

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Council Offices, Garshake Road, Dumbarton on Wednesday, 5 December 2012 at 10.00 a.m.

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

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apology: An apology for absence was intimated on behalf Councillor Jim Finn.

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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 7 November 2012 were submitted and approved as a correct record. It was noted that due to the earlier start time of this meeting and public transport issues, Councillor Agnew had arrived as the meeting ended.

CHAIR'S REMARKS

The Chair, Councillor O'Neill, advised that, having been given legal advice by the Principal Solicitor that under the Council's procedures, Councillor McNair should not be allowed to address the Committee in relation to Item 4(b), he was nonetheless of the view that the Committee should hear from Councillor McNair, as a ward member of Clydebank Waterfront. The Committee agreed to hear from Councillor McNair in relation to that item.

PLANNING APPLICATIONS

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications.

New Applications:-

(a) WP98/076 Review of Minerals Permission (ROMP), Sheephill Quarry, Milton, Dumbarton by William Thompson & Son Ltd.

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

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto. She advised of changes to conditions 2 and 20 and the deletion of condition 33.

At this point in the meeting, and due to acoustic difficulties being experienced within the Council Chambers, the Chair, Councillor O'Neill adjourned, for a short period to allow seating positions to be changed.

The meeting reconvened at 10.30 a.m. with all those Members shown on the sederunt in attendance.

The Chair invited Mrs Harvie, representing Silverton and Overtoun Community Council and Clydebelt, to address the Committee. Mrs Harvie made the Community Council and Clydebelt views on the application known.

The Chair then invited Professor Fabian, representing North Bank Environmental Group and local resident and objector, to address the Committee. Professor Fabian made North Bank Environmental Group's and his views on the application known and was heard in response to Members' questions.

The Chair also invited Dr MacKie, local resident and objector, to address the Committee. Following a presentation to the Committee, Dr MacKie made his views on the application known and was also heard in response to Members' questions.

The Chair then invited Mr Johnston, Agent for Mr & Mrs Colquhoun, local residents and objectors, to address the Committee. Mr Johnston made Mr & Mrs Colquhoun's views on the application known.

The Chair invited Mr Mooney, husband of Mrs Elaine Mooney, local resident and objector, to address the Committee and he made Mrs Mooney's views on the application known.

The Chair then invited Mr Booth, Agent for the applicant, to address the Committee. Mr Booth presented his case in support of the application and was heard in answer to Members' questions.

Having heard the Planning and Building Standards Manager, the Team Leader (Development Management) and the Principal Solicitor in further explanation of the report and in answer to Members' questions, Councillor Agnew moved that:-

The Committee agree to continue application WP98/076 Review of Minerals Permission (ROMP), Sheephill Quarry, Milton, Dumbarton by William Thompson & Son Ltd for consideration at a future meeting to allow members to be provided with additional information and clarification in light of new evidence having been presented, and allow further discussions to take place with Historic Scotland.

Councillor McColl asked if Councillor Agnew would accept the following addendum to his motion:-

That the Committee agree that:-

- (a) a report on the review of mineral provisions be brought to a future committee, no later than 6th March 2013;
- (b) members should be briefed on the issues around compensation and preservation of the archaeological site; and
- (c) officers should use the extra time to look at amending the proposed conditions to better address the concerns of objectors.

Councillor Agnew agreed to accept the addendum to his motion, which was then seconded by Councillor McColl.

As an amendment Councillor O'Neill, seconded by Provost McAllister moved that:-

The Committee agree that they are minded to grant the ROMP application and imposition of the conditions, as detailed within the report and agreed that officers be authorised to issue the ROMP on receipt of conclusive confirmation from the operator that the restriction on the development of the quarry at Miltonhill is being offered by the operator, and that all rights to compensation for the restriction are being waived.

Subject to regular updates on progress being provided to Members, Councillor O'Neill, with the consent of Provost McAllister and the Committee withdrew his amendment and the motion was approved.

ADJOURNMENT

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn for a period of 10 minutes.

The meeting reconvened at 12.30 p.m. with all those Members shown on the sederunt in attendance.

(b) DC12/143 – Development of a recyclables sorting facility, renewables recovery facility, anaerobic digestion facility and visitor centre including junction works to Glasgow Road/Dock Street and associated ancillary work at Rothesay Dock, Clydebank by Peel Environmental.

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

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

The Chair invited Mr White, representing Clydebank East Community Council, to address the Committee. Mr White made the Community Council's views on the application known.

The Chair then invited Councillor Marie McNair, local Member for Clydebank Waterfront, to address the Committee and she made her views on the application known.

