

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, 6 December 2011 at 10.10 a.m.

Present: Provost Denis Agnew, Councillors Jim Brown*, Jim Finn, Douglas McAllister, Jonathan McColl, Marie McNair* and Lawrence O'Neill.

*Arrived later in the meeting.

Attending: Jim McAlloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; 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.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey, Craig McLaughlin and Willie McLaughlin.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

Councillor Jim Finn declared a non-financial interest in Item 5(e) - DC11/231 – Change of use of open space to private garden ground and erection of 1.8 metre high fence at 191 Nobleston, Bonhill by Mr Iain Robertson.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 1 November 2011 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 31 October 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

*Note – Councillor Jim Brown entered the meeting at this point in proceedings.

PLANNING APPLICATIONS

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

Continued Application:-

- (a) DC11/170 – Change of use of the vacant first floor to gym at Peppermint Park, 8 Dunn Street, Clydebank by Ms K Young.**

Reference was made to the site visit undertaken in respect of this application. The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion and having heard the Planning and Building Standards Manager in answer to Members' questions the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

*Note – Councillor McNair entered the meeting during consideration of this item.

New Applications:-

- (b) DC11/098 - Erection of single storey rear extension and access ramp at 18 Woodside Crescent, Bonhill, Alexandria by Miss C Greig.**

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

- (c) DC11/189 – Amendment to condition 1 of DC04/546 (extension of timescale for mixed use commercial development) at land to north of A82 and south of Stirling Road, Dumbarton by Walker Group Ltd.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 4 hereto.

- (d) DC11/219 – Erection of replacement community centre including office accommodation and associated car parking and landscaping on the site of Howatshaws Hall, Howatshaws Road, Dumbarton.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant planning permission

subject to the conditions specified within the report, details of which are contained in Appendix 5 hereto.

- (e) **DC11/231 – Change of use of open space to private garden ground and erection of 1.8 metre high fence at 191 Nobleston, Bonhill by Mr Iain Robertson.**

The Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 6 hereto.

- (f) **DC11/217 – Change of use from industrial unit to private members gym at Block 10, Baird Court, Clydebank by Dynamic Core Solutions.**

After discussion and having heard the Planning and Building Standards Manager in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 7 hereto.

GLASGOW LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the publication of the Main Issues Report of the Glasgow Local Development Plan and seeking approval for the Council's response to the document.

Having heard officers in further explanation of the report and in answer to Members' questions, the Committee agreed:-

That the West Dunbartonshire Council response to the Glasgow Local Development Plan Main Issues Report would be:-

- (a) Issue 1.1 – Land supply for private sector housing

Issue 1.1 asks if land release is required for private housebuilding. The City Council's preferred option is that no further land is released from the greenbelt for private housebuilding

This Council supports the City Council's assessment of its own circumstances that no land release from the greenbelt is required for private housebuilding. However, should the Glasgow City Council ultimately determine that green belt release is required this Council would wish to be consulted early with regard to any proposals for release in the Greater Glasgow North and West sub-market area so as to comment on any landscape or coalescence impact on Clydebank and any potential impact on Clydebank's regeneration strategy.

(b) Issue 2.1 – The role of the city centre

Issue 2.1 is about maintaining Glasgow City Centre as Scotland's Primary Retail Centre. The City Council's preferred option is to set limits on the amount of retail development outwith the city centre and identify specific locations for such development.

This Council supports this approach in principle, subject to the locations and limits that are still to be identified. Also, whilst the importance of a thriving city centre to the regional economy is recognised such limits and locations should also take account of the impact upon other established town centres.

(c) Issue 2.3 - Potential for a new town centre at Robroyston

Issue 2.3 considers the potential for a new town centre at Robroyston in the north east of the city with the City Council's preferred option being to undertake a study to determine the potential impact of identifying a new town centre there. The background to this is the identification of a Community Growth Area at Robroyston which it is intended to increase the population of the area.

This Council requests that any identification of Robroyston as a town centre comes with a recognition that its purpose is to serve a local role and that it should not be developed to serve a regional purpose.

(d) Issue 2.4 – Role and function of other retail and commercial/leisure centres

Issue 2.4 considers the role and function of other retail and commercial/leisure centres within Glasgow with the City Council's preferred option being to clearly define the role and function of each of these.

This Council supports this approach in principle, but would wish to comment again on the proposed roles and functions when available, and in particular would want to comment on any proposals to remove types of goods or unit size restrictions on centres which would have an adverse impact on West Dunbartonshire's town centres.

