

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 27 May 2015 at 2.00 p.m.

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

Attending: Pamela Clifford, Planning & Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Services Co-ordinator; Bernard Darroch, Lead Planning Officer; Nigel Ettles, Principal Solicitor and Nuala Borthwick, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn and Patrick McGlinchey.

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 29 April 2015 were submitted and approved as a correct record.

PLANNING APPLICATION

A report was submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning application.

Continued Application:-

- (a) DC14/210 – Erection of a single wind turbine (max hub height 30m and max blade tip height 43m) and associated works, including construction of an access track and sub-station at land east of Broomhill Wood, Bonhill by Harris Smith.

The Planning & Building Standards Manager was heard in further explanation of the report and in answer to Members' questions.

The Chair, Councillor O'Neill then invited Mr Simon Burton of the Waterman Group, representing the applicant, to address the Committee and thereafter, Mr Burton was heard in support of the application and in answer to Members' questions.

Following discussion, the Committee agreed to indicate that it was minded to grant planning permission and delegated authority to the Planning and Building Standards Manager to issue the decision subject to the conditions specified within the report, details of which are contained within Appendix 1 hereto, and subject to the conclusion of a legal agreement to ensure that a suitable financial bond is put in place to cover restoration liabilities for the site and the community benefit contribution.

Councillor Agnew, having failed to find a seconder for a proposed amendment, requested that his dissent be recorded.

KILPATRICK HILLS STATEMENT OF IMPORTANCE

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of the Statement of Importance for the Kilpatrick Hills Local Landscape Area.

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

- (1) to approve the Kilpatrick Hills Local Landscape Area Statement of Importance attached as appendix 1 to the report; and
- (2) that the Statement of Importance would form a background paper, to support the policies and proposals of the Local Development Plan.

COMMUTED PAYMENTS FOR PARKING – PLANNING GUIDANCE

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval of the Planning Guidance for Commuted Payments for Parking.

After consideration, the Committee agreed to approve the Planning Guidance for Commuted Payments for Parking.

EAST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of publication of the Proposed Local Development Plan for East Dunbartonshire and seeking agreement of the Committee's response to the Plan.

After consideration, the Committee agreed to approve the Council's response to the Proposed East Dunbartonshire Local Development Plan, attached as appendix 1 of the report, for submission to East Dunbartonshire Council.

PROPOSED ADDITION TO STREET NAMING POLICY

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking agreement to an addition to the street naming policy to include consultation with Registered Tenants Organisations.

After consideration, the Committee agreed to approve the new street naming and numbering policy as contained at appendix 2 of the report.

NEW STREET NAMES FOR VALE OF LEVEN INDUSTRIAL ESTATE, DUMBARTON

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking agreement to allocate new street names to the existing two streets within the Vale of Leven Industrial Estate, Dumbarton.

After consideration, the Committee agreed that Levenside Road and Burroughs Way be approved as the street names to the existing two streets within the Vale of Leven Industrial Estate, Dumbarton.

The meeting closed at 2.17 p.m.

APPENDIX 1

DC14/210 – Erection of a single wind turbine (max hub height 30m and max blade tip height 43m) and associated works, including construction of an access track and sub-station at land east of Broomhill Wood, Bonhill by Harris Smith.

1. The permission hereby granted is for a temporary period only and shall expire 25 years from the date of the permission.
2. That on the earlier of the expiry of 25 years from the date of the permission, or the turbine ceasing to generate electricity for a period of 6 months, the turbine and ancillary equipment shall be removed from the site along with its associated hardstandings and the site restored to its original condition within 6 months.
3. All external colours of the turbine and associated equipment cabinet shall be agreed with the Planning Authority prior to the commencement of works and shall be implemented as approved.
4. That prior to works commencing on site a traffic management plan indicating the proposals for the construction and delivery of the turbine shall be submitted to the Planning Authority for their written approval, and shall thereafter be implemented. The statement shall include the following information:
 - a) The intended turbine transportation route including swept path analysis, timings and methodology.
 - b) All temporary works including relocation of signs, guardrails, bollards, street furniture and all temporary measures.
 - c) Any alteration to the public road network.
 - d) Details of the construction compound including staff car parking.
 - e) Details of proposed signage during the delivery and construction period.
 - f) Any necessary mitigation.
 - g) Details of the type, weight, and number of delivery and construction vehicles.
 - h) Details of wheel washing facilities.
 - i) A condition report based on a joint survey of the proposed route to ensure that all temporary alterations and any damage to the road network are made good.
5. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the