The Chair also invited Mr Roberts, agent for the applicant, to address the Committee. Mr Roberts presented his case in support of the application and was also heard in answer to Members' questions.

Having heard officers in further explanation of the report and in answer to members' questions, Councillor Agnew, seconded by Councillor Casey, moved that:-

The application be refused on the grounds that:-

- (a) the proposal does not comply with Local Plan Policy LE6 which states that Rothesay Dock is an International Transport Facility which should be safeguarded for dock facilities needed for economic development uses;
- (b) the proposal does not fully comply with the buffer zone distances suggested by Scottish Planning Policy;
- (c) the proposal does not address the safety and the potential noise and odour concerns of residents, in particular those in the high rise flats on the opposite side of the road; and
- (d) the proposal is to be located within a blast zone.

As an amendment Councillor McColl, seconded by Provost McAllister moved that:-

The Committee agree to grant planning permission subject to the conditions specified within the report.

On a vote being taken, 6 Members voted for the amendment and 3 for the motion. Accordingly the amendment was declared carried and the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained within Appendix 1 hereto.

Note:- Councillor Agnew left the meeting at this point.

VARIATION IN ORDER OF BUSINESS

Having heard Councillor O'Neill, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

(c) DC12/240 – Change of use from retail (class 1) to betting shop (class 2) at 165 Main Street, Alexandria by Betfred.

Councillor McColl declared a non-financial interest in this item of business and left the meeting before deliberation of the item.

Having heard the Head of Regeneration and Economic Development and the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant planning permission subject to the informatives specified within the report, details of which are contained in Appendix 2 hereto.

(d) DC12/206 – Change of use of retail unit to a public house and associated external alterations, including the formation of an outdoor seating area at 97-99 High Street, Dumbarton by JD Wetherspoon plc.

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

(e) DC12-209 – Formation of car park at Alexandria Railway Station, Station Road, Alexandria by West Dunbartonshire Council.

Having heard the Planning and Building Standards Manager and the Network Management Services Co-ordinator in further explanation of the report and in answer to Members' questions, the Committee agreed to grant planning permission subject to conditions specified within the report, details of which are contained in Appendix 4 hereto.

(f) DC12/231 – Erection of raised timber decking, lifting platform and access ramp (retrospective) at former Clydebank Central Church, 1 Montrose Street, Clydebank by Senex Investments Ltd.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant planning permission subject to conditions specified within the report, details of which are contained in Appendix 5 hereto.

RECEIPT OF AN APPEAL IN RELATION TO THE REFUSAL OF APPLICATION DC12/087 FOR REMOVAL OF CONDITION 9 OF PERMISSION DC10/262/COU (TO REMOVE THE OBLIGATION TO PROVIDE A 2M WIDE FOOTPATH ALONG THE FRONT OF THE DEVELOPMENT), FORMER CHURCH OF SCOTLAND, DUMBARTON ROAD, BOWLING, G60

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the receipt of an appeal in respect of the above.

The Committee agreed to note the contents of the report.

STIRLING LOCAL DEVELOPMENT PLAN – PROPOSED PLAN

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (1) informing of the publication of the Stirling Local Development Plan – Proposed Plan, Supplementary Guidance, Action Plan and supporting documents; and
- (2) seeking approval of the Council's response.

Having heard the Team Leader (Forward Planning) in further explanation of the report, the Committee agreed that Appendix 1 detailed within the report, be submitted to Stirling Council as this Council's response to the proposed Stirling Local Development Plan and Supplementary Guidance.

VERBAL UPDATE - GLASGOW CITY COUNCIL PLANNING APPLICATION 10/02890/DC: ERECTION OF NON-FOOD RETAIL WAREHOUSE (50,000SQ FT) AND FORMATION OF ASSOCIATED PARKING – AMENDMENT OF CONDITION NC(b)(a) OF PLANNING PERMISSION 97/02406/DC TO AMEND THE RESTRICTION LIMITING SALES FROM BULKY GOODS ONLY TO THE SALE OF ANY NON-FOOD ITEMS

The Head of Regeneration and Economic Development advised that Glasgow City Council had now agreed to the grant of planning permission 10/02890/DC being reduced by the Court of Session. It was also noted that Glasgow City Council would be paying the judicial expenses incurred by West Dunbartonshire Council and that the planning application would be reconsidered by Glasgow City Council at some point in the future.

The meeting closed at 2.00 p.m.

DC12/143 – Development of a recyclables sorting facility, renewables recovery facility, anaerobic digestion facility and visitor centre including junction works to Glasgow Road/Dock Street and associated ancillary work at Rothesay Dock, Clydebank by Peel Environmental.