(e) Issue 2.5 – The development of large superstores within Glasgow

Issue 2.5 considers the development of large superstores within Glasgow. The City Council's preferred option is no new superstores outwith town centres (with the exception of those currently with planning consent).

This Council supports Glasgow's preferred option. The preferred location for new superstores should be town centres as all town centre shops benefit from linked trips associated with food shopping and the non-food offer of out-of-centre superstores can have an adverse impact on town centres.

(f) Issues 3.3 and 3.4 – Affordable housing

Issues 3.3 and 3.4 are concerned with how Glasgow City Council determines the level of affordable housing need in the City and how it should meet any need. The City Council's preferred options are that the City Council determines its level of affordable housing need through its Local Housing Strategy rather than taking the findings of the Glasgow and Clyde Valley Housing Needs and Demand Assessment and that greenfield release is avoided as a means of meeting any identified need.

This Council supports the City Council preference for refining its need requirement through its Local Housing Strategy.

(g) Issue 4.2 – What is the optimum location for a high speed rail terminus and route?

Issue 4.2 is concerned with the location of the proposed High Speed Rail terminus. Three locations are considered for this: Glasgow Central, High Street and Bellgrove. Glasgow Central has challenges associated with accommodating the terminus which could only be resolved through extending the station or re-routing some local services. Bellgrove is not considered to have a strong central location. For these reasons, High Street is the City Council's preferred location.

This Council considers that High Street would be an acceptable location.

(h) Issue 4.4 – Development of the local road network

Issue 4.4 considers the development of the local road network within Glasgow. The City Council's preferred option is that proposals to improve the local road network including uncompleted sections of the North Clydeside Development Route are retained within the Local Development Plan.

This Council supports Glasgow's continued identification of and commitment to the North Clydeside Development Route.

(i) Question 14 – Spatial Framework Maps

Question 14 refers to a series of Strategic Spatial Framework maps which form part of the MIR.

It is noted that Map 1: Spatial Regeneration Framework contains a number of retail development proposals. It is not clear if this map constitutes Glasgow City Council's preferred strategy for the area.

However, if it does, this Council is concerned to see the inclusion of South Street (Tesco) on the map. This Council has objected to the planning application for this site owing to its out-of-centre location. Its inclusion on this map appears to prejudge the current planning application, and it is considered

that if this proposal is to feature in the Main Issues Report it should have been highlighted as a main issue instead of presented as a fait accompli.

Similarly this Council has concerns regarding the identification of the Glasgow Harbour retail opportunity. This is another out-of-centre location, and whilst it benefits from planning permission, the granting of development plan status to the site is of concern as this will reduce controls on what can be developed at the site, which is considered to present significant risk to the vitality and viability and development aspirations of the established Clydebank Town Centre.

The identification on this map of retail development opportunities at Glasgow Harbour and South Street appear to be at odds with the City Council's preferred options contained within the Main Issues Report document which favour a city and town centre led approach. The identification of extension opportunities at Silverburn and the Fort shopping complexes add to this confusion, although it is acknowledged that City Plan 2 confers town centre status on these locations.

In summary, this Council would object to the inclusion of South Street as a retail opportunity in the Proposed Plan and has concerns with regard to development plan status being given to the Glasgow Harbour retail site.

DEVELOPMENT PLAN UPDATE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on the preparation of the Development Plan for the West Dunbartonshire area.

Having heard the Planning & Building Standards Manager and Team Leader - Forward Planning in further explanation of the report, the Committee agreed:-

- (a) that three workshops open to all Planning Committee Members be arranged, at which detailed discussions on the issues and options to be presented in the Main Issues Report can be discussed ahead of the document being brought to Planning Committee for approval; and
- (b) that the main Issues Report be brought to the Planning Committee for approval in March 2012 with consultation running from end of March 2012 for a 12 week period.

The meeting closed at 10.45 a.m.

APPENDIX 1

PLANNING COMMITTEE

NOTE OF VISITATION – 31 OCTOBER 2011

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

Attending: Pamela Clifford, Planning and Building Standards Manager.

SITE VISIT

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

- (a) DC11/133 – Erection of 3 storey side extension and re-cladding of existing building by Mr Stewart Roxburgh.
- (b) DC11/170 - Change of use of gym by Ms Kay Young.
- (c) DC11/205 - Erection of 15m high telecommunications mast and ancillary cabinet by 02 Vodafone.

APPENDIX 2

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 6 DECEMBER 2011

DC11/170 - Change of use of the vacant first floor to gym at Peppermint Park, 8 Dunn Street, Clydebank by Ms K Young.