development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

6. Prior to the commencement of development full details of the surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved prior to the occupation of the building. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and shall thereafter be implemented as approved.
7. During the period of construction no delivery or removal of material from the site shall take place outwith the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays, and not at all on Sundays or Public Holidays unless otherwise approved in writing by the Planning Authority.
8. 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 with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays unless otherwise agreed with the Planning Authority.
9. 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 otherwise approved in writing by the Planning Authority.
10. Prior to any plant or machinery being used on site, it shall be enclosed with sound insulating materials in accordance with a scheme which shall be submitted for the written approval of the Planning Authority. Thereafter, the sound insulation measures shall be implemented as approved.
11. The level of noise emissions from the effects of the wind turbine (including the application of any tonal penalty) when calculated in accordance with a procedure agreed with the Planning Authority, shall not exceed the values set out in Table 1 and Table 2. Noise limits for dwellings which lawfully exist or have planning permission for construction at the date of this consent but are not listed in the tables below shall be those of the physically closest location listed in the tables unless otherwise agreed by the Planning Authority.

Table 1 – LA_{90,10min} dB Wind Turbine Noise Level between 23:00 and 07:00 hours:

Location	Standardised wind speed (m/s) at 10m height within the site averaged over 10 minute periods								
	4	5	6	7	8	9	10	11	12

Table 2 – LA_{90,10min} dB Wind Turbine Noise Level between 07:00 and 23:00 hours:

Location	Standardised wind speed (m/s) at 10m height within the site averaged over 10 minute periods								
	4	5	6	7	8	9	10	11	12

(Information to follow in order to complete tables and will be reported to Committee orally.)

12. Prior to the installation of the turbine, the developer shall submit a report for approval by the Planning Authority which demonstrates compliance with the noise limits in Condition 12 above. The report shall be prepared in accordance with reference to the Institute of Acoustics Good Practice Guide to the Application of ETSU-R-97 and associated supplementary guidance notes.
13. Prior to the installation of the turbine, the applicant shall provide written confirmation to the Planning Authority that the noise from turbine operation will be broad-band with no discernible tonal characteristics.
14. Within 21 days from the receipt of a written request from the Planning Authority or following a complaint to the Planning Authority from the occupant of a dwelling, the wind turbine operator shall, at the wind turbine operator's expense, employ an independent consultant approved by the Planning Authority to assess the level of noise emissions from the wind turbine at the complainant's property following procedures to be agreed with the Planning Authority.
15. The wind turbine operator shall provide to the Planning Authority the independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based. Such

information shall be provided within 2 months of the date of the written request of the Planning Authority unless otherwise extended in writing by the Planning Authority. The wind turbine operator shall take such remedial action as required by the Planning Authority.

16. Wind speed, wind direction and power generation data shall be continuously logged and provided to the Planning Authority in a format to be agreed at its request and within 28 days of such a request. Such data shall be retained by the operator for a period of not less than 12 months.
17. No development shall commence until details of a nominated person have been submitted in writing to the Planning Authority for the development who will act as a point of contact for local residents (in connection with conditions 12 - 17), together with the arrangements for notifying and approving any subsequent change in the nominated representative. The nominated representative shall have responsibility for liaison with the Planning Authority in connection with any noise complaints made during the construction, operation and decommissioning of the wind turbines.