Permission was GRANTED subject to the following conditions:-

1. No development shall commence until such time as full details of the design and location of all walls and fences to be erected on site have been submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
2. No development shall commence until such time as exact details and specifications of all proposed external materials have been submitted to and approved in writing by the Planning Authority, and these materials shall thereafter be implemented as approved.
3. No development shall commence until such time as full details of all hard surfaces have been submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
4. No development shall commence until such time as a landscaping scheme for the boundaries of the site has been submitted to and approved by the Planning Authority. Such scheme shall take account of BAA Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp), and shall include details of the maintenance arrangements. The approved landscaping shall thereafter be implemented not later than the next appropriate planting season after the opening of the waste management facility (or, in the case of landscaping which serves a noise attenuation function, not later than the opening of the facility), and the landscaping shall thereafter be maintained in accordance with the approved arrangements.
5. The development hereby approved shall not be brought into use until such time as a Routeing Management Plan for heavy goods vehicles travelling to and from the development has been submitted to and approved in writing by the Planning Authority, and implemented by the site operator. Such Plan shall include measures to ensure that (other than vehicles collecting waste from local households and businesses etc.), access and egress to/from the development site shall wherever possible be confined to the following main roads:
 - A814 Dumbarton Road, thence Anniesland Road to Anniesland Cross
 - A814 Dumbarton Road/Victoria Park Drive South to Clydeside Expressway or A739 Clyde Tunnel

- A814 Glasgow Road, thence either A8014 Kilbowie Road or A814 Dumbarton Road and Mountblow Road to A82 Great Western Road/Erskine Bridge

The Plan shall include measures for monitoring to ensure that the approved strategy is being adhered to.

6. No development shall commence until such time as details of a pedestrian/cycle crossing facility on Dock Street for use by persons using the cycle track along the former railway line have been submitted to and approved in writing by the Planning Authority. Such crossing shall be completed prior to the development being brought into use.
7. No development (other than investigative works) shall commence until such time as a detailed 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 report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether such contamination originates on the site);
 - b) An assessment of the potential risks (where applicable) to groundwater, surface water, human health, ecological systems, archaeological sites and property;
 - c) An appraisal of remedial options including a detailed remediation scheme based on the preferred option.
8. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved by the Planning Authority.
9. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

10. 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 with the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
11. No development shall commence until such time as details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation have been submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilized and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to the facility being operational.
12. The noise attenuation/soundproofing measures detailed in the approved noise impact assessment shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.
13. 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 approved in writing by the Planning Authority.
14. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays:	0700-1900
Saturdays:	0700-1200
Sundays and public holidays	No working
15. 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 minimize the impact of noise and vibration

on the occupants of surrounding properties. This 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.

16. The recycling facility shall not commence operation until such time as all of the measures to safeguard local air quality and to minimise the risk of dust and odour have been fully implemented in accordance with the approved air quality impact assessment, and all such measures shall be retained thereafter.
17. In the event of complaints of odour or dust arising once the development is operational, the site operator shall investigate any such complaints and shall submit a report to the Planning Authority detailing the source of the problem and the measures proposed (which shall be all measures that are reasonably practicable) to prevent its recurrence. Such measures once approved shall be implemented immediately.
18. No development shall take place on site until such time as details of all external lighting (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) have been submitted to and approved in writing by the Planning Authority. Lighting shall be designed to avoid light nuisance for residential properties and to avoid impaction upon the effectiveness of approach lighting for Glasgow Airport. Such lighting shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
19. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 `Potential Bird Hazards from Building Design`. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.
20. No deliveries of waste or recyclable material and no collections of material from the site shall take place outwith the hours of 0700 hours to 1900 hours.
21. No development shall commence until such time as the following have been submitted to and agreed in writing by the Planning Authority:
 - a Construction Environmental Management Plan, which shall include details of mitigation measures to protect the water environment during the construction phase, including the provision of sacrificial SUDS;

- an Environmental Management Plan, which shall include details of the treatment of runoff from the digester storage and effluent treatment facility;
- a Site Waste Management Plan; and
- a revised Site Surface Water Management Plan, having regard to the comments contained in SEPA's letter dated 21 September 2012 (attached)

The development shall thereafter be implemented and operated in accordance with these approved plans unless otherwise approved in writing by the Planning Authority.

