

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Education Centre, St. Margaret of Scotland Hospice, East Barns Street, Clydebank on Tuesday, 1 February 2011 at 10.00 a.m.

Present: Provost Denis Agnew and Councillors Jim Brown, Gail Casey and Jim Finn.

Attending: Pamela Clifford, Planning and Building Standards Manager, Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Fiona Anderson, Committee Officer, Legal, Administrative and Regulatory Services.

Apologies: Councillors Geoff Calvert, Jonathan McColl, Douglas McAllister, Willie McLaughlin and Marie McNair.

Councillor Jim Finn 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 Committee held on 11 January 2011 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 10 January 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATION

A report was submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning application.

New Application:-

DC10/345/ADV - Display of relocated advertisement hoarding (renewal of DC05-353) at land to east of Oceanfield, Great Western Road, Clydebank.

Having heard the Chair, the Committee agreed to grant advertisement consent subject to the condition specified within the report, details of which are contained in Appendix 2 hereto.

PLANNING APPEALS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the outcome of two planning application appeals and an enforcement notice appeal, and the receipt of two notices of review.

Having heard the Planning and Building Standards Manager in further elaboration, the Committee agreed:-

- (a) to note an appeal against the refusal of planning permission for the change of use of a vacant shop into an adult gaming centre at 34 Sylvania Way South, Clydebank (DC10/189/COU) which had been dealt with by way of written submissions, had been upheld by the Reporter. The Reporter considered that as the site was one of several vacant shops in the vicinity and had been vacant for some time, it was desirable that it be brought back into use. He noted that Scottish Planning Policy (SPP) supported a mixture of uses within town centres and he did not consider that there would be an unacceptable quantity of leisure uses as a result of the proposal. Whilst noting the recent investment in public realm improvements he considered that this would have little impact on footfall and that the proposed use would not undermine regeneration efforts. Accordingly the appeal was upheld and planning permission was granted.
- (b) to note that an appeal against the refusal of planning permission for the change of use of vacant units within the Clyde Shopping Hall into an amusement arcade at Units 66-73, 36 Sylvania Way South, Clydebank (DC10/194/COU) which had been dealt with by way of written submissions, had been upheld by the Reporter. The Reporter considered that as the units were at the rear of the shopping hall and had not been fully occupied for several years, it was desirable that they be brought back into use. He noted that the Scottish Planning Policy (SPP) supported a mixture of uses within town centres and he did not consider that there would be an unacceptable mix of uses in the shopping hall or the wider town centre as a result of the proposal. Whilst noting the recent investment in public realm improvements

he considered that this would have little impact on footfall and that the proposed use would not undermine regeneration efforts. Accordingly the appeal was upheld and planning permission was granted.

- (c) to note that with regard to the enforcement appeal which had been issued regarding the cessation of the unauthorised use of the amusement arcade, as planning permission for the amusement arcade had been granted under the planning appeal, the steps required by the enforcement notice were no longer necessary to remedy a breach of planning control. Accordingly the enforcement appeal was upheld and the enforcement notice quashed.
- (d) to note that a notice of review had been received in relation to the refusal, under delegated powers, of planning permission to demolish an existing house and build a replacement on the site at Anbarda, Old Dalnottar Road, Old Kilpatrick (DC10/252/FUL), and that the case would be considered at a meeting of the Local Review Body on 1 February 2011; and
- (e) to note that a notice of review had been received in relation to the refusal, under delegated powers, of planning permission to subdivide garden ground and erect a detached house at 17 Glenhead Road, Clydebank (DC10/249/FUL), and that the case would be considered at a meeting of the Local Review Body on 1 March 2011.

The meeting closed at 10.02 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 10 JANUARY 2011

Present: Provost Denis Agnew and Councillors Jim Brown, Jim Finn and Marie McNair.

Attending: Pamela Clifford, Planning and Building Standards Manager, Keith Bathgate, Team Leader (Development Management) and Fiona Anderson, Committee Officer.

SITE VISITS

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

- (a) Queens Quay, Clydebank - Importation and processing of construction and demolition waste and the temporary stock piling of processed material for future land raising at Queens Quay, Clydebank by Central Demolition Ltd.
- (b) 117-119 Main Street, Alexandria - Change of use of office to tea room with ancillary hot and cold snacks and drinks to take away at 117-119 Main Street, Alexandria by Mrs B.A. Brown.

**APPLICATION FOR ADVERTISEMENT CONSENT CONSIDERED BY THE
PLANNING COMMITTEE ON 01 FEBRUARY 2011**

**DC10/345/ADV – Display of relocated advertisement hoarding (renewal of
DC05-353) at land east of Oceanfield, Great Western Road, Clydebank.**

Consent GRANTED subject to the following condition.

1. This grant of consent shall be for a fixed period of five years from the date of consent.