Permission GRANTED subject to the following conditions:-

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. Notwithstanding the provisions Town and Country Planning (Use Classes) (Scotland) Order 1997 or any subsequent order(s) amending, replacing or re-enacting it, the premises shall be used solely as a gymnasium and for activities ancillary thereto, and shall not be used for any other purpose (including a 'Class 11') purpose, without an express grant of planning permission.
4. Notwithstanding the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and the Use Classes Order (Scotland) 1997 or any order(s) amending, replacing or re-enacting them, the unused area identified for possible future development on plan no. AL(0)02 does not form part of this consent and any use of this area will require an express grant of planning permission for a change of use.
5. Prior to the commencement of the use full details of the proposed music system, including location of all speakers and volume of music, and proposed noise mitigation measures shall be submitted for the further written approval of the Planning Authority. Any noise mitigation measures shall be implemented prior to the use being operational.
6. For the duration of the development taking place, the developer shall display the sign or signs provided, or copies thereof. Such sign(s) shall 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 shall be replaced at the earliest time practical.

7. During the period of construction, all 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.
8. The gym shall only be open to the public between 7am and 9pm Monday to Friday, 7am to 2pm on Saturdays and shall not open at all on Sundays. Any alteration to these times shall first be approved by the Planning Authority in writing prior to the implementation of the new opening times.

APPENDIX 3

DC/11/098 - Erection of single storey rear extension and access ramp at 18 Woodside Crescent, Bonhill, Alexandria by Miss C Greig

Permission GRANTED subject to the following conditions:-

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. The materials to be used on the development hereby approved shall be render and roof tiles to match the materials on the existing building.
4. Notwithstanding the submitted plans, details of the materials of the proposed ramp shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.

Informative

The granting of planning permission does not imply any rights to carry out works to land or buildings owned by the Council. It will be necessary for the applicant to obtain the Council's permission as owner of part of the site before development can commence.

APPENDIX 4

DC/11/189 - Amendment to condition 1 of DC04/546 (extension of timescale for mixed use commercial development) at land to north of A82 and south of Stirling Road, Dumbarton by Walker Group Ltd

Permission to amend condition number 1 of DC04/546 GRANTED subject to the following conditions:-

- 1 Application(s) for the approval of the detailed design of the development (hereinafter called "the matters referred to in conditions") shall be submitted to the Planning Authority within 3 years of the date of this decision notice, or (if later) within 2 years of the refusal of such an application (where that application was submitted within 3 years of the date of this decision notice, and subject to there being only one subsequent application). Such application(s) shall include:
 - a) Site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping
 - b) Plans of each building showing its elevations and floor plans
 - c) Details of existing and proposed ground levels and finished floor levels
 - d) Details of external finishing materials
 - e) Details of the means of drainage and sewage disposal
The development must commence within 3 years of the date of this decision notice, or within 2 years of the date of the final approval of all foregoing matters specified in conditions (whichever is the later of these two dates).
- 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 For the duration of the development taking place, the developer shall display the sign or signs provided, or copies thereof. Such sign(s) shall 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 shall be replaced at the earliest time practical.

Informative

This permission is granted as an amendment to outline permission DC04/546 (as amended by DC08/284), and supersedes condition 1 of that consent. All other conditions of permission DC04/546 still apply.

APPENDIX 5

DC11/219 - Erection of replacement community centre including office accommodation and associated car parking and landscaping on the site of Howatshaws Hall, Howatshaws Road, Dumbarton

Permission GRANTED subject to the following conditions:-

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. Exact details and specifications of all proposed external materials, including roller shutters and vandal shields shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
4. 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.
5. 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.
6. 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.
7. A landscaping scheme 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 after occupation of the building. The landscaping shall thereafter be maintained in accordance with these details.
8. 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 shall thereafter be implemented prior to the occupation of the community centre.

9. Prior to the occupation of the development hereby approved the car parking spaces shown on approved drawing no. (PL)100-3A, shall be constructed, surfaced and delineated on the site.
10. During the period of construction, all 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. 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.

APPENDIX 6

DC11/231 - Change of use of open space to private garden ground and erection of 1.8 metre high fence at 191 Nobleston, Bonhill by Mr Iain Robertson

Permission GRANTED subject to the following conditions:-

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

APPENDIX 7

DC11/217 - Change of use from industrial unit to private members gym at Block 10, Baird Court, Clydebank by Dynamic Core Solutions

Permission GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. Notwithstanding the provisions of Town and Country Planning General Permitted Development (Scotland) Order 1992 and the Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall be used as a gym only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.
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.