

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Tuesday, 4 October 2011 at 10.00 a.m.

Present: Councillors Jim Brown, Gail Casey, Jim Finn, Douglas McAllister, Jonathan McColl, Willie McLaughlin, Marie McNair and Lawrence O'Neill.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader (Forward Planning); Jack McAulay, Manager of Roads and Transportation; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Provost Agnew and Councillor Craig McLaughlin.

Councillor Jim Finn in the Chair

DECLARATION OF INTEREST

Councillor J. McColl declared a non-financial interest in Item 5(d) DC11/186/COU – Change of use of open space to community garden and associated works at Open Space at Whiteford Crescent, Whiteford Avenue, Dumbarton by Bellsmyre Community Garden Association.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 6 September 2011 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 5 September 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

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) DC11/148/FUL – Proposed re-roofing, and external cladding of residential properties at Cleddans View, Duncombe View, Garscadden View, Gleniffer View and Peel View, Clydebank by West Dunbartonshire Council.

Having heard the Planning and Building Standards Manager in further explanation of the report and in answer to a Member's question, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

New Applications:-

- (b) DC11/133/FUL – Erection of 3 storey side extension and re-cladding of existing building at 151 Glasgow Road, Clydebank by Mr Stewart Roxburgh.

After discussion and having heard the Planning and Building Standards Manager in further explanation and in answer to Members' questions, the Committee agreed to continue this application to the next meeting of the Committee to obtain further information on the number of trees which could be affected by building works and to allow a site visit to be carried out.

- (c) DC11/174/COU – Change of use of open space to private garden ground at 12 Granger Road, Balloch by Stuart Carr.

After discussion and having heard the Planning and Building Standards Manager in further explanation and 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.

DECLARATION OF INTEREST

As referred to earlier in the Minutes, Councillor J. McColl declared a non-financial interest in Item 5(d) DC11/186/COU and left the meeting before deliberation of this application.

- (d) DC11/186/COU – Change of use of open space to community garden and associated works at Open Space at Whiteford Crescent, Whiteford Avenue, Dumbarton by Bellsmyre Community Garden Association.

Having heard the Planning and Building Standards Manager, the Team Leader (Forward Planning) and the Principal Solicitor in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto; and
- (2) that the Planning and Building Standards Manager provide Members with details of any agreement which existed between Bellsmyre Community Garden Association and West Dunbartonshire Council in respect of the ownership of the land referred to in the report, and any associated conditions, outwith the meeting.

Note: Councillor J. McColl returned to the meeting at this point in the proceedings.

RECEIPT OF NOTICES OF REVIEW IN RELATION TO:-

- (a) DC 11/099/HOU - ERECTION OF A TWO STOREY REAR EXTENSION AT 12 ISLAY CRESCENT, OLD KILPATRICK; AND**
- (b) DC11/009/FUL - ERECTION OF A DWELLINGHOUSE AT LAND ADJACENT TO WAULKMILL COTTAGES, WAULKMILL LANE, DUNTOCHER**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the receipt of two notices of review as detailed above.

Having heard the Planning and Building Standards Manager in explanation of the report, the Committee agreed:-

- (1) to note the receipt of the two notices of review; and
- (2) to note that the Review Hearing for application DC11/009/FUL - Erection of a dwellinghouse at land adjacent to Waulkmill Cottages, Waulkmill Lane, Duntocher would now be in November 2011 and not October as stated within the report.

ANTONINE WALL SUPPLEMENTARY PLANNING GUIDANCE

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on the outcome of the consultation regarding the draft Supplementary Planning Guidance (SPG) for the Antonine Wall World Heritage Site and seeking approval to formally adopt the Supplementary Planning Guidance.

Having heard the Planning and Building Standards Manager and the Team Leader (Forward Planning) in further explanation of the report and in answer to Members' questions, the Committee agreed to approve adoption of the Antonine Wall Supplementary Planning Guidance.

**CONSULTATION FROM ARGYLL AND BUTE COUNCIL: ERECTION OF
CLASS 1 FOOD STORE, PETROL FILLING STATION, ASSOCIATED ACCESS,
PARKING, LANDSCAPING AND ALL ASSOCIATED ANCILLARY
DEVELOPMENT, OFF CARDROSS ROAD, CRAIGENDORAN,
HELENSBURGH**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing information on a consultation received from Argyll & Bute Council in respect of a planning application for the above development and seeking agreement of the Council's response to the consultation.

Having heard the Planning and Building Standards Manager and the Team Leader (Forward Planning) in further explanation of the report and in answer to Members' questions, the Committee agreed that the Council object to this planning application and submit Section 3 of the report to Argyll & Bute Council, as the Council's representation.

Councillor McLaughlin, having failed to obtain a seconder for a proposed motion, asked that his dissent be recorded in respect of this item.

MODERNISING PLANNING

A report was submitted by the Executive Director of Housing, Environmental and Economic Development on the above.

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

- (1) that the recommendations for councils contained in Section 3.14 of the report be progressed through an action plan which would be reported to a future meeting of the Committee; and
- (2) otherwise to note the contents of the report.

The meeting closed at 10.25 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 5 SEPTEMBER 2011

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

Attending: Pamela Clifford, Planning and Building Standards Manager and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

SITE VISIT

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

DC11/128/COU – Operation of open air market on Fridays at Three Queens Square, Clydebank by Miss Heather Young.

APPENDIX 2**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 4 OCTOBER 2011**

DC11/148/FUL – Proposed re-roofing, and external cladding of residential properties at Cleddans View, Duncombe View, Garscadden View, Gleniffer View and Peel View, Clydebank by West Dunbartonshire Council.

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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. Full details of the external colour finishes to be used on the elevations shall be submitted to and approved in writing by the Planning Authority before development commences on site and shall be implemented as approved.

DC11/174/COU – Change of use of open space to private garden ground at 12 Granger Road, Balloch by Stuart Carr.

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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.

3. Prior to the commencement of works, full details of the design of any fence to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved. Such fencing shall not exceed 1 metre in height.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, and any subsequent orders amending, revoking or re-enacting that Order, no extensions or outbuildings shall be erected upon the land subject to this permission without an express grant of planning permission.

DC11/186/COU – Change of use of open space to community garden and associated works at Open Space at Whiteford Crescent, Whiteford Avenue, Dumbarton by Bellsmyre Community Garden Association.

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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.