 F</i> | <i>Flatted Block Ground Floor Layout</i> |
| <i>1000/ROD – (4+) – 02 H</i> | <i>Flatted Block Mid Floor Layout</i> |

1000/ROD – (4+) – 03 I	<i>Flatted Block Third Floor Layout</i>
1000/ROD – (4+) – 01 F	<i>Flatted Block Ground Floor Layout</i>
1000/COR – (3) – 03 J	<i>Corner Block Floor Layout</i>
SCO 2009/U/OPA/01	<i>Opal Plans and Elevations</i>
SCO 2009/U/SAP/01A	<i>Sapphire Plans and Elevations</i>
SCO 2009/U/QUA/03D	<i>Quartz Elevations</i>
SCO 2009/U/QUA/04F	<i>Quartz Ground Floor Plan</i>
SCO 2009/U/QUA/05H	<i>Quartz First Floor Plan</i>
SCO 2009/U/QUA/06G	<i>Quartz Second Floor Plan</i>
SCO 2009/U/PEA/03E	<i>Pearl Elevations</i>
SCO 2009/U/PEA/04F	<i>Pearl Ground Floor Plan</i>
SCO 2009/U/PEA/05E	<i>Pearl First Floor Plan</i>
2012/S/DUA/BO1	<i>The Doune Plans and Elevations</i>
2012/S/DUN/BO1	<i>The Dunrobin Plans/ Elevations</i>
2012/S/BRO/BO1	<i>The Brodie Plans and Elevations</i>
2012/S/CAW/BO1	<i>The Cawdor Plans and Elevations</i>
2012/S/DAL/O1	<i>The Dalhousie Plans / Elevations</i>
2012/S/FOR/BO1	<i>The Forbes Plans and Elevations</i>
2012/S/FYV/O1	<i>The Fyvie Plans and Elevations</i>
7421 - 111 Rev D	<i>Site Levels</i>
7421 -124	<i>Site Cross Sections</i>
7421 -125	<i>Sections Across Site</i>

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 15 February, 2013

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Appendix: None

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. Pre-Application Consultation Report 2012
4. Design and Access Statement by Kerr Practice
5. West Dunbartonshire Local Plan 2010

Wards affected: Ward 5 (Clydebank Central)