INFORMATIVES

1. The plans referred to in this consent are
 - 11004/PL01 B (Site Location Plan)
 - 11004/PL03 C (Proposed Site Layout Plan)
 - 11004/PL04 C (General Arrangement Floor Plan)
 - 11004/PL05 B (Elevations)
 - 11004/PL06 B (Sections)
 - 11004/PL07 A (Office Plans)
 - 11004/PL08 A (Gatehouse General arrangement Plan)
 - 11004/PL09 A (Boundary Treatment Details)
 - 11004/PL011 A (Sectional Elevations)
 - 11004/PL012 B (Roof Plan)
 - 11004/PL013 (AD Facility Elevations)
 - 11004/PL014 (Fencing Details)
 - 1110-01-01 (Cross Sections existing/proposed levels)
 - 1110-01-02 (Signal Controlled Junction Layout)
2. 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.
3. The developer shall 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.
4. 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.

5. The site is close to the flight path of Glasgow Airport. Should it be intended to use a high crane during construction, attention is drawn to the Air Operators Association Advice Note 4 'Cranes and Other Construction Issues', available at www.aoa.org.uk/policy-safeguarding.htm

APPENDIX 2

DC12/240 – Change of use from retail (class1) to betting shop (class 2) at 165 Main Street, Alexandria by Betfred.

Permission was GRANTED subject to the following:-

Informatives

1. 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.
2. 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
3. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.
4. The plans referred to as part of this decision are Location Plan, 803BF-165EP, 803BF-165LP.

DC12/206 – Change of use of retail unit to a public house and associated external alterations, including the formation of an outdoor seating area at 97-99 High Street, Dumbarton by JD Wetherspoon plc.

Permission was GRANTED subject to the following conditions:-

1. Prior to the commencement of development, details of the flue system/extraction system shall be submitted to and approved in writing by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue system/extraction system shall be implemented prior the premises being brought into use and thereafter maintained in accordance with the approved details.
2. Prior to the commencement of development, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and shall be implemented prior to the premises being brought into use and thereafter maintained in accordance with the approved details.
3. There shall be no amplified music, piped music or live bands on the premises unless a noise impact assessment has been undertaken and its findings submitted to and approved in writing by the Planning Authority and thereafter undertaken in accordance with the approved details.
4. Deliveries to the premises shall only be made between 0800 and 1900 hours.
5. Prior to the commencement of works, full details of the design and location of all hard surfaces, walls and fences to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.

Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall 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.
3. This grant of planning permission does not authorise the installation of external roller shutters, which would require the submission of a separate application for planning permission.

4. This grant of planning permission does not authorise the installation of an illuminated fascia sign which would require the submission of a separate application for advertisement consent.
5. The applicant shall contact the Commercial Team of the Council's Environmental Health Section to ensure that the kitchen facilities and premises are appropriate and comply with the requirements of the Health & Safety at Work etc Act 1974, the Food Safety Act 1990 and the legislation/regulations made there under.

DC12-209 – Formation of car park at Alexandria Railway Station, Station Road, Alexandria by West Dunbartonshire Council.

Permission was 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. 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 shall be implemented as approved.
3. 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 actions arising shall be implemented within a time scale agreed with the Planning Authority.
4. A landscaping scheme which shall include tree planting 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 following the use of the car park.

DC12/231 – Erection of raised timber decking, lifting platform and access ramp (retrospective) at former Clydebank Central Church, 1 Montrose Street, Clydebank by Senex Investments Ltd.

Permission was GRANTED subject to the following conditions:-

1. The timber decking shall be used solely to provide level access to the property for people with reduced mobility, and shall not be used for any other purpose, including as an outdoor seating area or for the purposes of eating, drinking or smoking. Signs shall be displayed at the premises prohibiting use of the decking for any such purposes and directing smokers to the previously approved external smoking area.
2. Within 1 month of the date of this consent full details of the infilled opening and the new opening formed in the stone wall facing onto Kilbowie Road and their treatment shall be submitted for the further written approval of the planning authority and shall be implemented as approved.
3. Within 1 month of the date of this consent full details of the ramp handrail and its method of enclosure shall be submitted for the further written approval of the planning authority and shall be implemented as approved.
4. Within 1 month of the date of this consent full details of the finishing materials to be used on the walls of the ramp shall be submitted for the further written approval of the planning authority and shall be implemented as approved.
5. Within 1 month of the date of this consent full details of the colour and type of paint to be used on the lifting platform shall be submitted for the further written approval of the planning authority and shall be implemented as approved.
6. Notwithstanding the submitted plans the northern boundary of the site adjacent to 282 Kilbowie Road shall be screened and landscaped. Within 1 month of the date of this consent details of the treatment and landscaping of this boundary shall be submitted to and approved by the Planning Authority and shall be implemented as approved.