

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 2 August 2006 at 10.00 a.m.

Present: Councillors Denis Agnew, Douglas McAllister, Linda McColl, Marie McNair and Connie O'Sullivan.

Attending: Alasdair Gregor, Planning Services Manager; Alan Douglas, Manager of Best Value and Special Projects; Jameson Bridgwater, Section Head – Development Management, Steve Marshall, Section Head – Forward Planning and Regeneration; Colin Newman, Team Leader – Building Standards and Fiona Anderson, Administrative Assistant.

Apology: Apologies for absence were intimated on behalf of Provost Alistair Macdonald and Councillor Craig McLaughlin.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

9572 The Minutes of Meeting of the Committee held on 7 June 2006 were submitted and approved as a correct record.

NOTE OF VISITATION

9573 A Note of a Visitation carried out on 6 June, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATION

9574 A report was submitted by the Director of Housing, Regeneration and Environmental Services in respect of the following planning application.

New Application

DC06/116 – Change of use from retail unit to hot food takeaway including installation of extract flue at 11 Beechwood Drive, Bonhill

9575 Reference was made to the site visit undertaken in respect of this application.

- 9576 Having heard the Officers in further elaboration and in response to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto, together with a condition requiring the submission of a scheme of lighting.

CONSTRUCTION OF HOUSE BEHIND TORBEG COTTAGE, GLASGOW ROAD, HARDGATE, CLYDEBANK

- 9577 With reference to the Minutes of Meeting of the Planning Committee held on 7 June 2006 (Page 2478, paragraph 9178 refers), a report was submitted by the Director of Housing, Regeneration and Environmental Services advising of the withdrawal of the complaint concerning the failure to comply with a condition in relation to the construction of a new house behind Torbeg Cottage, Glasgow Road, Hardgate, Clydebank and recommending that no further action be taken on this matter.
- 9578 As a decision had been taken in relation to this item at the meeting of the Committee on 7 June 2006, having heard the Convener, Councillor McAllister, the Committee agreed to the suspension of Standing Order 16 to allow the matter to be re-considered by the Committee.
- 9579 Having heard the Officers in further explanation the Committee agreed to rescind the previous decision and take no further action in this matter.

THE 45 DEGREE CODE – A FAIR BALANCE BETWEEN NEIGHBOURS

- 9580 A report was submitted by the Director of Housing, Regeneration and Environmental Services advising on the design guidance document "The 45 Degree Code – A Fair Balance Between Neighbours" and recommending its adoption as supplementary planning guidance.
- 9581 Having heard the Planning Services Manager and the Section Head - Development Management in elaboration and having considered the Consultation Draft on the subject, the Committee agreed to adopt the 45 Degree Code as supplementary planning guidance and requested that copies of the document be sent to Members.

DEVELOPMENT MANAGEMENT: STATEMENT OF PLANNING APPLICATIONS DETERMINED BETWEEN 1 OCTOBER 2005 AND 31 MARCH 2006

- 9582 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing of the Council's performance with regard to the determination of planning applications.

9583 Having heard the Planning Services Manager and Section Head - Development Management in further explanation, the Committee agreed to note the content of the report and commended Officers on the improved performance figures.

9584 The Committee agreed that a progress report be submitted to a future meeting.

STREET NAMING FOR NEW DEVELOPMENT OFF BUCHANAN AVENUE, HALDANE, BALLOCH

9585 A report was submitted by the Director of Housing, Regeneration and Environmental Services concerning the allocation of a street name for a new housing development.

9586 Having heard the Convener, Councillor McAllister, the Committee agreed that the street off Buchanan Avenue be named Buchanan Court.

BUILDING WARRANT APPLICATION FEE INCOME

9587 A report was submitted by the Director of Housing, Regeneration and Environmental Services seeking approval to introduce a robust system to check that the value of works associated with a building warrant application reflects normal market costs.

9588 Having heard the Team Leader - Building Standards in elaboration and in answer to Members' questions, the Committee agreed that the matter be continued to the next meeting of the Planning Committee to enable examples of current fee scales to be provided and to allow Members the opportunity to discuss the situation with Officers.

GLASGOW AND CLYDE VALLEY GREEN NETWORK PARTNERSHIP

9589 A report was submitted by the Director of Housing, Regeneration and Environmental Services:-

- (a) advising of the future Strategic Greenspace arrangements that have been established through the Glasgow and Clyde Valley Structure Plan Joint Committee and Glasgow and Clyde Valley Community Planning Partnership; and
- (b) seeking approval for the Memorandum of Understanding for the Glasgow and Clyde Valley Green Network Partnership.

9590 Having heard the Section Head, Forward Planning & Regeneration the Committee agreed:-

- (1) to note the contents of the report, and in particular progress in establishing the Glasgow and Clyde Valley Green Network Partnership;
- (2) to support the Framework for the delivery of the Glasgow and Clyde Valley Green Network Programme;
- (3) to endorse the Memorandum of Understanding and agree to the Council being a co-signatory to the document; and
- (4) to delegate authority to the Director of Housing, Regeneration and Environmental Services to sign the Memorandum of Understanding.

**APPEAL NOTIFICATIONS: SITE BOUNDED BY VALEVIEW
TERRACE/STIRLING ROAD, DUMBARTON; AND 1 CHAPELTON
AVENUE, DUMBARTON**

9591 A report was submitted by the Director of Housing, Regeneration and Environmental Services informing of the determination of two planning appeals.

9592 Having heard the Section Head – Development Management in further explanation the Committee agreed to note the outcome of the two appeals.

The meeting closed at 10.40 a.m.

APPENDIX 1

PLANNING COMMITTEE

NOTE OF VISITATION – 6 JUNE 2006

- Present:** Provost Alistair Macdonald, Councillors Douglas McAllister, Denis Agnew, Marie McNair and Connie O’Sullivan.
- Attending:** Alasdair Gregor, Planning Services Manager; Jameson Bridgwater, Section Head – Development Management; and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.
- Apologies:** Councillor Linda McColl.

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

Glasgow Road, Hardgate, Clydebank – Construction of a new house behind Torbeg Cottage, Glasgow Road, Hardgate, Clydebank

APPENDIX 2**APPLICATION FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 2 AUGUST 2006****DC06/116 – Change of use from retail unit to hot food takeaway including
installation of extract flue at 11 Beechwood Drive, Bonhill****Permission GRANTED subject to the following conditions:-**

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Mechanical and electrical installation shall be provided to ensure that the ventilation system is in operation during the opening hours of the property, to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
3. Noise from or associated with the completed development shall not exceed an L10 level of 45 dBA between the hours of 07.00 and 22.00 and 35 dBA at all other times, L10 being the level exceeded for 10% of the time, to the satisfaction of the Director of Housing, Regeneration and Environmental Services.